# TEX INDUSTRIAL SOUTH
## FOR LEASE

# PV|303
### THE INTERCHANGE OF BUSINESS
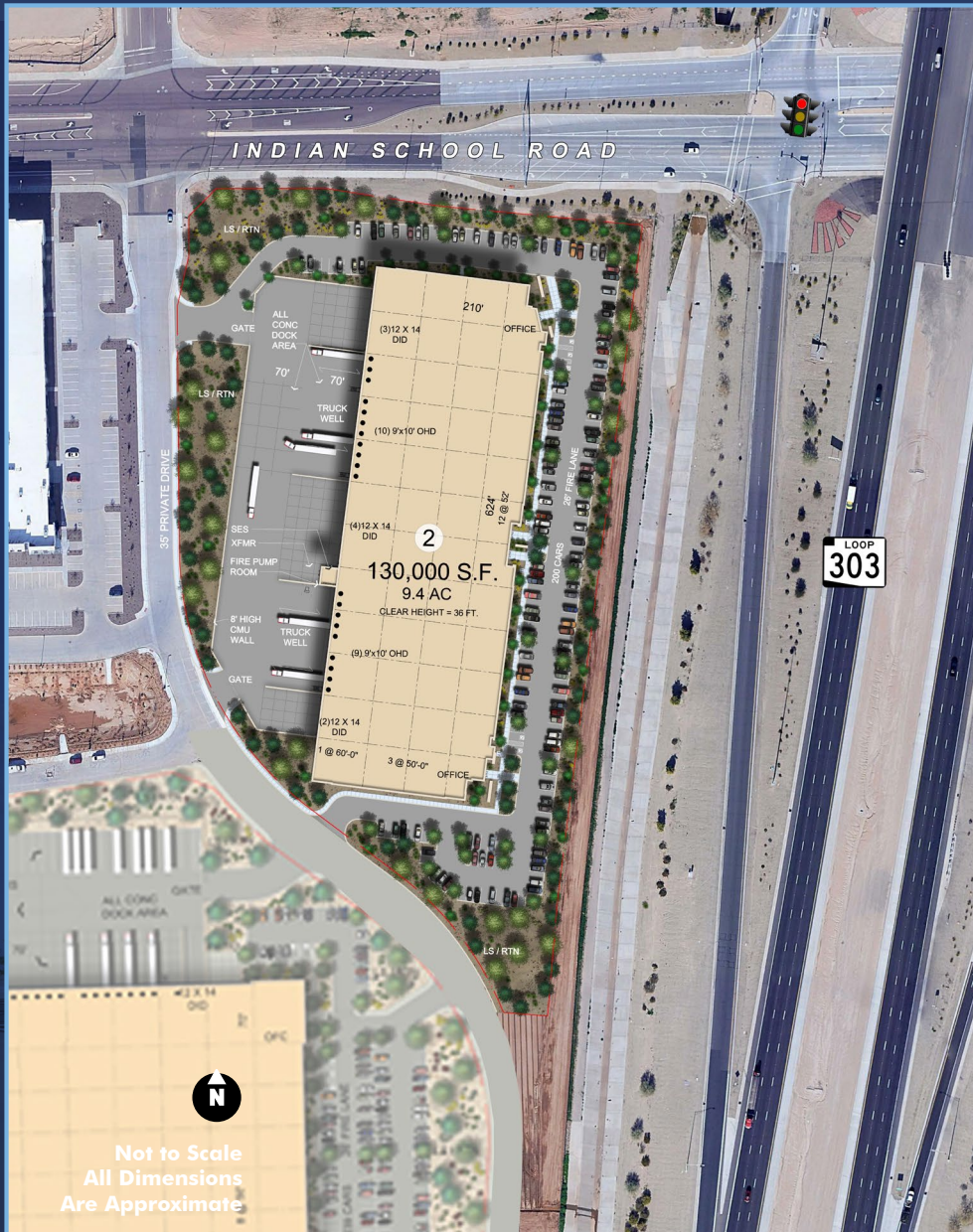
SIGNAGE

CBRE

EARNHARDT
"NO BULL" SINCE 1951

MERIT M PARTNERS

# TEX INDUSTRIAL SOUTH AT PV|303
# SITE PLAN & BUILDING FEATURES

## PV|303
### THE INTERCHANGE OF BUSINESS

**Site plan labels:**

INDIAN SCHOOL ROAD

35' PRIVATE DRIVE

LS / RTN

GATE

ALL CONC DOCK AREA

(3)12 X 14 DID

OFFICE

210'

70' | 70'

TRUCK WELL

(10) 9'x10' OHD

SES XFMR

FIRE PUMP ROOM

(4)12 X 14 DID

**2**

**130,000 S.F.**
**9.4 AC**
CLEAR HEIGHT = 36 FT.

624'
12 @ 52'

26' FIRE LANE

200 CARS

8' HIGH CMU WALL

TRUCK WELL

(9) 9'x10' OHD

GATE

(2)12 X 14 DID

1 @ 60'-0" | 3 @ 50'-0"

OFFICE

ALL CONC DOCK AREA

GATE

12 X 14 OHD

OFC

200 CARS

LS / RTN

LOOP 303

SIGNAGE

N

*Not to Scale*
*All Dimensions Are Approximate*

**Features:**

- **TEX INDUSTRIAL SOUTH:** ±130,000 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:** 19 (±9' X ±10')
- **DRIVE IN DOORS:** 9 (±12' X ±14')
- **CAR PARKING SPACES:** 200
- **ESFR FIRE SPRINKLER SYSTEM WITH K-25 HEADS AND PUMP HOSE**
- **AMPS:** 3000 AMPS 277/480V 3 PHASE POWER
- **COLUMN SPACING:** (±50' X ±52')
- **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

## PROPERTY FEATURES

**±9.4 ACRES** LOCATED AT THE SWC OF LOOP 303 AND INDIAN SCHOOL ROAD

**MARICOPA COUNTY PARCEL #'S:** 501-02-942

**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**
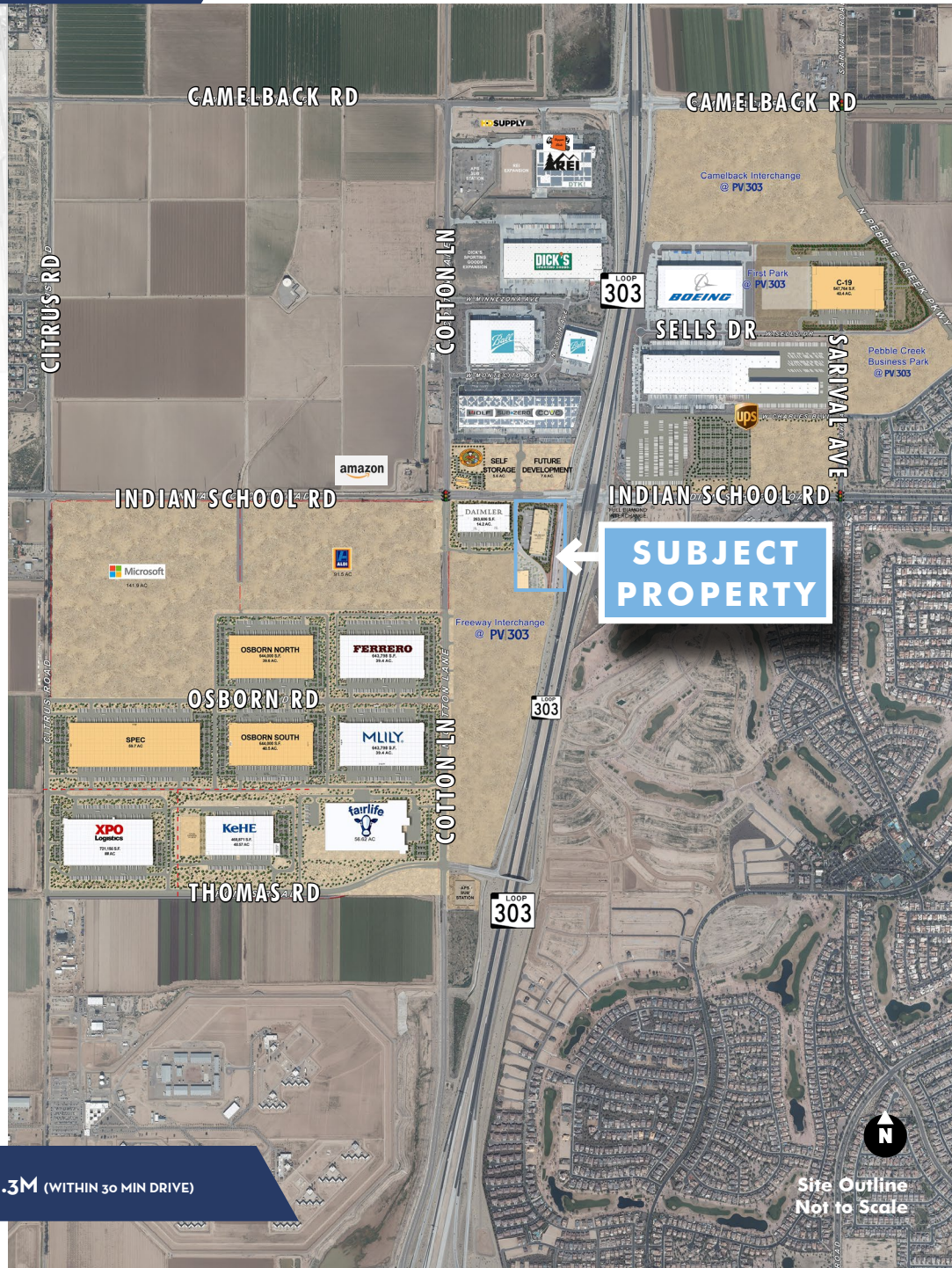
**CAPACITY FOR EXPANSION**

**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

SUBJECT PROPERTY

Site Outline
Not to Scale

# TEX INDUSTRIAL SOUTH
## FOR LEASE

**TEX INDUSTRIAL SOUTH**
**PV|303**

Microsoft

ALDI

DAIMLER

amazon

SUB-ZERO

COTTON LANE

INDIAN SCHOOL ROAD

LOOP 303

**FOR MORE**
**INFORMATION**
**PLEASE CONTACT**

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Site Outline
Not to Scale

SALT LAKE CITY
Nevada
DENVER
Utah
683
841
Colorado
SAN FRANCISCO
735
LAS VEGAS
267
Arizona
California
LOS ANGELES
356
ALBUQUERQUE
PORTS of
L.A. & LONG BEACH
341
490
SAN DIEGO
334
New Mexico
459
EL PASO
Texas

Source: Rand McNally Road Atlas /MapQuest

Cotton Ln
PV 303
Indian School Rd
Citrus Rd
Estrella Pkwy
LOOP 303
10
PHOENIX 25

North
NOT TO SCALE

**CBRE**

EARNHARDT
"NO BULL" SINCE 1951

MERIT
M
PARTNERS