

VB | 143

215 NORTH 143RD AVENUE
GOODYEAR, AZ

±97,326 SF CROSS-DOCK

- Available for lease
- Rare opportunity to locate your business in a Foreign Trade Zone with Magnet status



Jones Lang LaSalle Americas, Inc.
License #: CO508577000



BUILDING FEATURES

± 97,326 SF AVAILABLE

- 36' clear height
- Full warehouse HVAC system
- 2,353 s.f. spec office suite
- (22) 9'x10' insulated dock high doors
- (4) pit levelers and (18) edge of dock levelers
- (2) 14'x16' insulated grade level doors
- 18 trailer parking spaces
- 74 auto parking spaces (additional spaces available)
- Full concrete truck court
- 360' deep building
- 60' x 56' column spacing
- LED warehouse lighting
- R38 insulation; single ply, 60 mil, TPO roof
- Fiber optics existing
- Natural gas available
- K-22 ESFR fire sprinklers
- ± 2,000 amp; 277/480v, 3 phase (APS)
- 7" thick concrete slab
- Painted warehouse walls/columns
- Energy efficient clerestory windows in lieu of skylights
- Secured dock areas with motorized gates



LOCATION HIGHLIGHTS

- Located within Goodyear Gateway South, a Class A master-planned industrial park just north of the Phoenix Goodyear Airport
- Less than 1 mile to full interchange at I-10 and Bullard Avenue
- I-1 zoning
- Multiple access points
- Adjacent to APS sub station and Goodyear's fire and police station

Foreign Trade Zone benefits

- Greater profit potential due to deferred, reduced and/or eliminated duty, tariff and U.S. customs reporting costs
- 72% reduction in real property tax
- 72% reduction in personal property tax
- Reduced supply chain time

Retail Amenities in the Immediate Area



COMMUNITY BACKGROUND

Population	128,534
Median Household Income	\$117,471
Median Age	39.5



College-Educated	37.62%
Associate Degree	15.39%
Bachelor Degree	23.57%
Graduate Degree	14.05%



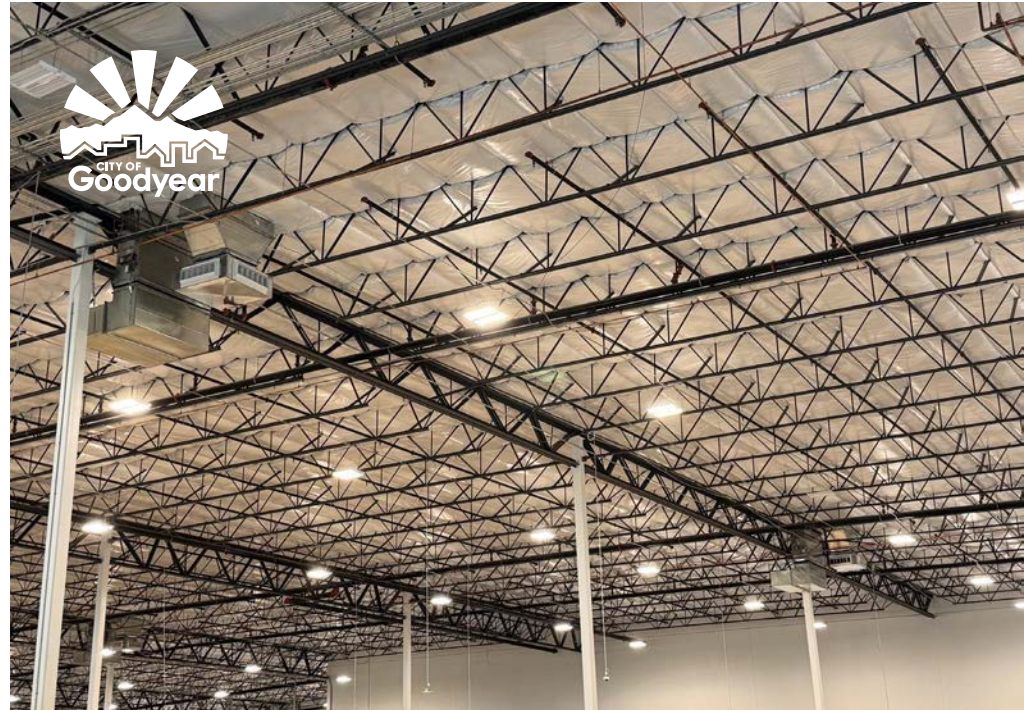
Goodyear Workforce Occupations:

15.8% Healthcare occupations

12.2% Retail trade occupations

9.4% Educational occupations

5.9% Professional trade service occupations



DRIVE TIMES

 2,055,254 population within a 30 minute drive

 Goodyear is only 20 minutes from Downtown Phoenix



Drive Times	Population
20 Minutes	831,857
30 Minutes	2,055,254
45 Minutes	3,749,190

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