



Jones Lang LaSalle Americas, Inc. license #: CO508577000

FIRST TO DEPLOY AIRBORNE & CONTACT PATHOGEN MITIGATION

YUMA | 143

ENEC YUMA ROAD / 143RD AVENUE

Goodyear, AZ

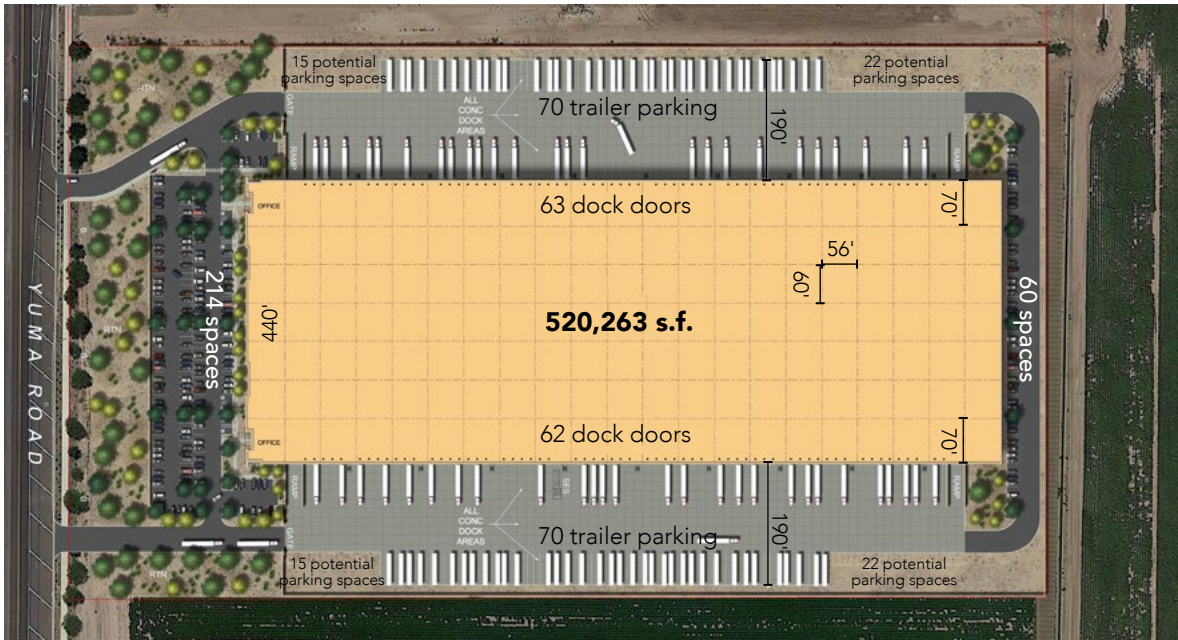
goodyearyuma143.com

Flexible Food Service Warehouses: $\pm 190,220$ - $\pm 520,263$ s.f.

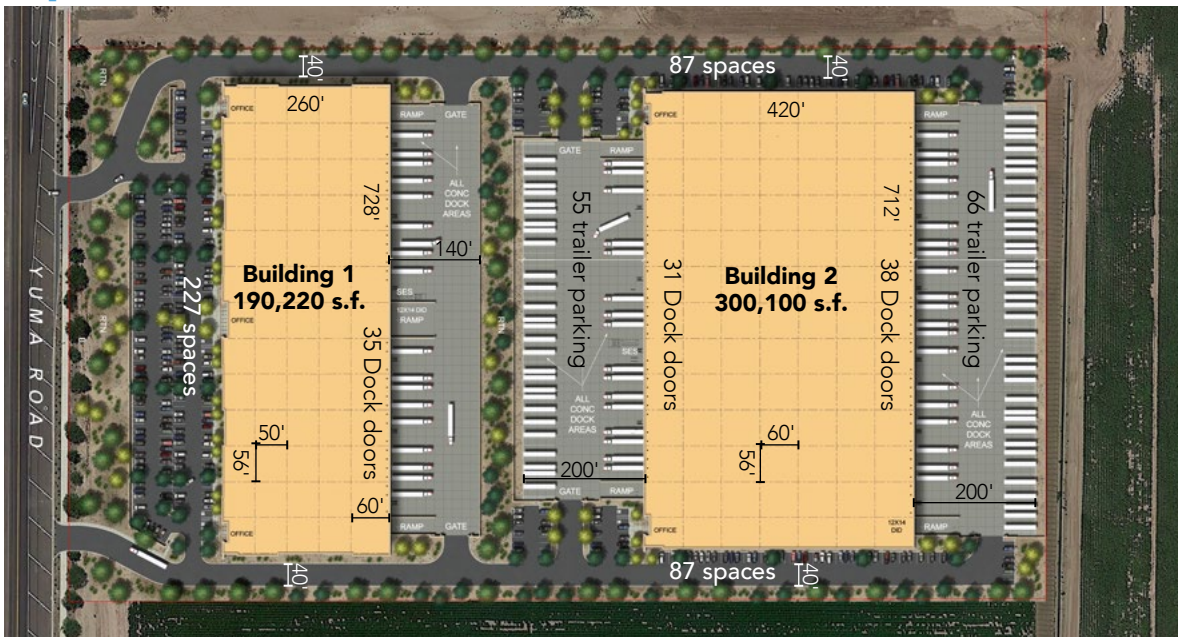
- Available for occupancy Q3 2021
- Divisible to $\pm 50,000$ s.f.
- Build-to-suit options available including all freezer, cooler and grocery facilities
- Leases with option to purchase will be considered
- Rare opportunity to locate your business in a Foreign Trade Zone with Magnet status



Option A



Option B



**±190,220 - ±520,263 s.f.
industrial buildings**

Option A

- ±520,263 s.f. cross dock building
- 40' clear height
- 440' x 1176' building dimensions
- 190' full concrete truck courts
- (125) insulated dock high doors; (4) insulated grade level doors
- 140 trailer parking stalls (expandable)
- 274 auto parking stalls (expandable)
- 56' x 60' column spacing

Option B - Building 1

- Building 1: 190,220 s.f.
- 32'-36' clear height
- 260' x 728' building dimensions
- 140' full concrete truck court
- (35) insulated dock high doors; (4) insulated grade level doors
- 227 auto parking stalls
- 52' x 56' column spacing

Option B - Building 2

- Building 2: 300,100 s.f.
- 36' clear height
- 420' x 712' building dimensions
- 200' full concrete truck courts
- (69) insulated dock high doors; (4) insulated grade level doors
- 121 trailer parking stalls
- 174 auto parking stalls (expandable)
- 56' x 60' column spacing

Tenants located along north Loop 303:



900,000 SF



700,000 SF



640,000 SF



620,000 SF



490,000 SF



400,000 SF



440,000 SF



±250,000 SF



Foreign Trade Zone & Magnet 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

GMFTZ.org

Click link for detailed information on the Greater Maricopa Foreign Trade Zone

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
- Fully improved
- I-1 zoning
- Multiple access points
- Adjacent to APS sub station and Goodyear's fire and police station

GOODYEAR IS THE
6TH FASTEST GROWING
CITY IN THE U.S.
- U.S. CENSUS BUREAU

Retail amenities in close proximity:



Applebee's Grill + Bar



Fry's Food Stores



The Home Depot



In-N-Out Burger



Lowe's



McDonald's



P.F. Chang's



Sam's Club



Starbucks Coffee



Target



Walgreens



Fortune 1 Retailer

Community background



Population: **87,287**
 Median Household
 Income: **\$79,142**
 Median Age: **36.6**
 Professional Workers: **63.1%**



College-Educated: **69.9%**
 Associate Degree – **9.8%**
 Bachelor Degree – **18.4%**
 Graduate Degree – **11.6%**



Goodyear workforce occupations:

35.8% Management, business, science,
 and arts occupations

27.3% Sales and office occupations

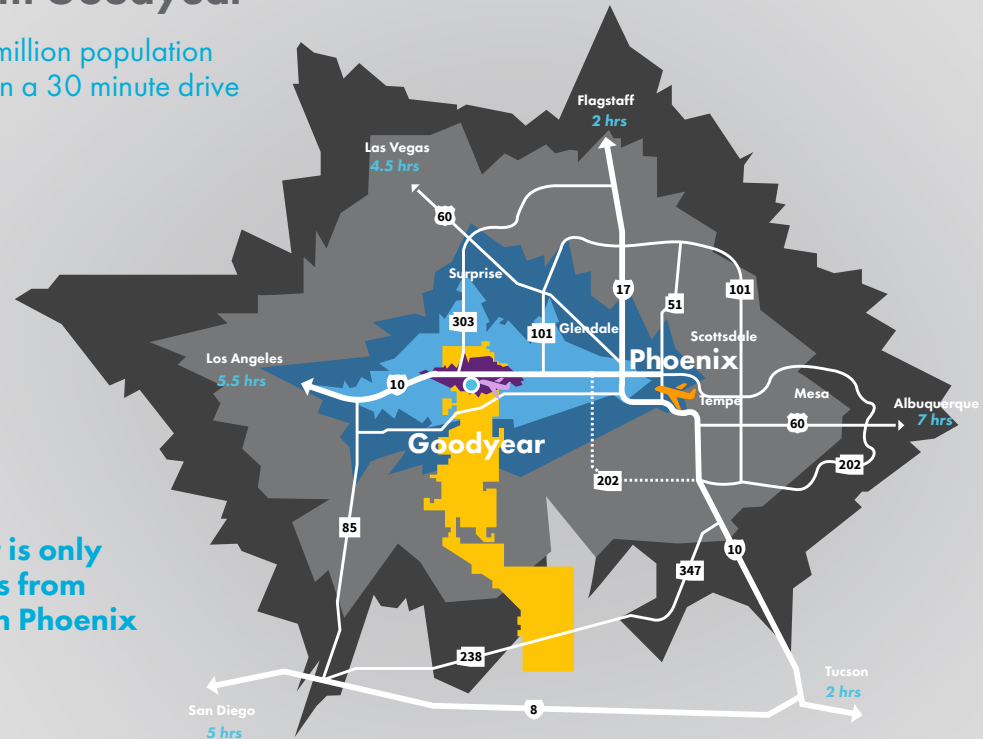
17.8% Service occupations

11.7% Production, transportation, and
 material moving occupations

Drive times from Goodyear

1.7 million population
 within a 30 minute drive

Goodyear is only
 20 minutes from
 Downtown Phoenix



Drive Time	Labor	Population
20 min	288,380	663,614
30 min	721,355	1,709,683
45 min	1,417,713	3,059,750
60 min	1,984,055	4,211,031

Source: ESRI 2018

#2

LOCATED IN THE NATION'S
Workforce Market

Goodyear Boundary Sky Harbor International Airport Phoenix-Goodyear Airport



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