

FOR SALE OR LEASE

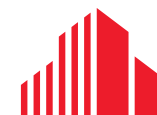
2710 SOUTH LITCHFIELD ROAD

Goodyear, AZ 85338



7,220 SF TOTAL

WITH 2,932 SF OF CLASS A OFFICE SPACE

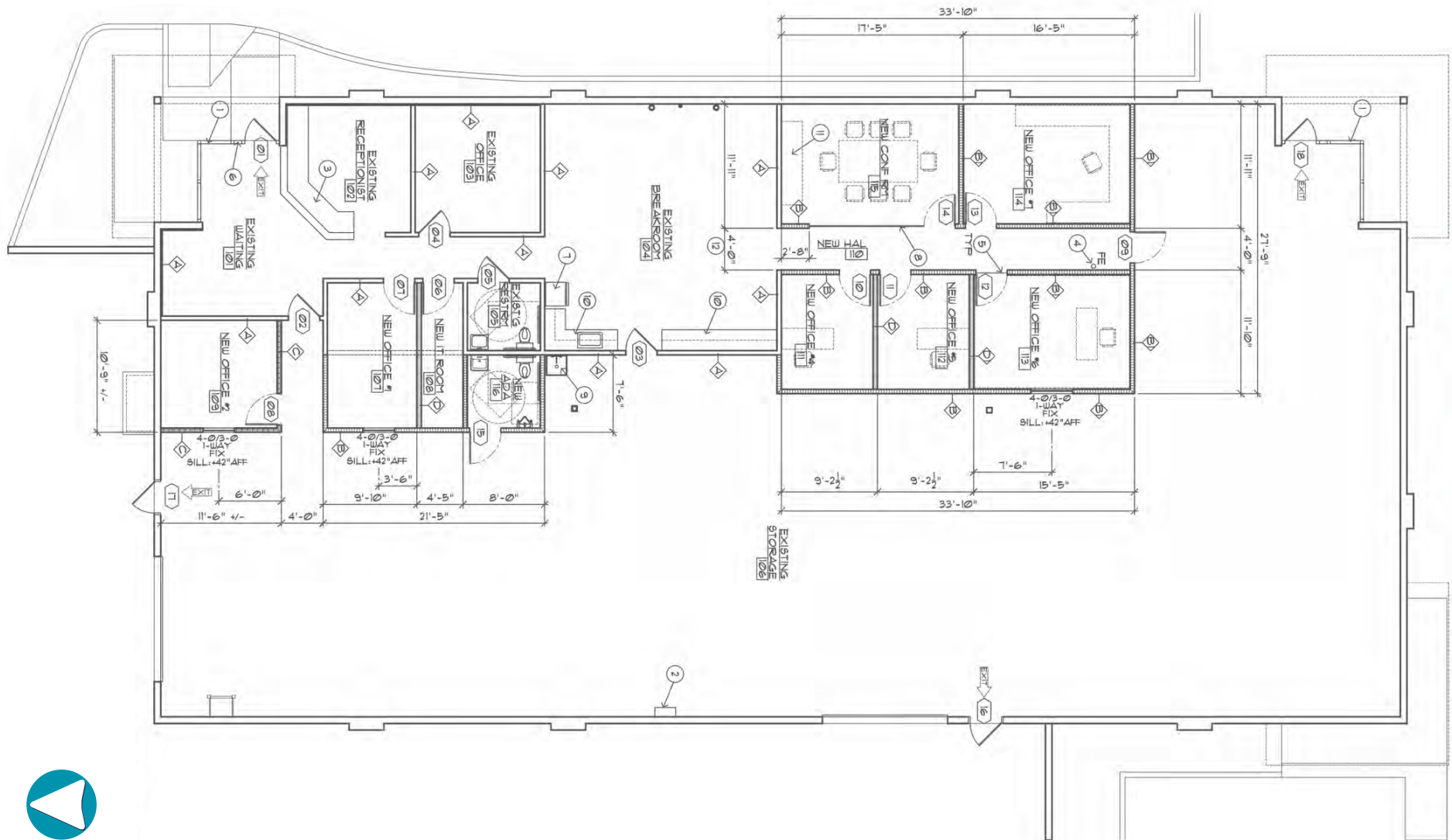


**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS



- (2) - 10' x 14' grade level doors (electric)
- 1 Big-Ass Fan
- Clear height is 19' with upgraded LED lighting and controls
- EVAP in the warehouse (2) and (2) AC units for office
- Warehouse Restrooms & Office
- 10 parking spaces
- Power 400 amps 120/208 3 Phase Expandable to 800 amps
- Fenced & secured yard area
- I-1, Light Industrial (City of Goodyear)
- ±0.715-acre lot
- Parcel Number - 500-07-067



PROPERTY PHOTOGRAPHY



CONFERENCE ROOM



MEETING/BREAK AREA



CLEARSPAN WAREHOUSE



SECURED YARD AREA

PROPERTY AERIAL MAP

EYR
PHOENIX GOODYEAR AIRPORT

ARIZONA
85

W El Cielo

**2710 South Litchfield Road
Goodyear, AZ 85338**

S La Luna

Litchfield Road

W Lower Buckeye Road

BROKERS

Garrett Wilson

Director
+1 602 224 4458
garrett.wilson@cushwake.com

Jim Wilson

Executive Managing Director
+1 602 229 5923
jim.wilson@cushwake.com

Joshua Wyss, SIOR

Executive Director
+1 602 224 4407
joshua.wyss@cushwake.com

Christian Coraggio

Director
+1 602 224 4463
christian.coraggio@cushwake.com

2555 East Camelback Road
Suite 400
Phoenix, AZ 85016
+1 602 954 9000

cushmanwakefield.com