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
601,877 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

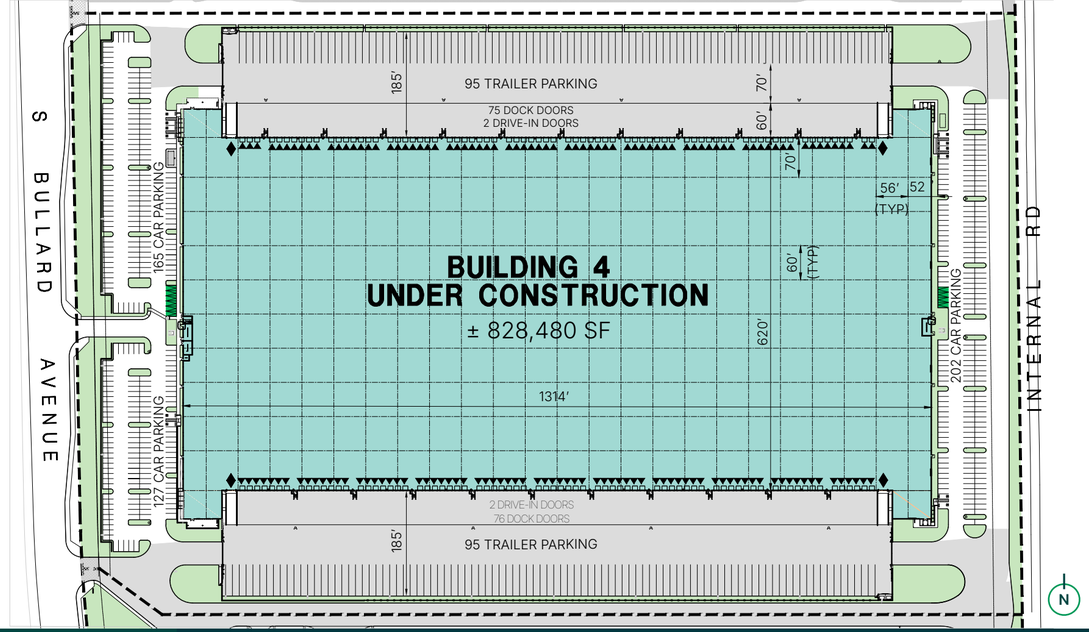
Move into modern infrastructure backed by experience that keeps you ahead.

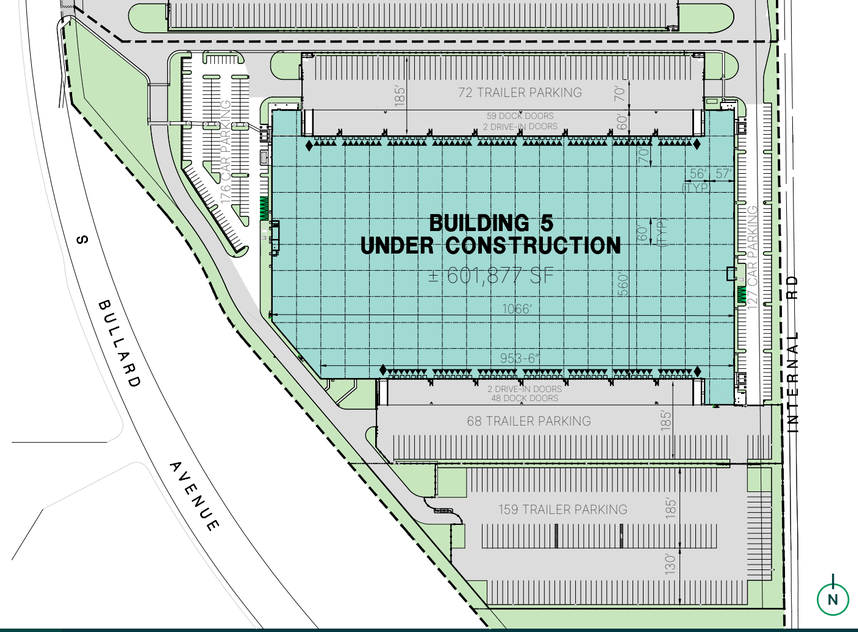
- Institutional ownership with on-site expertise
- Turnkey solutions that accelerate ramp-up
- Infrastructure designed for high-performance distribution



Goodyear's Premium Industrial Location

- Building 4 Delivering – Q2 2027
  Building 5 Delivering – Q3 2027
- Phase II of highly sought after Prologis Airpark Logistics Center
- Adjacent to Phoenix-Goodyear Airport
- 828,480 SF & 604,442 SF in Phase II
- LEED certified buildings
- Cross dock designs with ample trailer storage





Building 4

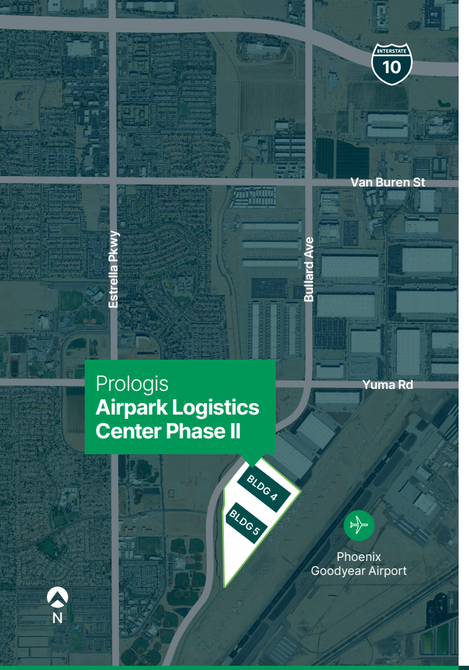
1865 S. Bullard Ave.
Goodyear AZ 85338

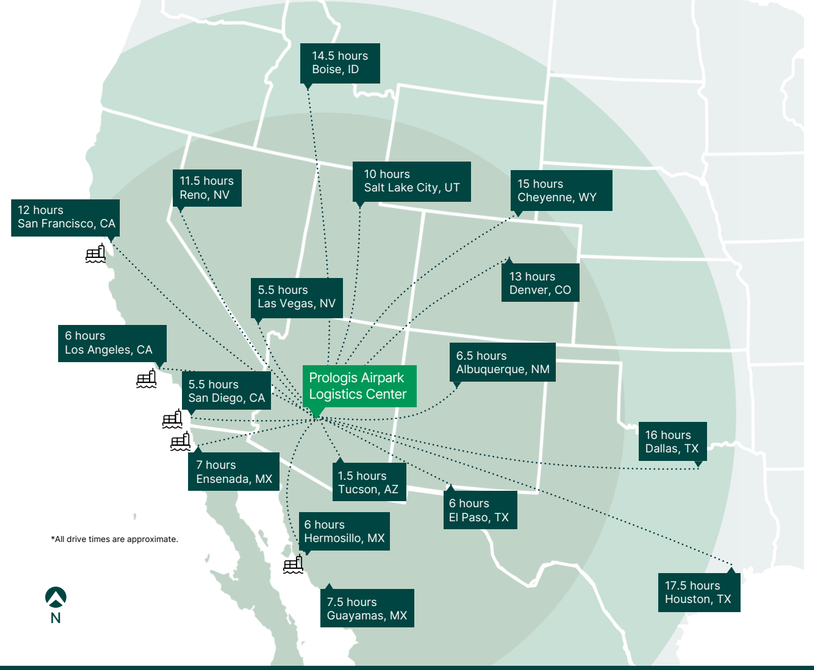
- 828,480 SF
- ±5,000 SF spec office
- 40'-0" clear height
- Cross dock configuration
- LED lighting
- 4 (16'x16') drive-in doors
- 151 (9'x10') dock-high doors
- 56' x 60' column spacing with 70' speed bays
- Full warehouse climate control
- 494 car parking spaces
- 190 trailer parking spaces
- 6,000 AMPS 480/277V with spec office - expandable to 12,000 AMPS with lease
- 8" conventional reinforced slab
- 185' truck court depth
- 80 mil reinforced TPO membrane roofing

Building 5

2085 S. Bullard Ave.
Goodyear AZ 85338

- 601,877 SF
- Up to three build-to-suit offices
- 40'-0" clear height
- Cross dock configuration
- LED lighting
- 4 (16'x16') drive-in doors
- 107 (9'x10') dock-high doors
- 56' x 60' column spacing with 70' speed bays
- Full warehouse climate control
- 303 car parking spaces
- 140 trailer parking spaces (adjacent trailer yard has 159 parking spaces)
- Up to 9,200 AMPS 480/277V
- 80 mil reinforced TPO membrane roofing
- 8" conventional reinforced slab
- 185' truck court depth

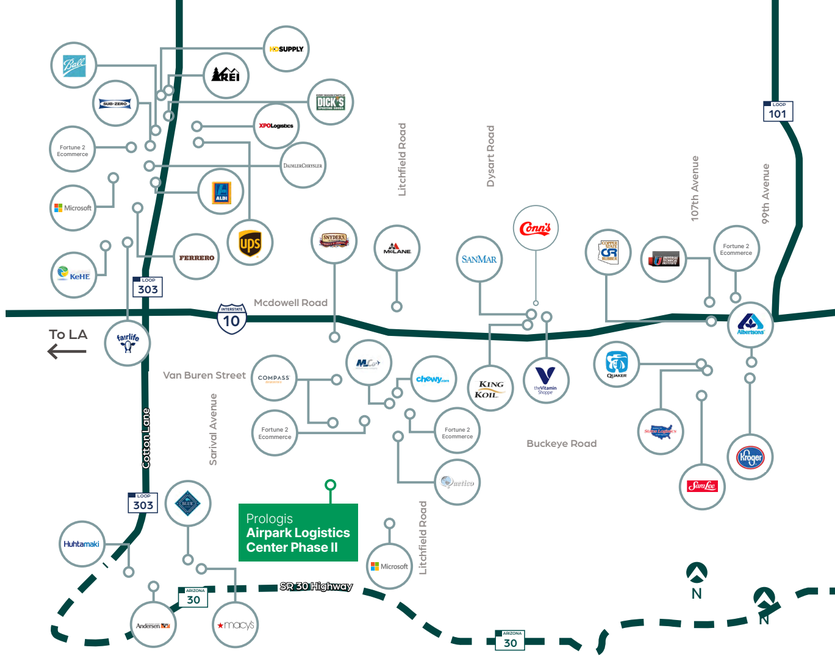




Goodyear means business.

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**



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

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

Source: developgoodyearaz.com

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.

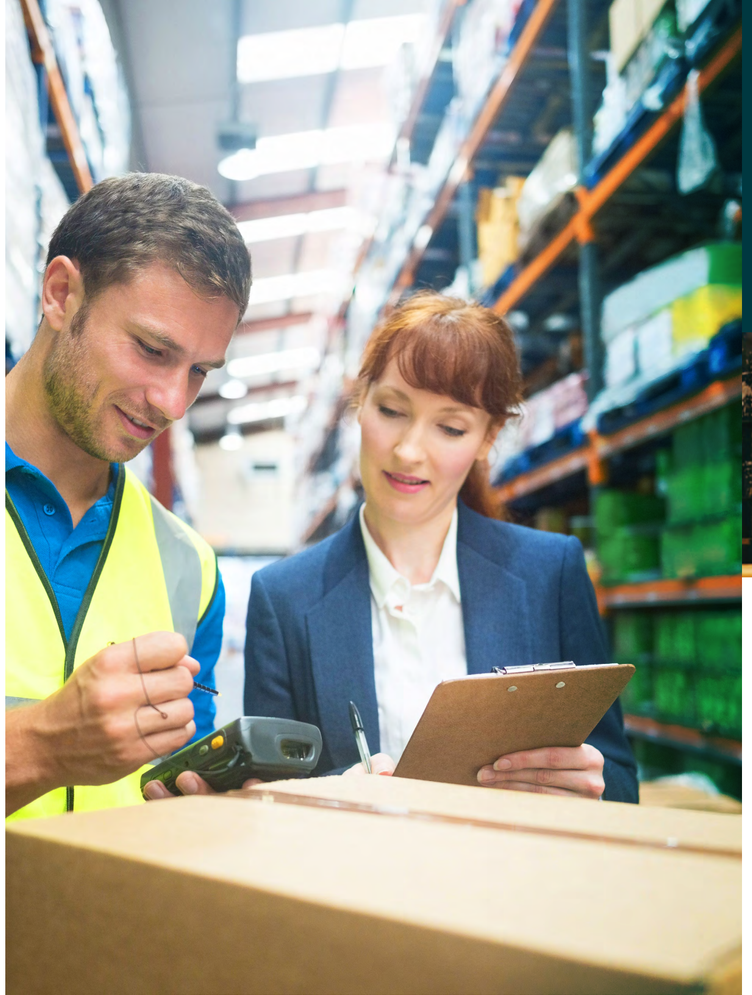
Partner with Prologis

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.

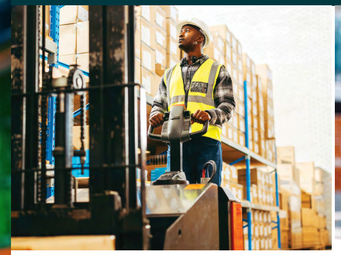


Prologis Essentials

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

JLL

Riley Gilbert, SIOR*
Vice Chairman
+1 480 628 5590
riley.gilbert@jll.com

Marc Hertzberg, SIOR
Vice Chairman
+1 602 625 2804
marc.hertzberg@jll.com

John Lydon
Senior Managing Director
+1 773 617 6511
john.lydon@jll.com

Kelly Royle
Vice President
+1 602 814 1583
kelly.royle@jll.com

PROLOGIS®

Jeff Foster*
VP, Market Officer
+1 602 474 8383
jfoster@prologis.com

Mathias Hughes
SVP, Investment Officer
+1 775 829 3035
mhughes@prologis.com

Aaron Velasco
Director, Investment
+1 602 474 8375
avelasco@prologis.com

Victoria Benavidez
Leasing & Marketing Coordinator
+1 602 474 8355
vbenavidez@prologis.com

* Primary deal contacts

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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