



**UNDER CONSTRUCTION
DELIVERING SPRING 2025**

430,000 SF | DIVISIBLE FROM 30,000 SF TO 230,000 SF



FORMATION PARK 10

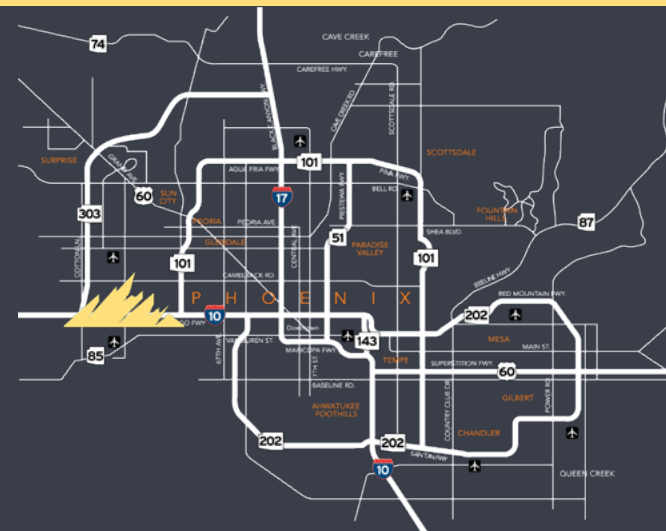
NEC of Celebrate Life Way & Bullard Ave
Goodyear, AZ

FOR MORE INFORMATION CONTACT:



GARY ANDERSON
Managing Director
602-224-4439
gary.anderson@cushwake.com

NIK VALLENS
Director
602.586.5929
nik.vallens@cushwake.com



LOOP
101

25 Minutes

INTERSTATE
ARIZONA
10


FORMATION PARK 10
PHASE I


FORMATION PARK 10
PHASE II



Bullard Ave



DRIVE TIMES



<1 Minute



3 Minutes



5 Minutes



25 Minutes



FORMATION PARK 10

NEC of Celebrate Life Way & Bullard Ave Goodyear, AZ

BULLARD AVE



PROJECT SPECS	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E
PHASE	PHASE II	PHASE II	PHASE II	PHASE I	PHASE I
BUILDING SF	92,614	86,976	81,578	198,084	229,635
DIVISIBLE	31,000	15,000	15,000	28,000	33,000
OFFICE SF	2x 2,542	2x 2,542	2x 2,542	2x 2,542	2x 2,542
CLEAR HEIGHT	32'	32'	32'	32'	32'
DOCK DOORS	20	20	20	48	48
RAMP TO GRADE	2	2	2	2	2
TRUCK COURT DEPTH	135'	185'	185'	200'	200'
WAREHOUSE COOLING	100% HVAC	100% HVAC	100% HVAC	100% HVAC	100% HVAC
ROOF INSULATION	R-38 White Cap	R-38 White Cap	R-38 White Cap	R-38 White Cap	R-38 White Cap
SPRINKLERS	ESFR	ESFR	ESFR	ESFR	ESFR
COLUMN WIDTH	52'	52'	52'	52'	52'
SPEED BAY	60'	60'	60'	60'	60'
BUILDING DEPTH	200'	145'	135'	180'	210'
ELECTRICAL	3000a (Expandable to 6000a)	3000a (Expandable to 6000a)	3000a (Expandable to 6000a)	3000a (Expandable to 6000a)	3000a (Expandable to 6000a)
CONSTRUCTION STATUS	PLANNED	PLANNED	PLANNED	UNDER CONSTRUCTION	UNDER CONSTRUCTION

Leased By:

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Developed By:





TRANSFORMING COMMODITIZED SPACE INTO A SENSE OF PLACE

FREEFORM@ FORMATION PARK 10

- A central gathering place for tenants at the heart of FORMATION PARK 10
- 5-acre park featuring amenities including activity lawn, walking trails, shade structures, food truck parking and outdoor dining and gathering areas



Collaborative
Space



Food Truck
Parking



Activity Lawn



Walking Trails



Natural Shade



Table Games

LOCATION HIGHLIGHTS

Easy Access to Entire Phoenix MSA

2.32 M

People within a 30 min. of FORM10

670 K

FORM10 Can Access 29.3% More People Within 30-Minutes Than The Competition

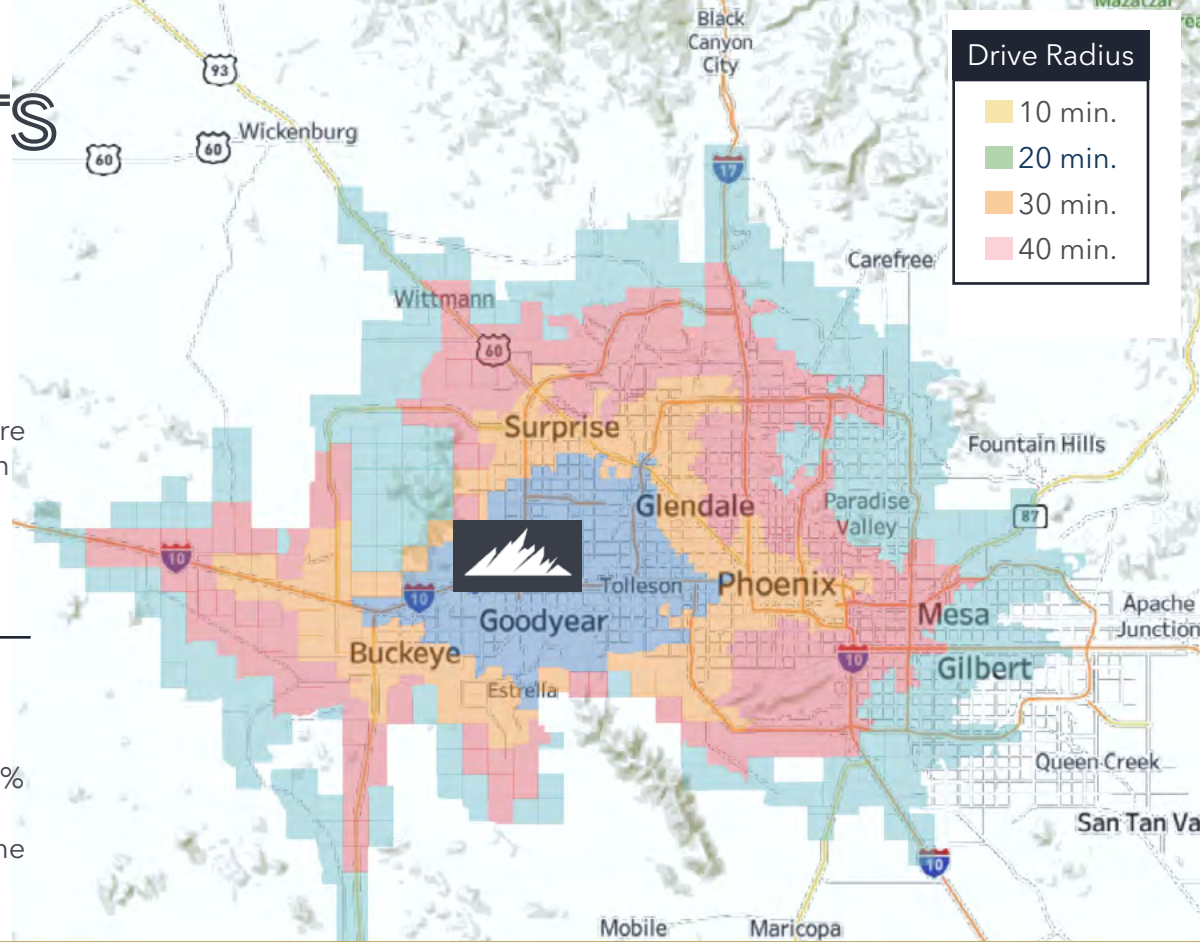
Direct Proximity to Ample Labor

685 K

Targeted labor pool within 30 min. of FORM10

193 K

FORM10 has Access To a 39.2% Larger Targeted Labor Pool within 30 Min Compared To The Competition



8.0% forecasted 5-year labor growth near FORM10 (compared to market average of 4.8%)



FORM10 is near more consumer spend per capita than **9/10** industrial parks in Phoenix



208 Quality of life amenities (gyms, restaurants, coffee shops, etc.) within 2-mi. of FORM10; 43% more than SW Phoenix average



FORM10 is forecast to have stronger population growth (7.7%/year) than **90%** of industrial parks in Phoenix

ANALYTICS & INSIGHT
PROVIDED BY:



Why is Formation Park 10 right for **YOUR** company?

Our advanced analytics platform, LUMINARY, allows us to provide occupiers unrivaled insights that enhance their site selection process.

If you're interested in a **custom analytics report tailored to your company's specific needs & objectives**, please reach out to mgilbert@formation-interests.com.



FORMATION PARK 10

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