

LEXINGTON NORTH AT PV|303
±488,400 SF AVAILABLE FOR LEASE

PV|303

THE INTERCHANGE
OF BUSINESS



Q2 2022 OCCUPANCY

CBRE

LXP

LEXINGTON
REALTY TRUST



LEXINGTON NORTH AT PV|303

SITE PLAN & BUILDING FEATURES

PV|303

THE INTERCHANGE
OF BUSINESS



- **LEXINGTON NORTH:** ±488,400 SF
±31.3 AC
- **CLEAR HEIGHT:** ±40'
- **ALL CONCRETE TRUCK & AUTOMOBILE AREAS**
- **R-30 INSULATION AT DECK**
- **R-11 WALL INSULATION**
- **SLAB FULLY REINFORCED:** ±8" CONC OVER ±4" ABC
- **DOCK HIGH DOORS:** 85 (±9' X ±10')
- **GRADE LEVEL DOORS:** 4 (±14' X ±16')
- **CAR PARKING SPACES:** 354
- **TRAILER PARKING:** 108
- **ESFR FIRE SPRINKLER SYSTEM WITH K-25 HEADS AND PUMP HOUSE**
- **AMPS:** 3,000 AMPS
- **COLUMN SPACING:** ±56' X ±50'
- **SPEED BAY AT LOADING DOCKS:** ±70'
- **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

LEXINGTON NORTH AT PV|303



PROPERTY FEATURES

- ±31.3 ACRES LOCATED AT THE SWC OF LOOP 303 & INDIAN SCHOOL RD
- ZONING: I-1 CITY OF GOODYEAR
- 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
- HEAVY POWER: APS
- HIGH CAPACITY WATER: LIBERTY UTILITIES

CITY OF GOODYEAR FACTS

CURRENT POPULATION IS ESTIMATED AT 88,870 | WORKFORCE POPULATION: 1.56M (WITHIN 30 MIN DRIVE)

SOURCE: CITY OF GOODYEAR

GOODYEAR AT A GLANCE

POPULATION: 88,870

MEDIAN HOUSEHOLD INCOME: \$80,336

MEDIAN AGE: 38.2

MEDIAN HOME VALUE: \$274,500

WORKFORCE POPULATION: 1.56 M (WITHIN 30 MIN DRIVE)

PROFESSIONAL WORKERS: 62.4%

BACHELOR DEGREE OR HIGHER: 30%

RANKED #22 BY MONEY MAGAZINE: BEST PLACES TO LIVE

RANKED #14: FASTEST GROWING CITIES (OVER 50K) IN U.S.

SOURCE: DEVELOPGOODYEARAZ.COM, 2020

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FOR MORE INFORMATION PLEASE CONTACT

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