



GOODYEAR CROSSING
INDUSTRIAL PARK

Located in an
Opportunity Zone



FOR LEASE | CLASS A INDUSTRIAL | DELIVERY 4Q 2020

SWC SARIVAL AVENUE & WEST ELWOOD STREET

Building A:	284,290 SF
Building B:	58,473 SF
Building C:	68,154 SF

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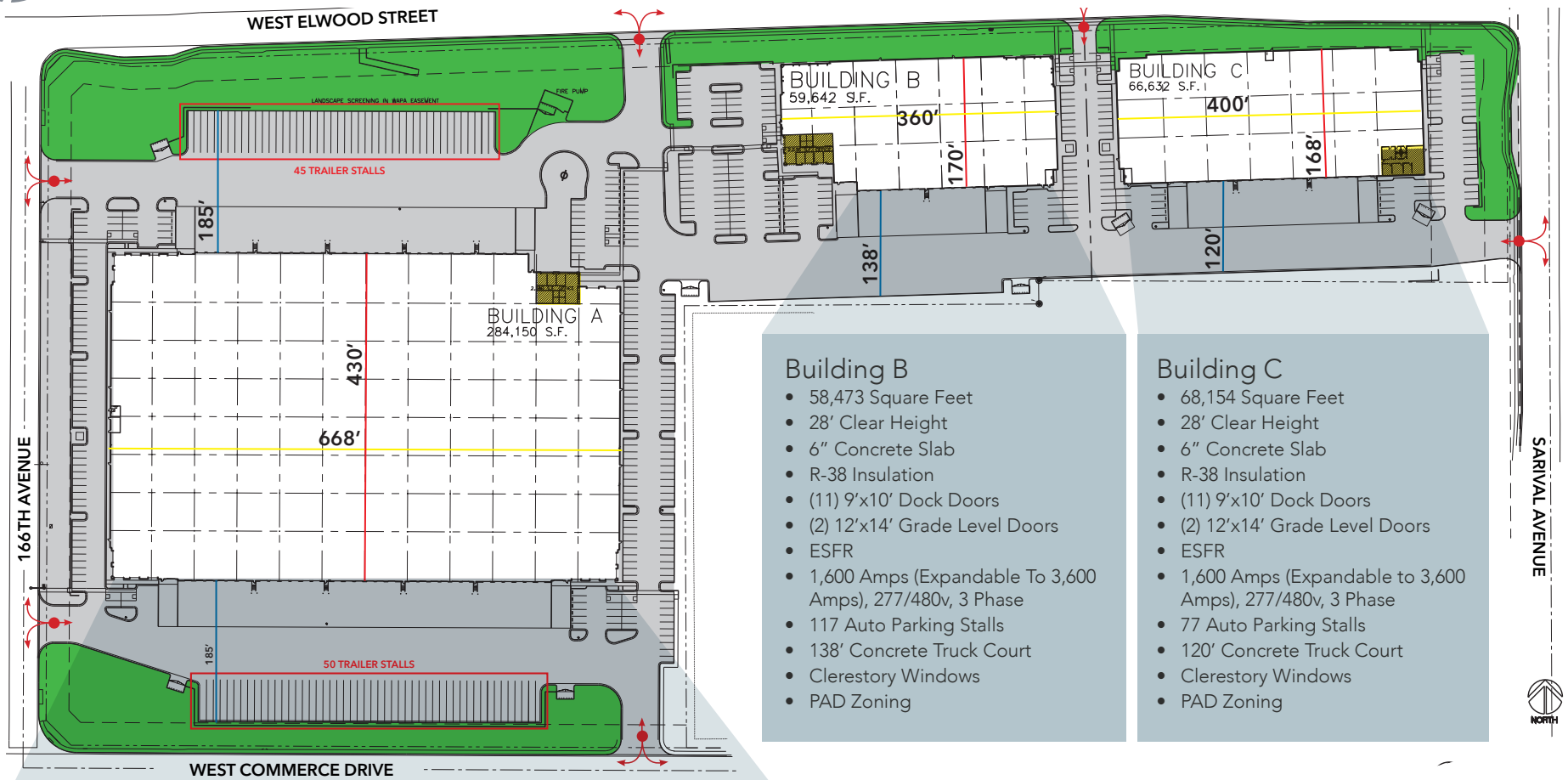
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

VIAWEST
Group



GOODYEAR CROSSING INDUSTRIAL PARK

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Building B

- 58,473 Square Feet
- 28' Clear Height
- 6" Concrete Slab
- R-38 Insulation
- (11) 9'x10' Dock Doors
- (2) 12'x14' Grade Level Doors
- ESFR
- 1,600 Amps (Expandable To 3,600 Amps), 277/480v, 3 Phase
- 117 Auto Parking Stalls
- 138' Concrete Truck Court
- Clerestory Windows
- PAD Zoning

Building C

- 68,154 Square Feet
- 28' Clear Height
- 6" Concrete Slab
- R-38 Insulation
- (11) 9'x10' Dock Doors
- (2) 12'x14' Grade Level Doors
- ESFR
- 1,600 Amps (Expandable to 3,600 Amps), 277/480v, 3 Phase
- 77 Auto Parking Stalls
- 120' Concrete Truck Court
- Clerestory Windows
- PAD Zoning

Building A

- 284,290 SF Cross-Dock Building
- 36' Clear Height
- Cross-Dock
- 7" Concrete Slab
- R-38 Insulation
- (56) 9'x10' Dock Doors
- (4) 12'x14' Grade Level Doors
- Column Spacing: 56'x50'
- ESFR
- 3,600 Amps (Expandable to 7,200 Amps), 277/480v, 3 Phase
- 95 Trailer Parking Stalls
- 186 Auto Parking Stalls
- 185' Concrete Truck Court
- Clerestory Windows
- PAD Zoning

CORPORATE NEIGHBORS



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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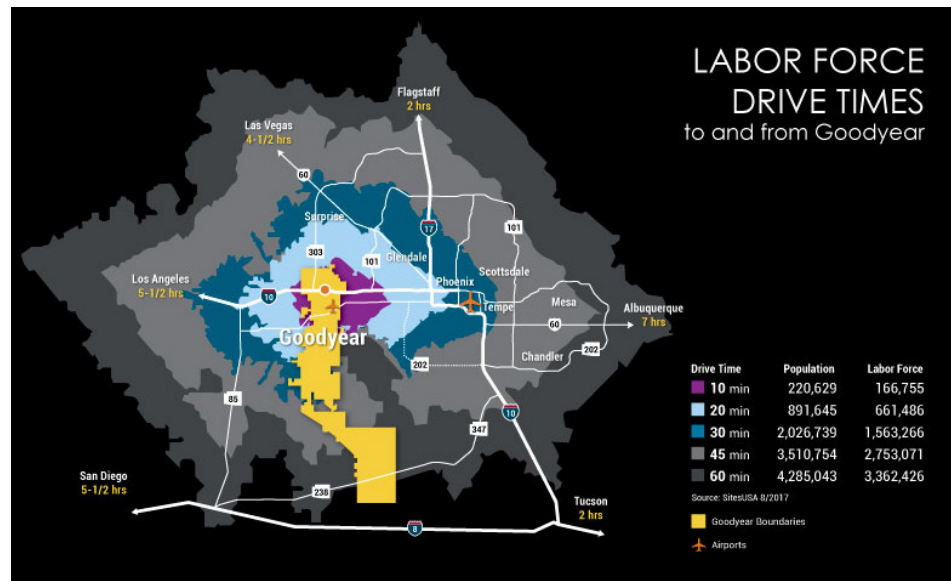
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LOCATION BENEFITS:

- 6 Hours to the Port of Los Angeles and major Southern California markets
- I-10 Serves as a connector to major freeway systems, including Loop 101, Loop 202, Loop 303, and I-17

OPPORTUNITY ZONES

- Capital gains tax incentives for investing in Opportunity Zone
- Temporary deferral for capital gains reinvested
- Step-up in basis up to 15%
- Permanent Exclusion from taxable income of capital gains

CITY OF GOODYEAR:



84,659
Population



\$256,900
Median Home Value



\$77,930
Median Household Income



1.56 million
Workforce Population
(30 minute drive or less)