

Prologis Airpark Logistics Center Phase II

1865 & 2085 S. Bullard Avenue, Goodyear, AZ 85338

Advantageous logistics hub
along the I-10 corridor

Building 4
828,480 SF

Building 5
604,442 SF



Built for Western Reach. Positioned for National Scale.



A Market Designed for Momentum

Operate in a region that
supports growth instead of
slowing it down.

- Pro-growth environment with streamlined development processes
- 1.4M+ labor force within a 30-minute drive
- Home to leading operators including FedEx, SubZero, Schneider Electric and UPS



Gateway to the Western Supply Chain

Anchor your distribution network where Southern California access meets national reach.

- ±1.5 miles to I-10 with direct routes to the Ports of LA/Long Beach
- A strategic bridge between SoCal, the Mountain West and Texas
- More room to operate, expand and move efficiently



Operational Certainty from Day One

Move into modern infrastructure backed by experience that keeps you ahead.

- Institutional ownership with on-site expertise
- Turnkey solutions that accelerate ramp-up
- Infrastructure designed for high-performance distribution



Goodyear's Premium Industrial Location

 Delivering Q1 2027

 Adjacent to Phoenix-Goodyear Airport

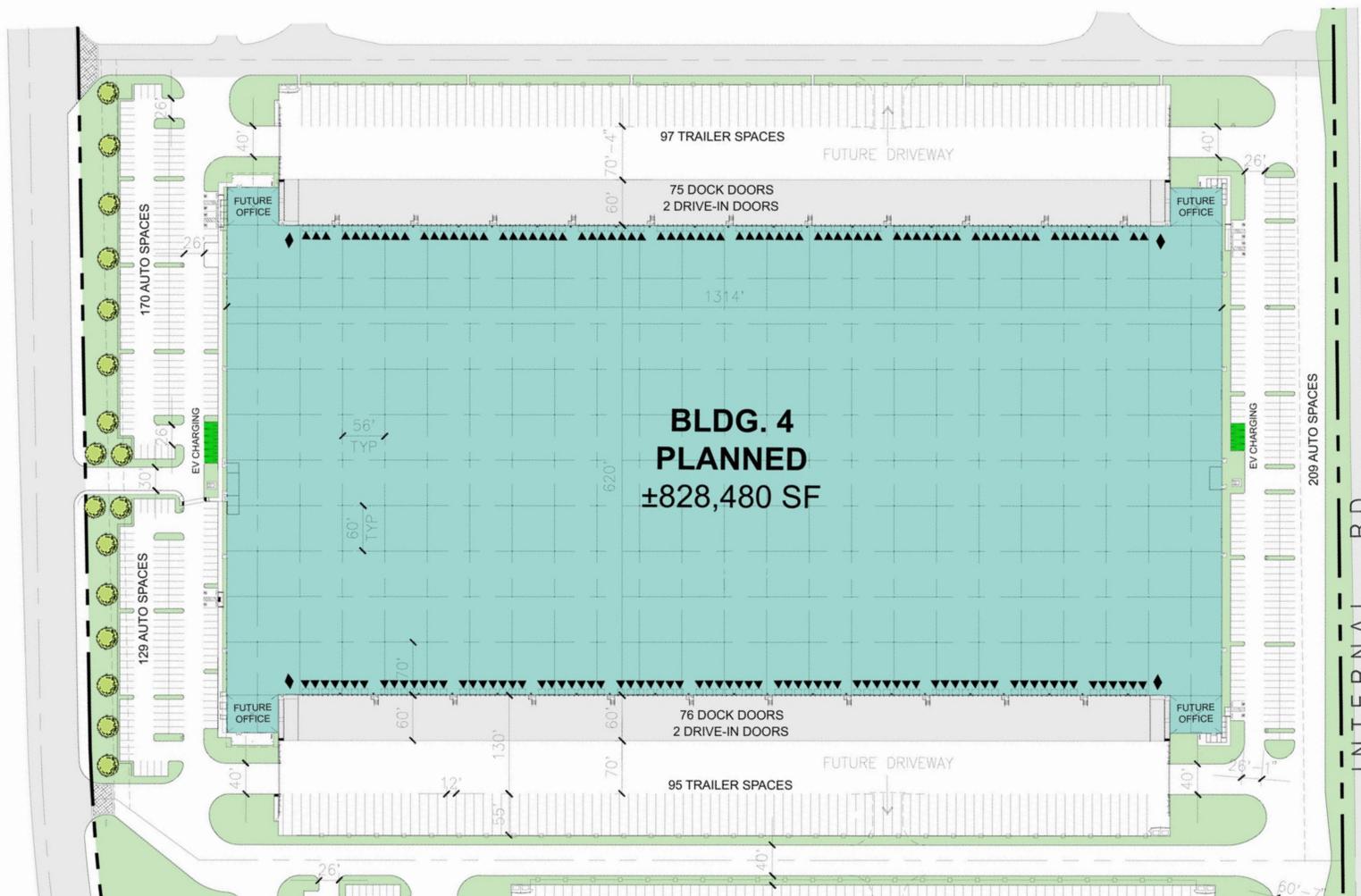
 LEED certified buildings

 Enhanced electrical capacity

 Phase II of highly sought after Prologis Airpark Logistics Center

 828,480 SF & 604,442 SF in Phase II

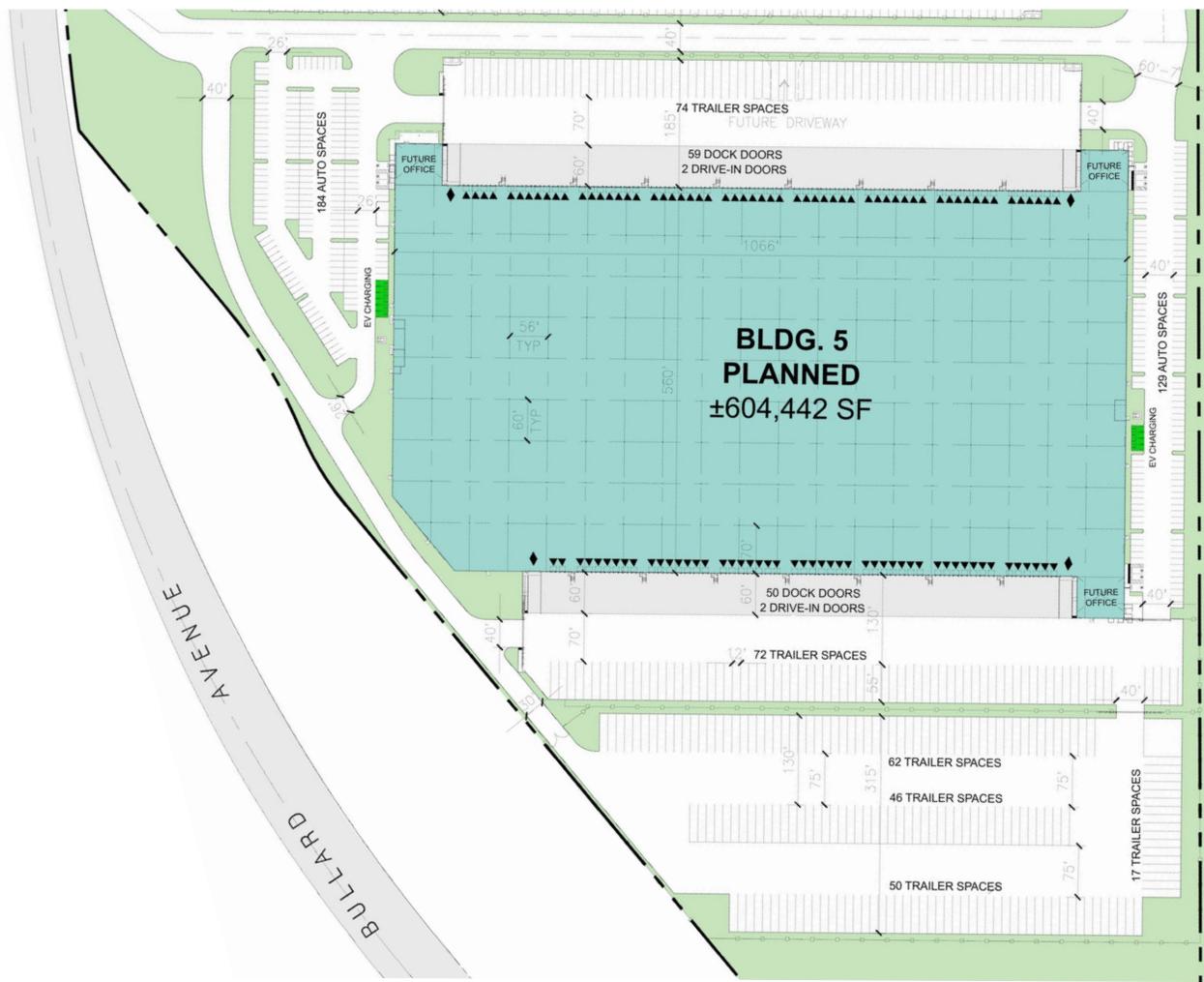
 Cross dock designs with ample trailer storage



Building 4

1865 S. Bullard Ave.
Goodyear AZ 85338

- | | | | |
|--|--|---|--|
|  828,480 SF |  4 (16'x16') drive-in doors |  509 car parking spaces |  8" conventional reinforced slab |
|  ±5,000 SF spec office |  151 (9'x10') dock-high doors |  192 trailer parking spaces |  185' truck court depth |
|  40' clear height |  56' x 60' column spacing with 70' speed bays |  6,000 AMPS 480/277V with spec office - expandable to 12,000 AMPS with lease |  80 mil reinforced TPO membrane roofing |
|  Cross dock configuration |  Full warehouse climate control | | |
|  LED lighting | | | |



Building 5

2085 S. Bullard Ave.
Goodyear AZ 85338



604,442 SF



Up to three build-to-suit offices



40' clear height



Cross dock configuration



LED lighting



4 (16'x16') drive-in doors



109 (9'x10') dock-high doors



56' x 60' column spacing with 70' speed bays



Full warehouse climate control



336 car parking spaces



146 trailer parking spaces (adjacent trailer yard has 175 parking spaces)



Up to 9,200 AMPS 480/277V



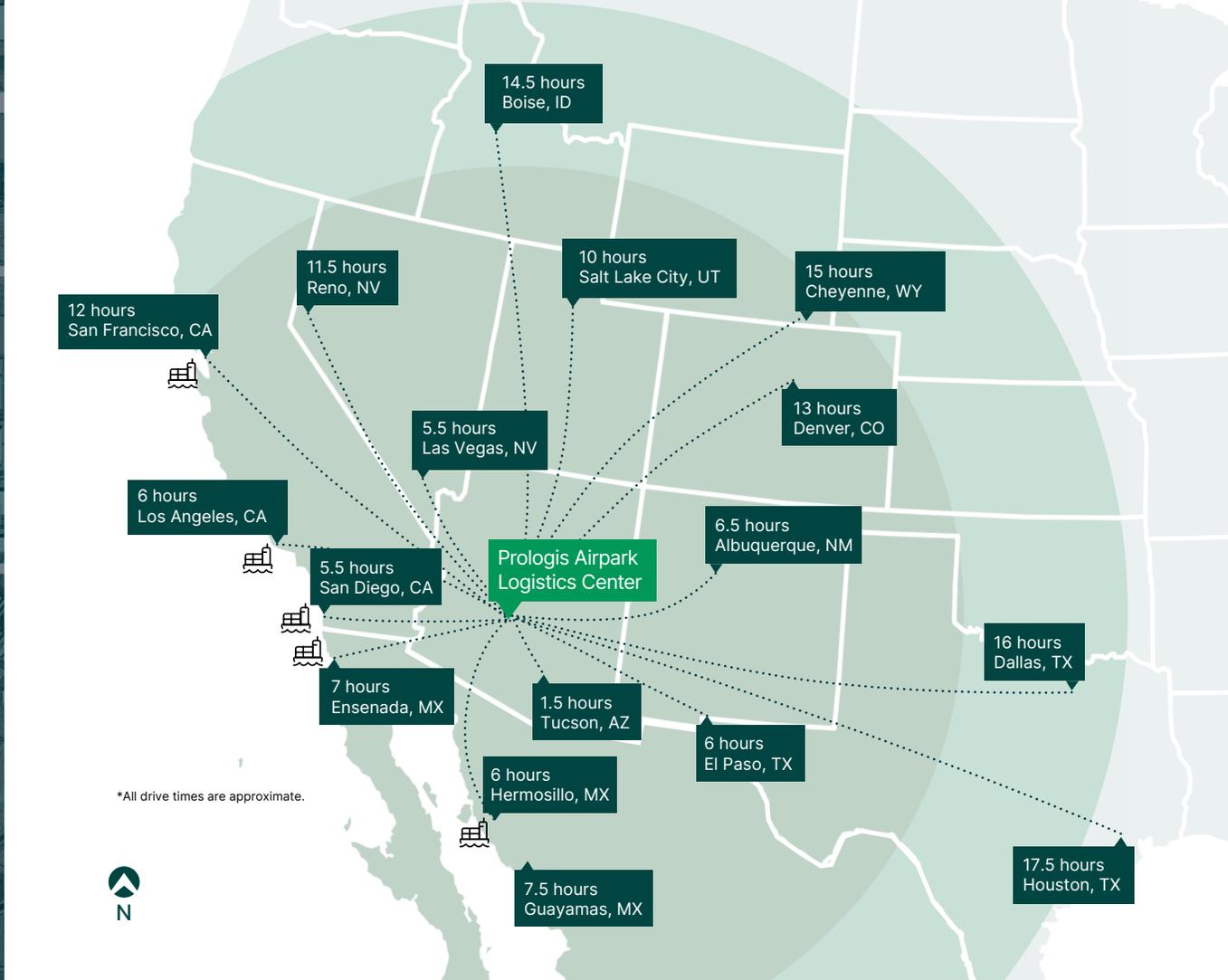
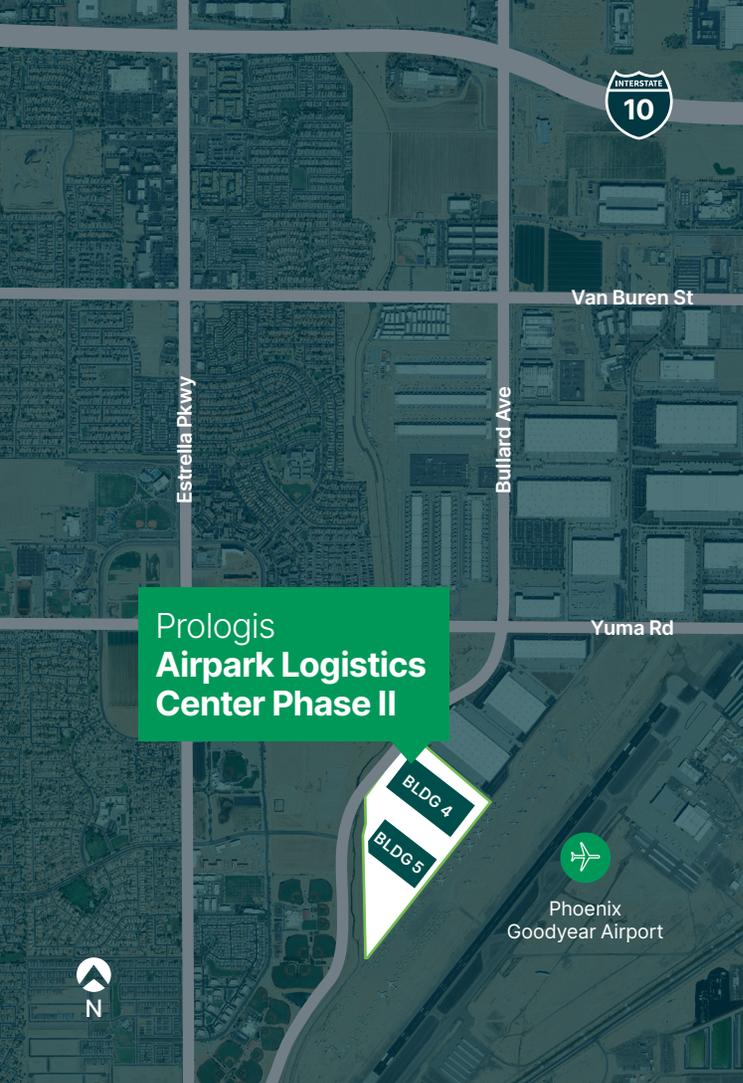
80 mil reinforced TPO membrane roofing



8" conventional reinforced slab



185' truck court depth



Where logistics moves faster.

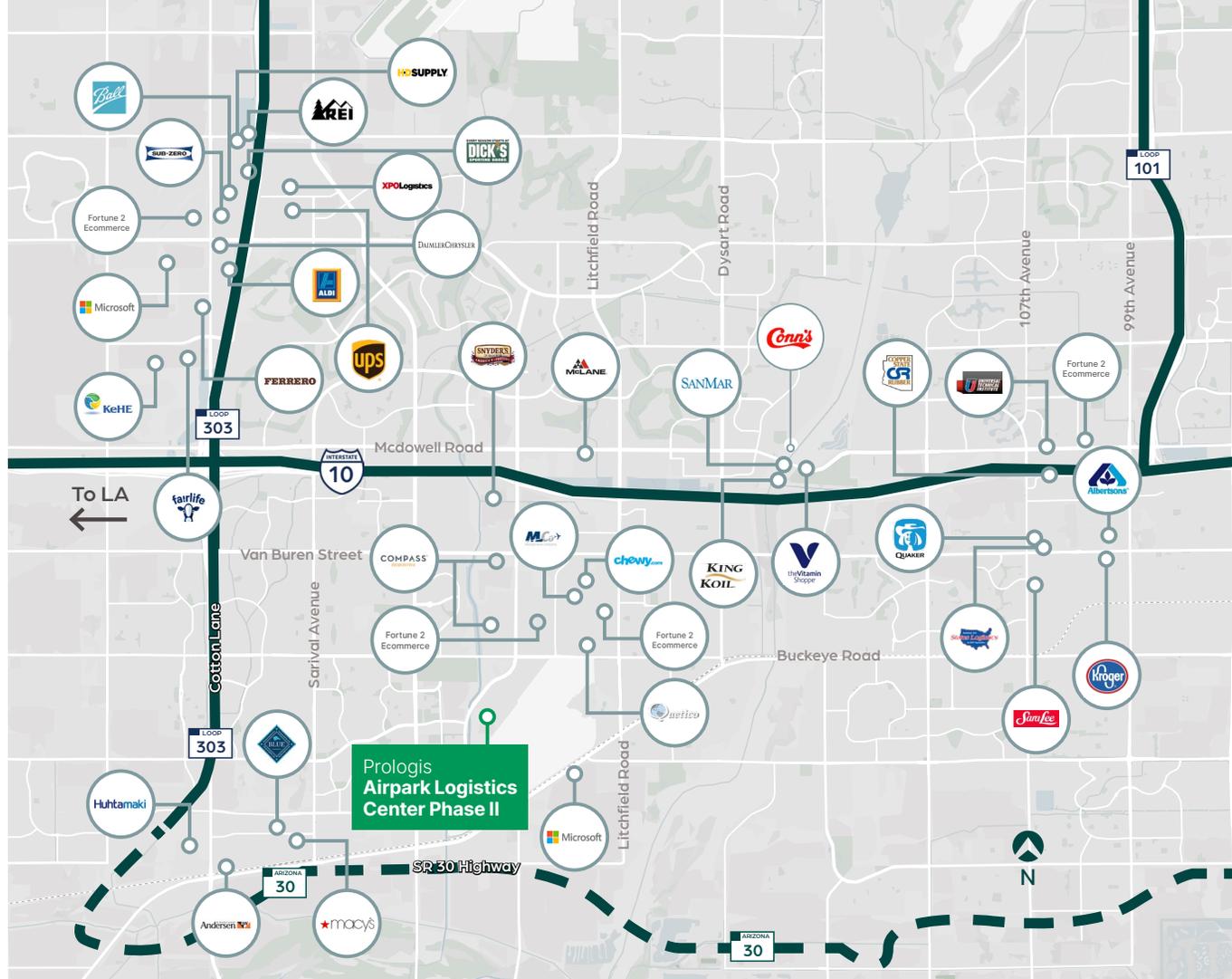
Only 1.5 miles to full diamond interchange at I-10

- Located adjacent to Phoenix-Goodyear Airport
- ±1.5 miles to full diamond interchange at I-10 and Bullard Avenue
- ±4.5 miles to Loop 303 interchange
- I-2 zoning
- Multiple access points
- Foreign Trade Zone capable
- Swift connectivity to southwest markets

Goodyear means business.

Top 10 Goodyear Employers by Employees

- Fortune 2 E-commerce Company **5,488**
- United Parcel Service **2,400**
- Factor **1,850**
- Abrazo Healthcare **1,309**
- Chewy **1,000**
- Macy's & Bloomingdale's Logistics **950**
- Sub-Zero, Wolf, and Cove **818**
- City of Hope **709**
- Andersen Windows **488**
- FIGS **450**



1.4 mil

Labor Force Population
(ages 16+ within 30 min drive)

+46%

Population Growth
(2010 - 2020)

39.7

Median Age

57%

HH Income Over \$100k

\$134,556

Average HH Income

\$499,853

Median Home Value

Goodyear is rapidly becoming the employment hub of the West Valley, with new employers bringing high-quality jobs to the city's medical and tech corridors. Several Fortune 500 companies call Goodyear home, including FedEx, Schneider Electric, SubZero and more.

Partner with Prologis.

Clear. Simple. Service.

You can count on us as your trusted partner.

Working with Prologis gives you access to an in-house team of property managers, turnkey warehouse solutions from Prologis Essentials, and leading sustainability expertise. Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises so you can deliver on yours.



Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth. Beyond the building, we bring together the planning, systems and solutions to get you up and running faster while increasing efficiency and long-term performance.



Unlock the full potential of your warehouse with one strategic partner.



Operations

Simplify move-in and accelerate performance with the expertise and tools to get your warehouse operating at full potential.

From planning through delivery and beyond, we increase throughput and optimize every square foot.

Offerings:

- Warehouse strategy and consulting
- End-to-end project management
- Integrated solutions
 - Move-in and move-out
 - Material handling and storage
 - Automation and robotics
 - Security
 - Software and technology
 - Labor

Energy

Keep your facilities running and costs under control as power needs increase with reliable, flexible energy solutions. From solar and storage to OnPrem and vehicle charging, we help you increase resiliency and reduce emissions with clarity and control.

Offerings:

- Energy consulting and comprehensive sustainability solutions
- Integrated solutions
 - Onsite solar and storage
 - OnPrem power
 - Fleet and workplace charging

Prologis Airpark Logistics Center Phase II



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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately one billion square feet owned and under management in 20 countries on four continents.

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