

DELIVERED!

READY FOR OCCUPANCY | HVAC AVAILABLE TODAY | POWER DELIVERED



LITCHFIELD
PALMS
LOGISTICS PARK

± 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: ±855,962 SF
- Power: 3,000 Amps, 277/480 V
- Fenced, Secured, All Concrete Truck Courts
- 60 Mil White TPO over Metal Deck Roof

- ±9' x ±10' Dock Doors
- ±14' x ±16' Grade Level Doors
- Insulated Dock Doors
- ESFR Sprinkler System

SPEC IMPROVEMENT FLYERS



- R-38 Roofing Insulation
- (17) 23 Ton HVAC Units Available Today

BUILDING A: 150 N. Litchfield Road

Size: ±251,216 SF

Clear Height: ±36'

Loading: 42 Dock High | 2 Grade Level

Building Dimensions: ±276' x ±896'

±7" Partially Reinforced Slab

Trailer Parking: ±50

Auto parking: ±285

BUILDING B: 50 N. Litchfield Road

Size: ±83,444 SF

Clear Height: ±32'

Loading: 16 Dock High | 2 Grade Level

Building Dimensions: ±212' x ±375'

±6" Reinforced Slab

Auto parking: ±150

BUILDING C: 200 S. Litchfield Road

Size: ±521,302 SF

Clear Height: ±40'

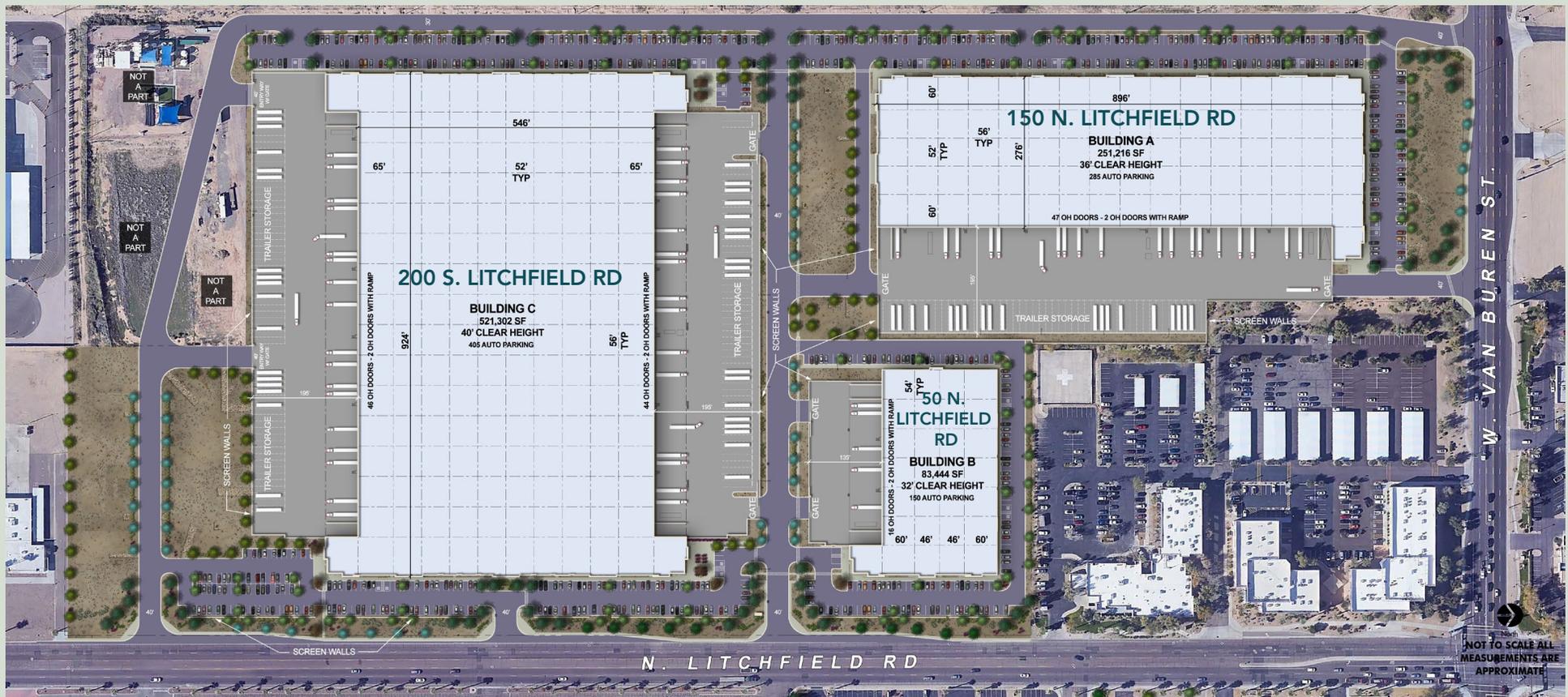
Loading: 90 Dock High | 4 Grade Level

Building Dimensions: ±546' x ±924'

±8" Partially Reinforced Slab

Trailer Parking: ±110

Auto parking: ±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

-  **111,508** TOTAL POPULATION
-  **9TH** FASTEST GROWING CITY IN THE NATION
-  **\$100,538** MEDIAN HOUSEHOLD INCOME
-  **37.4** MEDIAN AGE
-  **36%** BACHELOR'S OR HIGHER
36% SOME COLLEGE

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