



# LITCHFIELD PALMS LOGISTICS PARK



DELIVERING Q4 2023

± 83,444 - ± 855,962 SF AVAILABLE  
THREE BUILDING COMPLEX

50, 150 N LITCHFIELD ROAD & 200 S LITCHFIELD ROAD  
GOODYEAR, ARIZONA

 JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of TheJohnsonGroup

**CBRE**

# PROJECT FEATURES

- Total Square Feet Available:  $\pm 855,962$  SF
- Power: 3,000 Amps, 277/480 V
- Fenced, Secured, All Concrete Truck Courts

- 60 Mil White TPO over Metal Deck Roof
- $\pm 9'$  x  $\pm 10'$  Dock Doors
- $\pm 14'$  x  $\pm 16'$  Grade Level Doors

- Insulated Dock Doors
- ESFR Sprinkler System
- R-38 Roofing Insulation

## BUILDING A: 150 N. Litchfield Road

Size:  $\pm 251,216$  SF

Clear Height:  $\pm 36'$

Loading: 42 Dock High | 2 Grade Level

Building Dimensions:  $\pm 276'$  x  $\pm 896'$

$\pm 7''$  Partially Reinforced Slab

Trailer Parking:  $\pm 50$

Auto parking:  $\pm 285$

## BUILDING B: 50 N. Litchfield Road

Size:  $\pm 83,444$  SF

Clear Height:  $\pm 32'$

Loading: 16 Dock High | 2 Grade Level

Building Dimensions:  $\pm 212'$  x  $\pm 375'$

$\pm 6''$  Reinforced Slab

Auto parking:  $\pm 150$

## BUILDING C: 200 S. Litchfield Road

Size:  $\pm 521,302$  SF

Clear Height:  $\pm 40'$

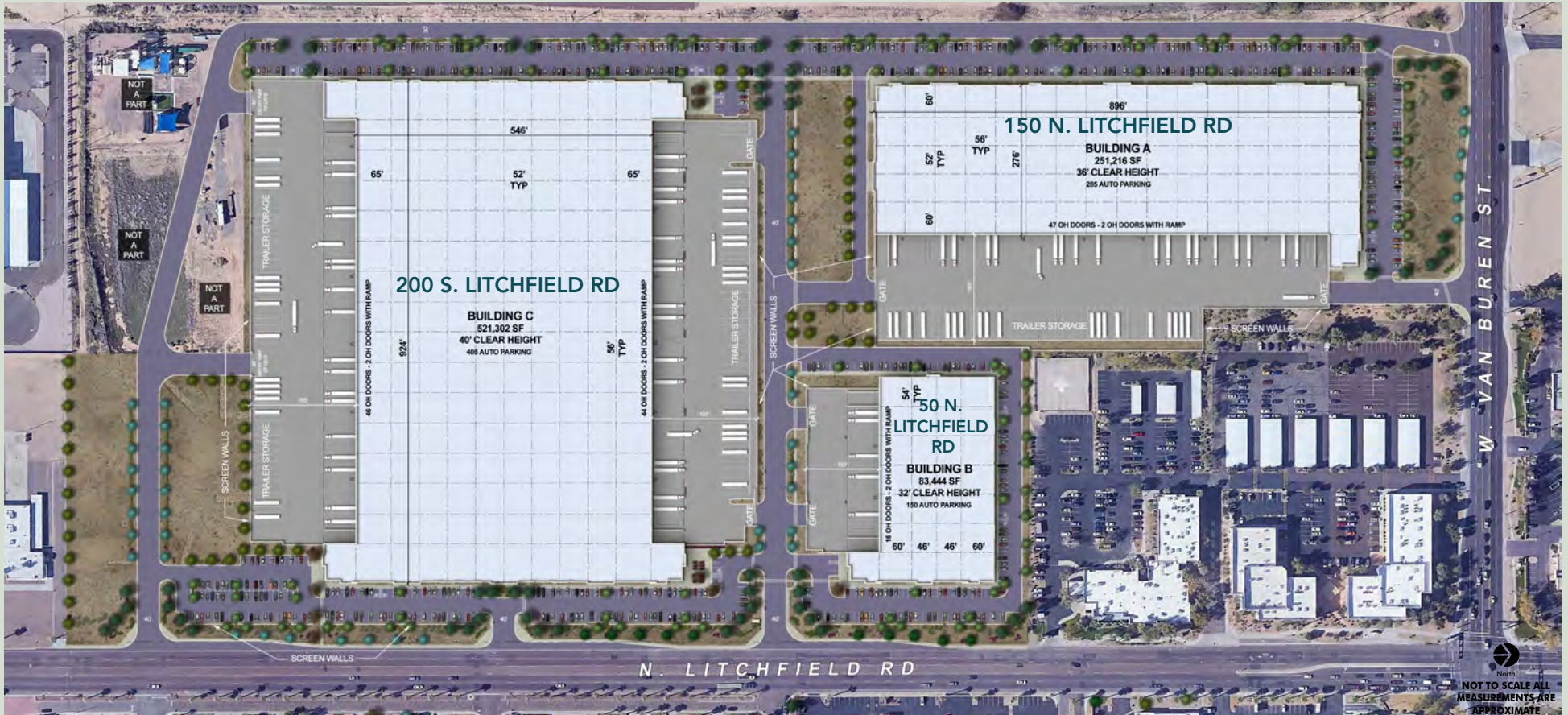
Loading: 90 Dock High | 4 Grade Level

Building Dimensions:  $\pm 546'$  x  $\pm 924'$

$\pm 8''$  Partially Reinforced Slab

Trailer Parking:  $\pm 110$

Auto parking:  $\pm 405$

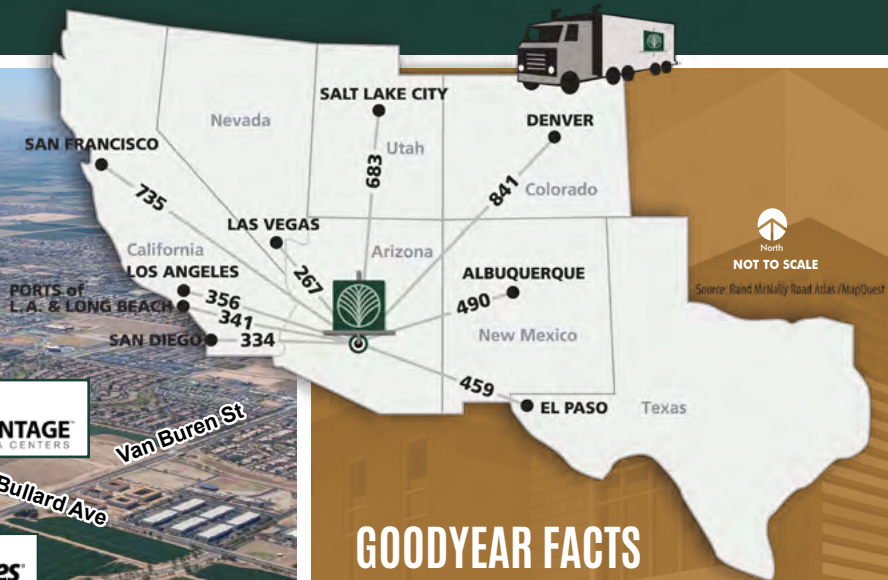


# ±83,444-±855,962 SF AVAILABLE GOODYEAR, ARIZONA

With excellent freeway access, neighborhood amenities, an abundant West Valley labor pool, and frontage on two major streets.






- Zoning: I-1 (Light Industrial), City of Goodyear
- Immediate Freeway Access via I-10 & Litchfield Road
- Located in the highly desired West Valley Submarket.
- Efficient access to the Port of Long Beach
- Abundant Amenities nearby – Estrella Falls, Canyon Trails Towne Center and Ball Park Village (home of Cleveland Guardians and Cincinnati Reds)
- Frontage on 2 Major Streets (Van Buren Street & Litchfield Road)
- Adjacent to APS “Wildflower” Substation
- Adjacent to Phoenix Goodyear Airport
- Corporate Neighbors: Chewy.com (PetSmart), Amazon, Microsoft, Michael Lewis Foods Company, Vantage Data Centers, UPS and FedEx.
- City of Goodyear provides a Quality Jobs Tax Credit Program. The program provides tax credits to employers creating a minimum number of net new quality jobs and making a minimum capital investment in Arizona. Job Training Grants Receive grants to reimburse you up to 75% of eligible training expenses for creating new jobs.





### GOODYEAR FACTS

SOURCE: CITY OF GOODYEAR ECONOMIC DEVELOPMENT

-  **106,090** TOTAL POPULATION
-  **9<sup>TH</sup>** FASTEST GROWING CITY IN THE NATION
-  **\$90,577** MEDIAN HOUSEHOLD INCOME
-  **38.7** MEDIAN AGE
-  **33%** BACHELOR'S OR HIGHER  
**38%** SOME COLLEGE

**DAN CALIHAN**  
Executive Vice President  
602 735 5677 | office  
602 617 1546 | cell  
dan.calihan@cbre.com

**PAT FEENEY**  
Executive Vice President  
602 735 5530 | office  
602 538 3257 | cell  
pat.feeneey@cbre.com

**TYLER VOWELS**  
Associate  
602 735 5524 | office  
231 384 1079 | cell  
tyler.vowels@cbre.com

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