

PV 303

THE INTERCHANGE OF BUSINESS

WEST III



OSBORN SOUTH

±644,000 SF SPEC BUILDINGS FOR LEASE - EXPANDABLE

SEC OSBORN RD. & CITRUS RD, GOODYEAR, AZ



CBRE



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

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LOOP 303 AND I-10 INTERCHANGE DIRECTLY SOUTH OF THE PVI303 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
- » ESFR 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



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XPOLogistics

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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

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