

PEBBLE CREEK BUSINESS PARK AT PV|303  
FOR SALE OR LEASE

PV|303

THE INTERCHANGE  
OF BUSINESS



CBRE

PROVIDENT  
REAL ESTATE VENTURES



# PEBBLE CREEK BUSINESS PARK AT PV|303

## SITE PLAN

# PV|303

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OF BUSINESS



Not to Scale  
All Dimensions are Approximate

## BUILDING

### FEATURES

±30.6 ACRES LOCATED AT THE SEC OF SARIVAL ROAD AND SELLS DRIVE

**MARICOPA COUNTY PARCEL #S:** 501-02-911

**ZONING:** I-1 PAD; CITY OF GOODYEAR

**FOREIGN TRADE ZONE POTENTIALLY AVAILABLE**

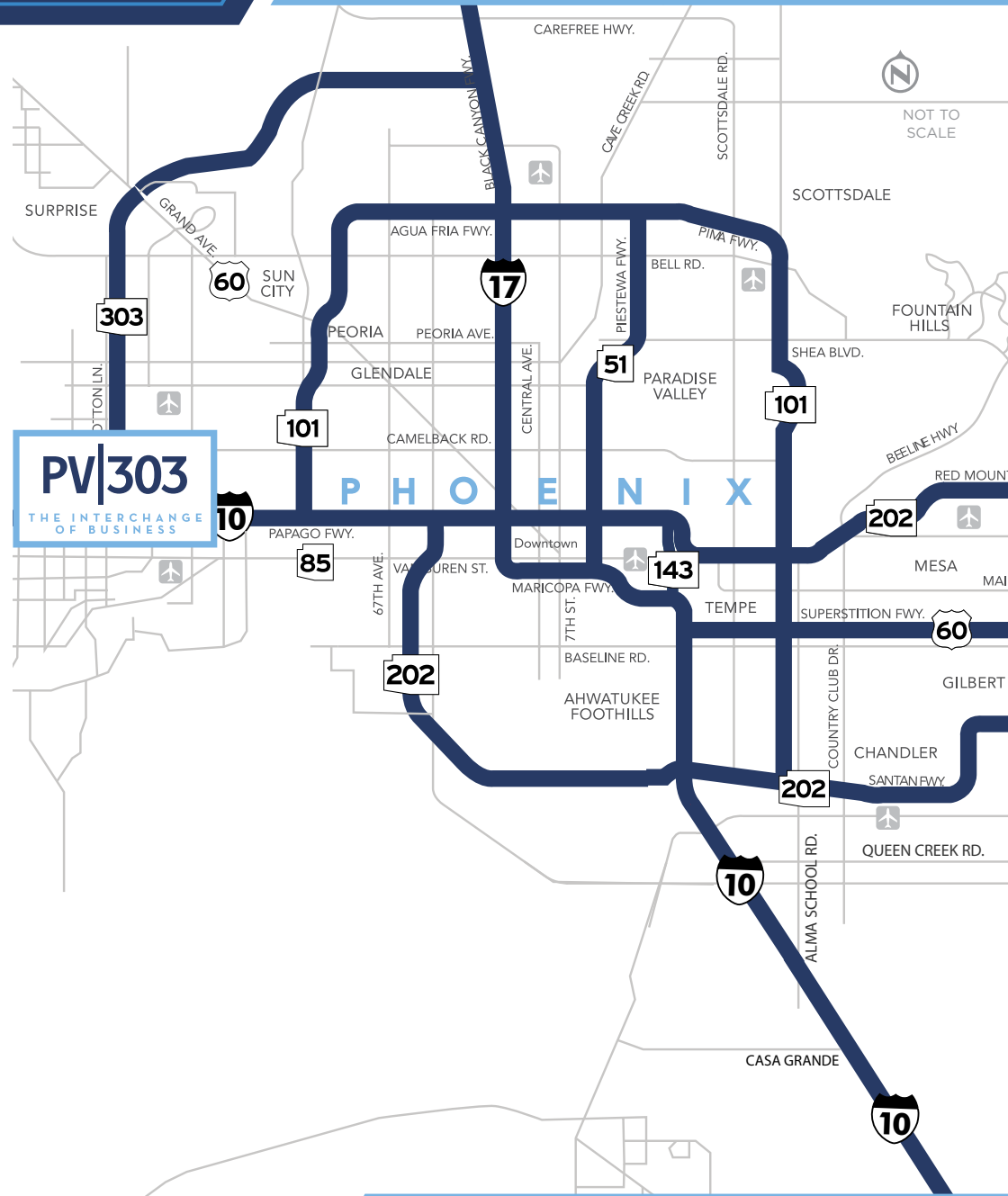
**BUILDING A:** ±190,000 SF, ±12.5 ACRES, 32' CLEAR HEIGHT, DOCK-HIGH DOORS

**BUILDING B:** ±94,000 SF, ±8.6 ACRES, ±28' CLEAR HEIGHT, UP TO 7:1,000 PARKING RATIO

**BUILDING C:** ±85,000 SF, ±9.3 ACRES, ±28' CLEAR HEIGHT, TRUCKWELL AND GRADE-LEVEL LOADING

### PROPERTY FEATURES

- CLASS A MASTER-PLANNED BUSINESS PARK
- ABUNDANCE OF AMENITIES
- FOREIGN TRADE ZONE CAPABLE
- CORPORATE NEIGHBORS
- NEW INFRASTRUCTURE
- FULL-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



NOT TO SCALE

# GOODYEAR AT A GLANCE

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

**PAT FEENEY**  
 EXECUTIVE VICE PRESIDENT  
 +1 602 538 3257  
 PAT.FEENEY@CBRE.COM

**DAN CALIHAN**  
 EXECUTIVE VICE PRESIDENT  
 +1 602 617 1546  
 DAN.CALIHAN@CBRE.COM

**TYLER VOWELS**  
 ASSOCIATE  
 +1 231 384 1079  
 TYLER.VOWELS@CBRE.COM

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