PV 303

THE INTERCHANGE OF BUSINESS

WEST III

SID

OSBORN SOUTH

 \pm 644,000 SF SPEC BUILDINGS FOR LEASE - EXPANDABLE

SEC OSBORN RD. & CITRUS RD, GOODYEAR, AZ





PARK ATTRIBUTES

- » Class A Master-Planned Industrial Park
- » Zoning: PAD with I-1 Overlay
- » Abundance of Amenities
- » Miles of Freeway Frontage & Visibility
- >> Corporate Neighbors
- >> New Infrastructure
- » Full-diamond Interchanges on Loop 303
- » High-Capacity Natural Gas: Southwest Gas
- » Excellent Access to I-10 (±2 Miles South)
- >> Capacity for Expansion
- >>> Heavy Power: APS
- >> Water: Epcor
- » Sewer: Liberty Utilities
- » Fiber: Cox Communications, Century Link
- » Foreign Trade Zone Capable

THE INTERCHANGE OF BUSINESS

LOOP 303 AND I-10 INTERCHANGE DIRECTLY SOUTH OF THE PV\303 SITE

PROPERTY FEATURES

- » Located Between Indian School Road & Thomas Road and Cotton Lane & Citrus Road
- » ±644,000 SF Spec Building
- » ±40' Clear Height
- >> 8" Fully Reinforced Slab
- » All Concrete Truck and Automobile Areas

- R-30 Insulation at Deck
- >> R-11 Wall Insulation
- Cross Dock Configuration
- SFR Fire Sprinkler System with K-25 Heads and Pump House
- >> ±56'x50' Column Spacing

- * ±60' Speed Bay at Dock Loading Areas
- ±200' Secured Concrete Truck Court
- » Full Moment Frame / No K-Bracing
- >> Osborn South Expandable



OSBORN SOUTH

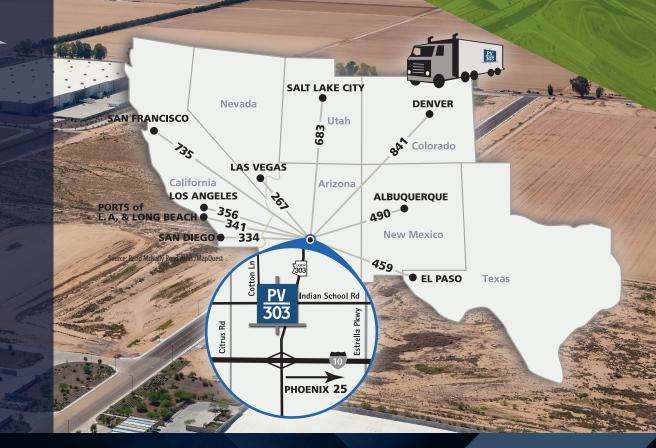
±644,000 SF SPEC BUILDINGS FOR LEASE - EXPANDABLE SEC OSBORN RD. & CITRUS RD, GOODYEAR, AZ

PV 303

THE INTERCHANGE OF BUSINESS WEST III

CITY OF GOODYEAR FACTS

- » Current population is estimated at 101,662
- >> Workforce Population: **1.3M** (within 30 Min Drive)
- » Median Household Income: \$85,147
- » Median Age: 37.8
- » Median Home Value: \$332,700
- » Professional Workers: 62.6%
- » Bachelor Degree or Higher: 30%
- >> Ranked #7 by 24/7 Wall St.: Best Places to Live
- » Ranked #9: Fastest Growing Cities (Over 50k) in U.S.
- SOURCE: DEVELOPGOODYEARAZ.COM



FOR INFORMATION CONTACT:

PAT FEENEY

Executive Vice President +1 602 735 5530 pat.feeney@cbre.com

DANNY CALIHAN

Executive Vice President +1 602 735 5677 danny.calihan@cbre.com



© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.