

# FOREIGN TRADE ZONE APPROVED

THE FTZ DESIGNATION PROVIDES A 75% REDUCTION IN REAL AND PERSONAL PROPERTY TAXES



**BUILD-TO-SUIT  
OPPORTUNITY  
FOR LEASE  
±231.3 ACRES  
AVAILABLE**

**VAN BUREN STREET  
& YUMA ROAD  
FRONTAGE BETWEEN  
BULLARD AVENUE AND  
LITCHFIELD ROAD  
GOODYEAR, ARIZONA**

THIS ±231.3 ACRE SITE  
IS LOCATED IN GOODYEAR,  
MARICOPA COUNTY'S FASTEST  
GROWING REGION

FOR MORE INFORMATION PLEASE CONTACT:

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DEVELOPED BY:



**CBRE**  
CB RICHARD ELLIS

# BUILD-TO-SUIT OPPORTUNITY FOR LEASE

## ±231.3 ACRES AVAILABLE

### VAN BUREN STREET & YUMA ROAD FRONTAGE BETWEEN BULLARD AVENUE & LITCHFIELD ROAD

GOODYEAR, ARIZONA

#### PROPERTY FEATURES:

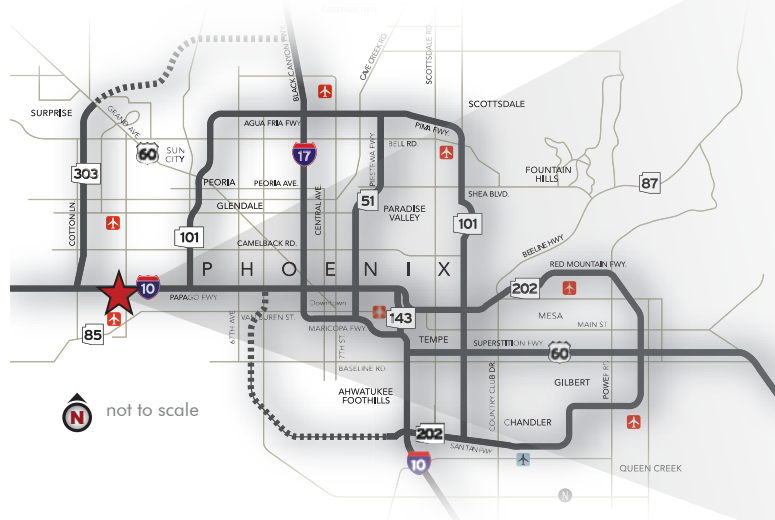
- Site Area: ±231.3 Acres
- Zoning: I-1 & I-2 Industrial, City of Goodyear
- Parcel #'s: 500-04-018 T, 500-04-018 F, 500-04-012B & 500-04-012C
- Access to redundant power

#### SERVICE PROVIDERS:

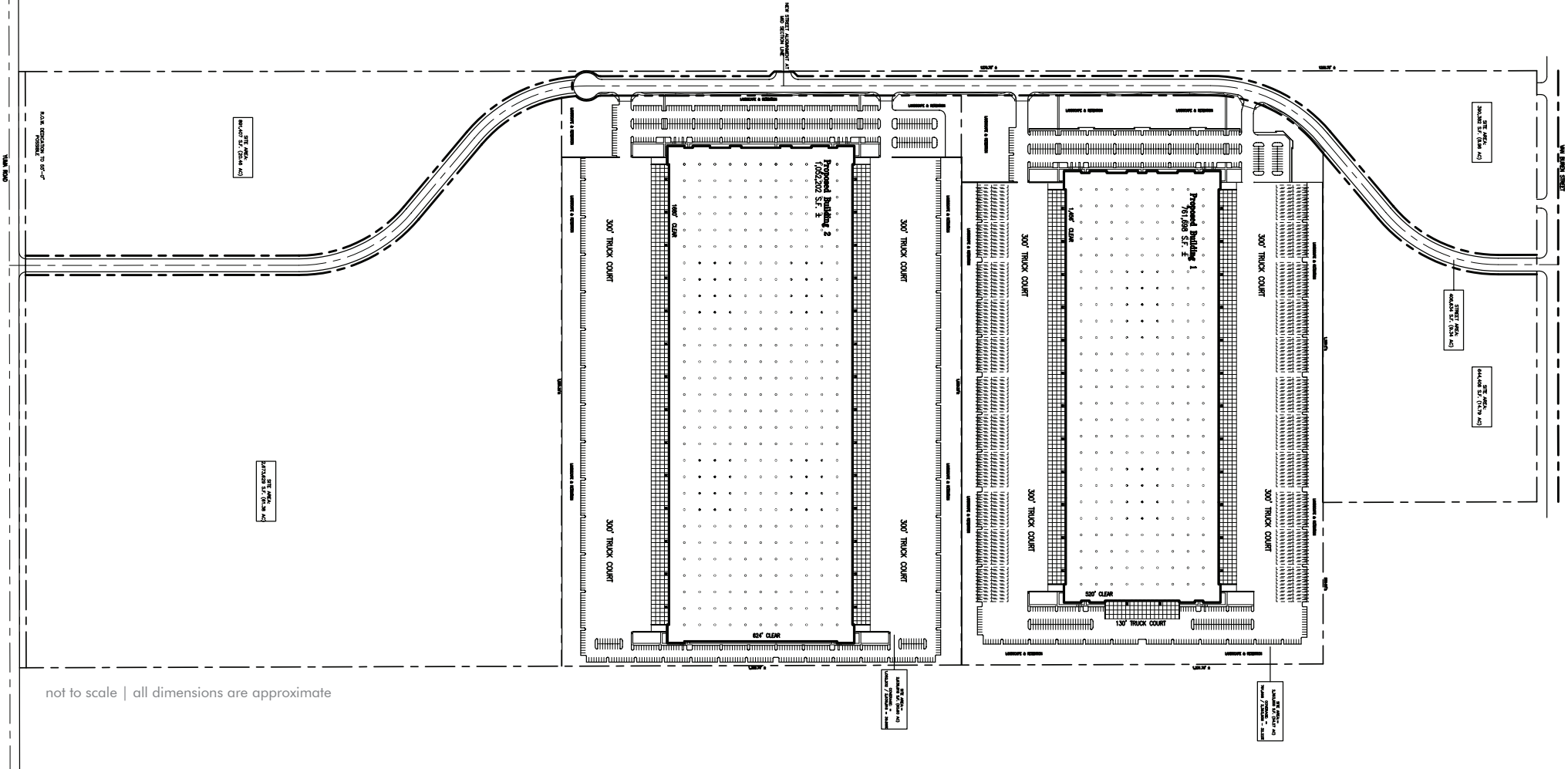
- Water/Sewer: City of Goodyear
- Electricity: APS
- Natural Gas: Southwest Gas

#### LOCATION FEATURES:

- Situated within the City of Goodyear's employment corridor
- Within minutes of Interstate 10
- Two full diamond interchanges located at Litchfield Road and Bullard Avenue along Interstate 10
- 20 minutes from downtown Phoenix
- Adjacent to Phoenix Goodyear Airport (Offers an ±8,500 foot cargo rated runway)
- Numerous amenities & shopping centers nearby including Estrella Falls and Canyon Trails Towne Center and Ball Park Village (home of the Cleveland Indians and Cincinnati Reds)
- Exceptional demographic characteristics and dynamic residential growth within immediate area
- Corporate neighbors include: Amazon, Lockheed Martin, Southwest Specialty Foods, Suntech Power, etc
- Site is ±23 miles west of Sky Harbor International Airport



# POTENTIAL SITE PLAN



not to scale | all dimensions are approximate

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GOODYEAR, ARIZONA



## CORPORATE NEIGHBORS:



## GOODYEAR DRIVE TIMES (IN ± HOURS):

- Tucson: 1.75
- Los Angeles: 5.5
- Las Vegas: 5.5
- San Diego: 5.75
- Albuquerque: 6.5
- Salt Lake City: 10.75
- Bay Area: 11

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