



±4.37 ACRE INDUSTRIAL OUTDOOR STORAGE SITE WITH ±17,580 SF OF SHOP AND OFFICE BUILDINGS AVAILABLE FOR LEASE

14575 W LA ESTRELLA DR. GOODYEAR AZ, 85338

ZONED I-2 HEAVY INDUSTRIAL | RARE GOODYEAR CONTRACTOR FACILITY



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PROPERTY OVERVIEW

±17,580 SF

Total Building SF

±4.37 AC

Site Size

I-2 (Heavy Industrial)

Zoning

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



PROPERTY HIGHLIGHTS

- Building 1 (East Building): ±9,620 SF
 - » ±5,000 SF Clear Span Warehouse
 - » ±4,620 SF of Office
- Building 2 (West building): ±7,960 SF
 - » ±5,000 SF Clear Span Warehouse
 - » ±2,960 SF of Office
- Nine (9) Grade Level Doors
- Large Paved and Secured Yard with Block Wall Perimeter
- Power: 800 AMPS, 120 / 208, 3-Phase
- Two (2) Points of Ingress / Egress
- Drive around Yard
- Twenty (20) Parking Spots
- Proximity to I-10, Loop 303, Loop 101, and Loop 202 Freeways
- Adjacent to Phoenix Goodyear Airport
- Planned SR30 Freeway One Mile South of Property (Opening 2030 - Full Diamond Interchange at Bullard Ave)
- Corporate Neighbors
 - » 261 Acre Microsoft Data Center
 - » Poore Brothers
 - » Del Monte
 - » Goodyear Airpark - 1.6M SF Completing 2025; Additional 6.5M SF Planned Phase II & III





LEASE OPTION 1 - FULL SITE

- Building 1 (East Building): $\pm 9,620$ SF
 - » $\pm 5,000$ SF Clear Span Warehouse
 - » $\pm 4,620$ SF of Office
- Building 2 (West building): $\pm 7,960$ SF
 - » $\pm 5,000$ SF Clear Span Warehouse
 - » $\pm 2,960$ SF of Office



LEASE OPTION 2 - EAST SIDE - $\pm 9,620$ SF ON ± 2.28 ACRES

- $\pm 5,000$ SF Clear Span Warehouse
- $\pm 4,620$ SF of Office



LEASE OPTION 3 - WEST SIDE - $\pm 7,960$ SF ON ± 2.09 ACRES

- $\pm 5,000$ SF Clear Span Warehouse
- $\pm 2,960$ SF of Office



GOODYEAR SUBMARKET HIGHLIGHTS

- 2.3M SF ABSORBED IN THE PAST 12 MONTHS
- INDUSTRIAL BASE EXPANDED 155% OVER THE PAST 5 YEARS
- I-10 ACCESS ATTRACTS TOP LOGISTICS TENANTS
- 16 MILLION SF FUTURE INDUSTRIAL IN PLANNING