



**±4.37 ACRE INDUSTRIAL OUTDOOR STORAGE SITE WITH ±17,580 SF OF SHOP AND OFFICE BUILDINGS AVAILABLE FOR LEASE**

14575 W LA ESTRELLA DR. GOODYEAR AZ, 85338

**ZONED I-2 HEAVY INDUSTRIAL | RARE GOODYEAR CONTRACTOR FACILITY**



W LA ESTRELLA DR

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### PROPERTY OVERVIEW

**±17,580 SF**

Total Building SF

**±4.37 AC**

Site Size

**I-2 (Heavy Industrial)**

Zoning

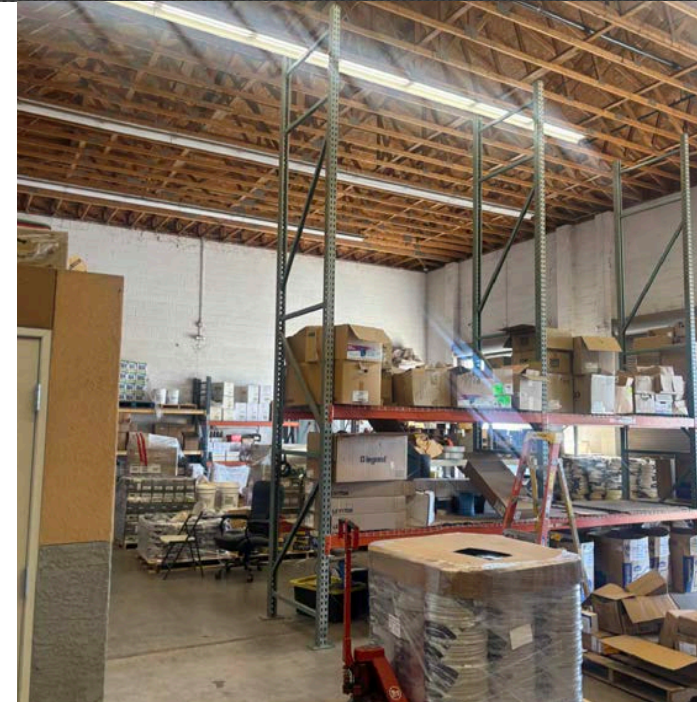
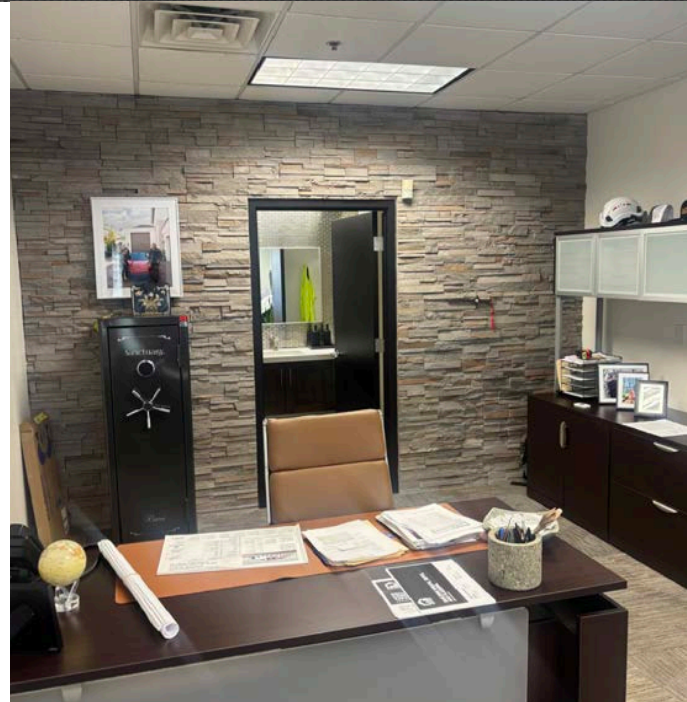
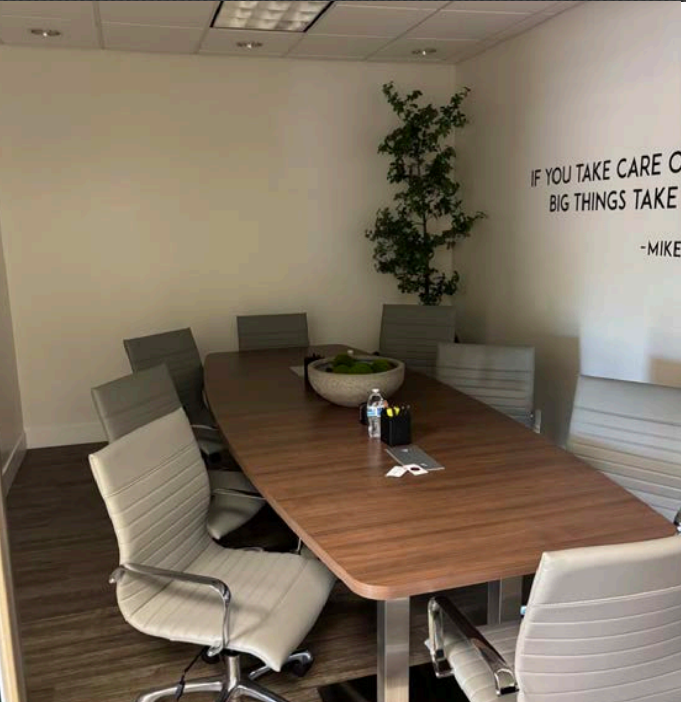
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### PROPERTY HIGHLIGHTS

- Building 1 (East Building): ±9,620 SF
  - » ±5,000 SF Clear Span Warehouse
  - » ±4,620 SF of Office
  - » ±22' Clear Height
  - » Five (5) Grade Level Doors
    - ◇ 4 (12' x 12')
    - ◇ 1 (12' x 10')
- Building 2 (West building): ±7,960 SF
  - » ±5,000 SF Clear Span Warehouse
  - » ±2,960 SF of Office
  - » ±16' Clear Height
  - » Four (4) Grade Level Doors
    - ◇ Two (14' x 12')
    - ◇ Two (12' x 12')
- Nine (9) Grade Level Doors
- On Site Fueling Station
- Large Paved and Secured Yard with Block Wall Perimeter
- Power: 800 AMPS, 120 / 208, 3-Phase
- Two (2) Points of Ingress / Egress
- Drive around Yard
- Automatic Gates to the Yard
- Twenty (20) Parking Spots
- Proximity to I-10, Loop 303, Loop 101, and Loop 202 Freeways
- Adjacent to Phoenix Goodyear Airport
- Planned SR30 Freeway One Mile South of Property (Opening 2030 - Full Diamond Interchange at Bullard Ave)







### LEASE OPTION 1 - FULL SITE

- Building 1 (East Building): ±9,620 SF
  - » ±5,000 SF Clear Span Warehouse
  - » ±4,620 SF of Office
- Building 2 (West building): ±7,960 SF
  - » ±5,000 SF Clear Span Warehouse
  - » ±2,960 SF of Office



### LEASE OPTION 2 - EAST SIDE - ±9,620 SF ON ±2.28 ACRES

- ±5,000 SF Clear Span Warehouse
- ±4,620 SF of Office



### LEASE OPTION 3 - WEST SIDE - ±7,960 SF ON ±2.09 ACRES

- ±5,000 SF Clear Span Warehouse
- ±2,960 SF of Office



**GOODYEAR SUBMARKET HIGHLIGHTS**

- 2.3M SF ABSORBED IN THE PAST 12 MONTHS
- INDUSTRIAL BASE EXPANDED 155% OVER THE PAST 5 YEARS
- I-10 ACCESS ATTRACTS TOP LOGISTICS TENANTS
- 16 MILLION SF FUTURE INDUSTRIAL IN PLANNING