

**FOR LEASE ±12,142 SF**



# **GOODYEAR FREESTANDING MANUFACTURING BUILDINGS**

**13951 W. EL CIELO + 2665 S. LA LUNA | GOODYEAR | AZ 85338**



**FOR MORE INFORMATION, CONTACT:**

**TREVOR MCKENDRY**  
Executive Vice President  
P: 602.575.2332  
tmckendry@daumcre.com

**CHRIS ROGERS**  
Executive Vice President  
P: 602.575.2309  
crogers@daumcre.com

**NICK REINHARDT**  
Associate Vice President  
P: 602.575.2314  
nreinhardt@daumcre.com

**NICK FAJARDO**  
Associate  
P: 602.575.2322  
nfajardo@daumcre.com

**PARKER HOUSTON**  
Vice President  
P: 602.575.2330  
phouston@daumcre.com

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**2665 S. LA LUNA**

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**13951 W. EL CIELO**

 <b>BUILDING: ±12,142 SF</b>	 <b>GRADE LEVEL DOORS: (7) 12' X 14'</b>
 <b>OFFICE: ±1,100 SF</b>	 <b>COOLING: 100% HVAC</b>
 <b>CLEAR HEIGHT: ±16'</b>	 <b>POWER: 1,600 AMPS 277/480V</b>
 <b>LOT SIZE: ±0.744 AC</b>	 <b>PARKING RATIO: 1.98/1,000 SF</b>
 <b>ZONING: I-1 INDUSTRIAL</b>	 <b>IMMEDIATE ACCESS TO MC85 &amp; PHOENIX GOODYEAR AIRPORT</b>

 <b>BUILDING: ±13,515 SF</b>	 <b>GRADE LEVEL DOORS: (3) 12' X 14'</b>
 <b>OFFICE: ±25%</b>	 <b>COOLING: 100% HVAC</b>
 <b>CLEAR HEIGHT: ±16'</b>	 <b>POWER: 1,600 AMPS 277/480V</b>
 <b>LOT SIZE: ±0.91 AC</b>	 <b>PARKING RATIO: 1.92/1,000 SF</b>
 <b>ZONING: I-1 INDUSTRIAL</b>	 <b>IMMEDIATE ACCESS TO MC85 &amp; PHOENIX GOODYEAR AIRPORT</b>



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## PREMIER WEST VALLEY LOCATION

- Located in Goodyear, one of the fastest-growing industrial submarkets in Metro Phoenix, with immediate access to MC-85 and close proximity to I-10 and Loop 303 for seamless regional distribution.

## ACCESS TO KEY TRANSPORTATION INFRASTRUCTURE

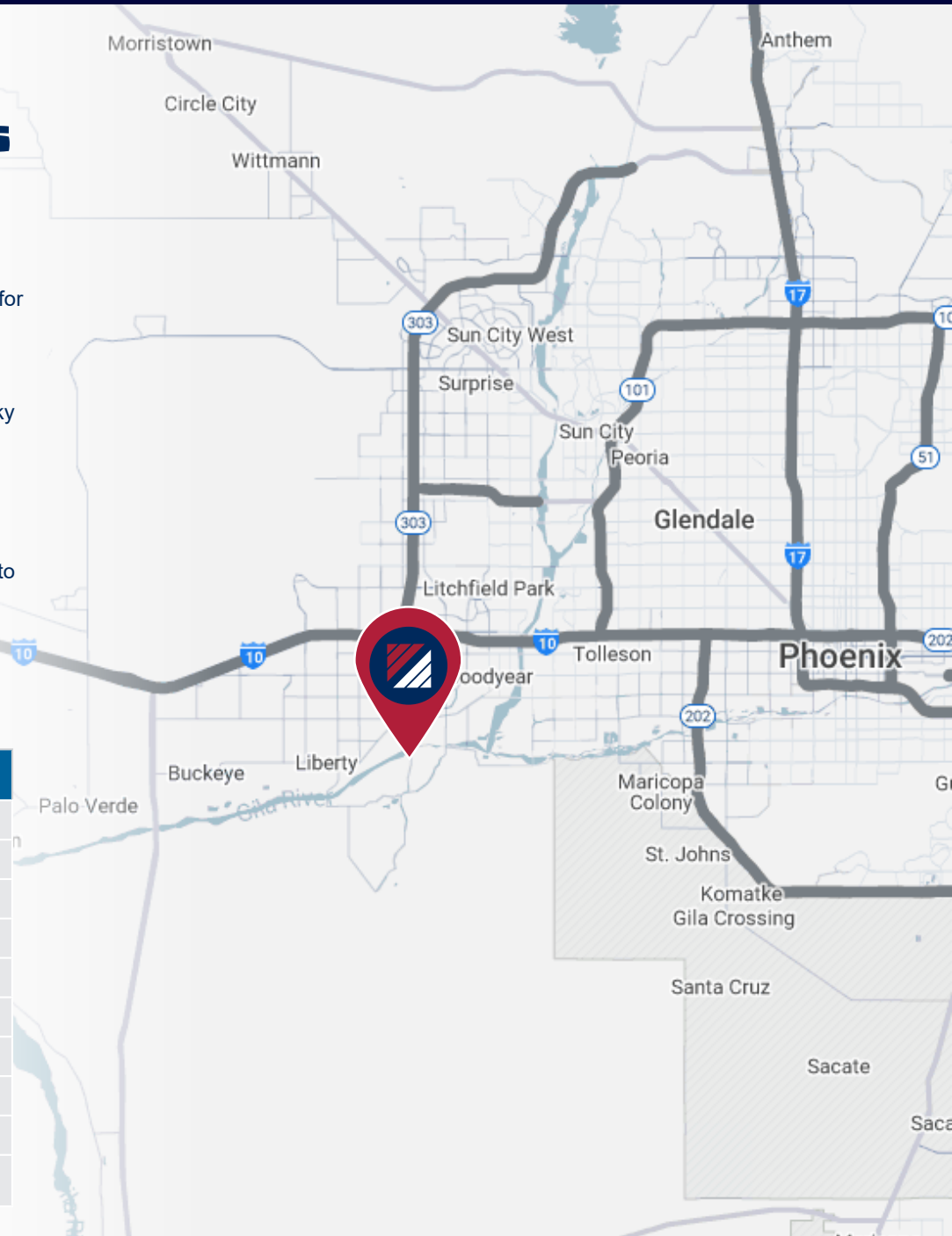
- Minutes from major freeway systems and approximately 30 minutes from Phoenix Sky Harbor International Airport, supporting efficient inbound and outbound logistics.

## THRIVING INDUSTRIAL ECOSYSTEM

- Surrounded by nationally recognized logistics, manufacturing, and e-commerce operators including Amazon, UPS, and Ball Corporation, affirming the area's appeal to industrial users.

## PRO-BUSINESS ENVIRONMENT & WORKFORCE AVAILABILITY

- Benefit from Arizona's low tax climate, streamlined permitting, and access to a growing, skilled labor pool drawn from Goodyear and greater Maricopa County.



### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2020 Population	86,975	287,155	1,136,026
2024 Population	94,957	303,561	1,179,708
2029 Population Projection	103,844	330,266	1,278,896
2020 Households	29,421	105,742	434,017
2024 Households	32,853	112,773	453,308
2029 Household Projection	36,126	123,117	493,210
Avg Household Income	\$62,356	\$74,708	\$90,346
Median Household Income	\$42,974	\$55,992	\$66,083
Total Specified Consumer Spending (\$)	\$830.9M	\$3.1B	\$14B

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