TEX INDUSTRIAL NORTH FOR LEASE



OF BUSINESS

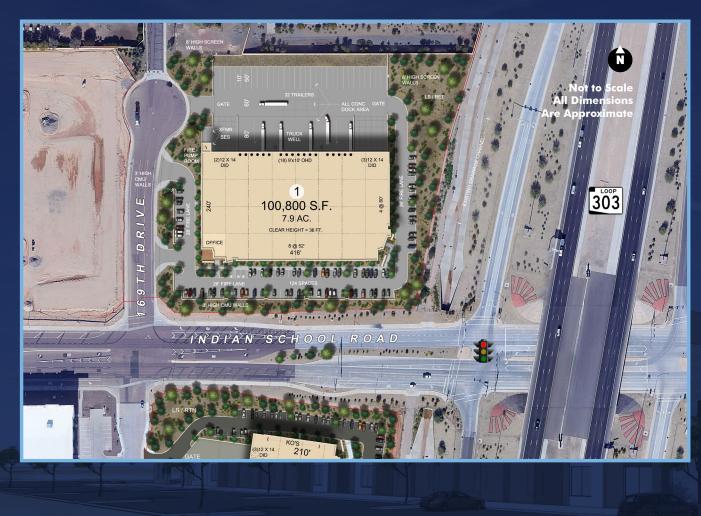






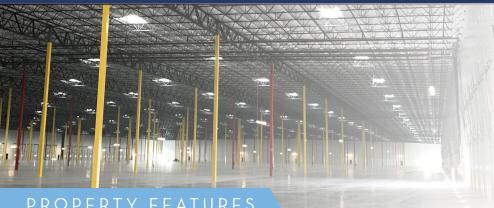
TEX INDUSTRIAL NORTH AT PV|303 SITE PLAN & BUILDING FEATURES

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)



GOODYEAR AT A GLANCE

TEX INDUSTRIAL NORTH FOR LEASE



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

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