

TEX INDUSTRIAL NORTH

FOR LEASE

PV|303

THE INTERCHANGE
OF BUSINESS



CBRE

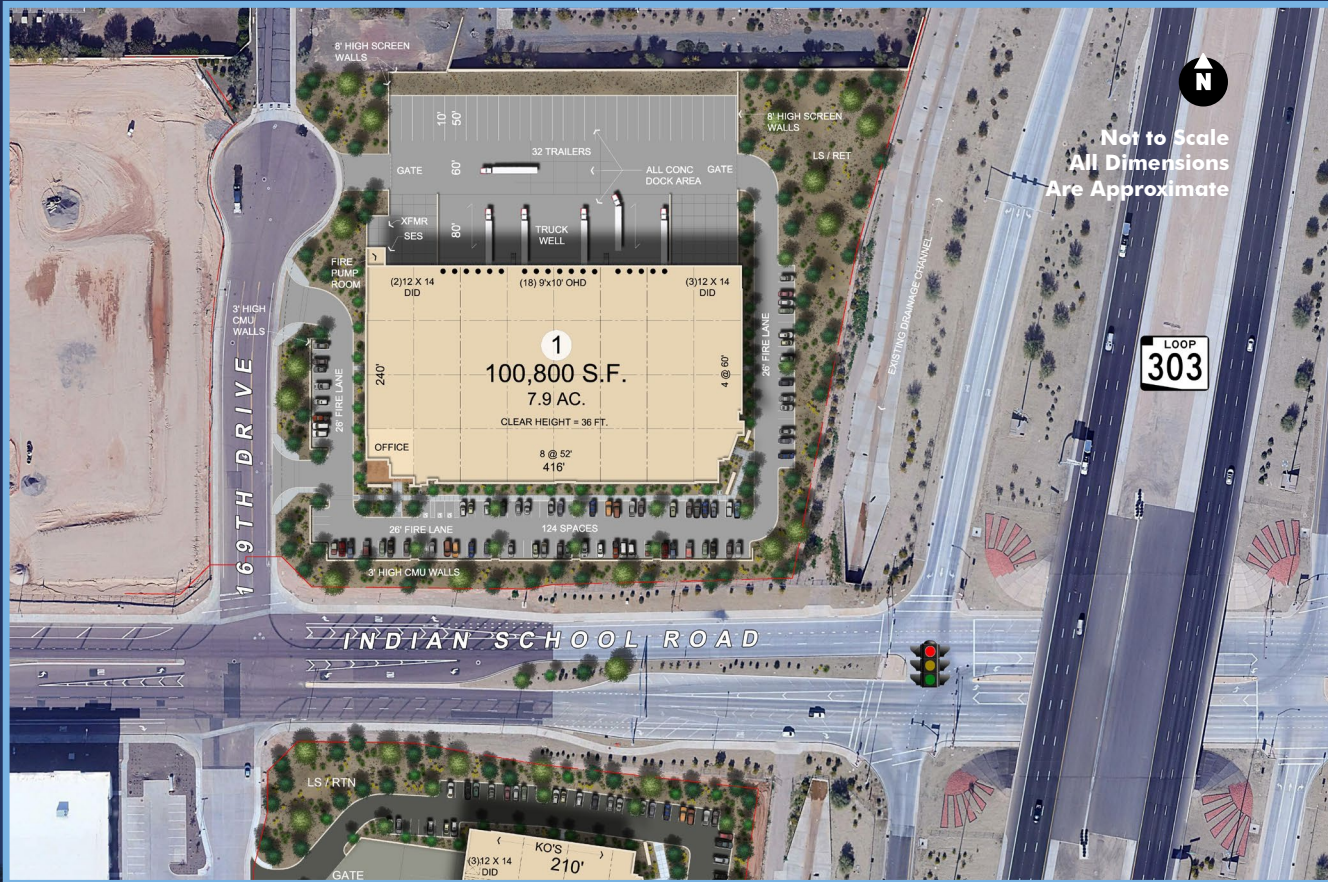
EARNHARDT
"NO BULL" SINCE 1951



TEX INDUSTRIAL NORTH AT PV|303 SITE PLAN & BUILDING FEATURES

PV|303

THE INTERCHANGE
OF BUSINESS



- **TEX INDUSTRIAL NORTH:** ±100,800 SF
- **CLEAR HEIGHT:** ±36'
- **ALL CONCRETE TRUCK & AUTOMOBILE AREAS**
- **R-30 INSULATION AT DECK**
- **R-11 WALL INSULATION**
- **SLAB FULLY REINFORCED:** ±7"
- **DOCK HIGH DOORS:** 18 (±9' X ±10')
- **DRIVE IN DOORS:** 5 (±12' X ±14')
- **CAR PARKING SPACES:** 124
- **TRAILER PARKING:** 32
- **ESFR FIRE SPRINKLER SYSTEM WITH K-25 HEADS AND PUMP HOSE**
- **AMPS:** 3000 AMPS 277/480V 3 PHASE POWER
- **COLUMN SPACING:** (±52' X ±60')
- **SPEED BAY AT LOADING DOCKS:** ±60'
- **SECURED CONCRETE TRUCK COURTS:** ±140
- **FULL MOMENT FRAME/NO K-BRACING**
- **CORPORATE NEIGHBORS INCLUDE:** REI, SUBZERO, DICK'S SPORTING GOODS, UPS, BOEING, AMAZON, FAIRLIFE, MLILY, MICROSOFT, FERRERO, AND MORE

TEX INDUSTRIAL NORTH AT PV|303



PROPERTY FEATURES

±7.9 ACRES LOCATED AT THE NWC OF LOOP 303 AND INDIAN SCHOOL ROAD

MARICOPA COUNTY PARCEL #'S: 501-02-467

ZONING: PAD

FOREIGN TRADE ZONE CAPABLE

CLASS A MASTER-PLANNED BUSINESS PARK

ABUNDANCE OF AMENITIES

FREEWAY FRONTAGE & VISIBILITY

CORPORATE NEIGHBORS

DIAMOND INTERCHANGES ON LOOP 303

HIGH-CAPACITY NATURAL GAS: SOUTHWEST GAS

EXCELLENT ACCESS TO I-10

CAPACITY FOR EXPANSION

HEAVY POWER: APS

HIGH CAPACITY WATER: LIBERTY UTILITIES

CITY OF GOODYEAR FACTS

CURRENT POPULATION IS ESTIMATED AT 106,090 | WORKFORCE POPULATION: 1.3M (WITHIN 30 MIN DRIVE)

SOURCE: CITY OF GOODYEAR



TEX INDUSTRIAL NORTH FOR LEASE

GOODYEAR AT A GLANCE

POPULATION: 106,090
 MEDIAN HOUSEHOLD INCOME: \$90,577
 MEDIAN AGE: 38.7
 MEDIAN HOME VALUE: \$401,300
 WORKFORCE POPULATION: 1.3 M (WITHIN 30 MIN DRIVE)
 PROFESSIONAL WORKERS: 63.6%
 BACHELOR DEGREE OR HIGHER: 33.2%
 RANKED #9: FASTEST GROWING CITIES (OVER 50K) IN U.S.
 SOURCE: DEVELOPGOODYEARAZ.COM



**FOR MORE
INFORMATION
PLEASE CONTACT**

PAT FEENEY
 EXECUTIVE VICE PRESIDENT
 +1 602 538 3257
 PAT.FEENEY@CBRE.COM

DAN CALIHAN
 EXECUTIVE VICE PRESIDENT
 +1 602 617 1546
 DAN.CALIHAN@CBRE.COM

TYLER VOWELS
 ASSOCIATE
 +1 231 384 1079
 TYLER.VOWELS@CBRE.COM

Site Outline
Not to Scale

CBRE

EARNHARDT
 "NO BULL" SINCE 1951

**MERIT
PARTNERS**