



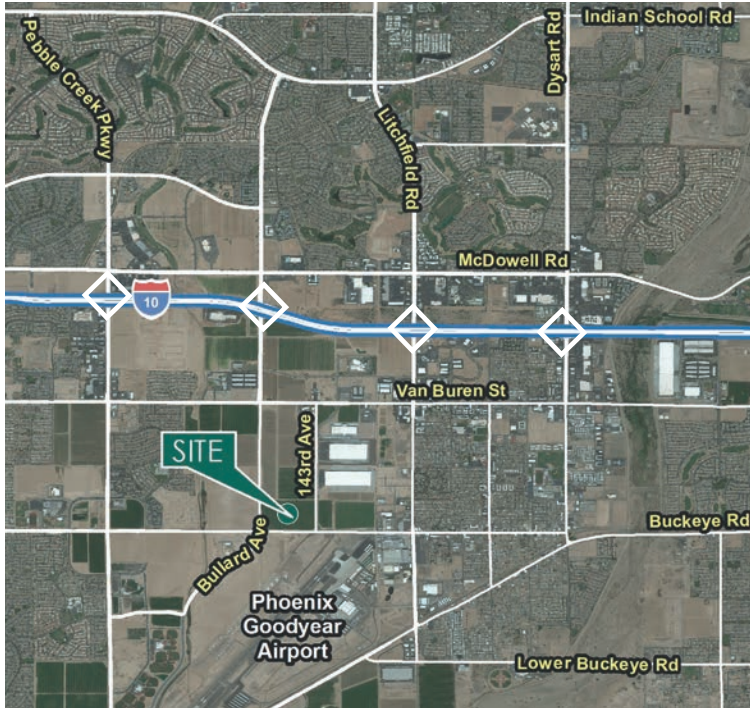
±209,495 SF
Industrial Space Available

Prologis Commerce Park at Goodyear Building 4

14590 W Yuma Rd
Goodyear, AZ 85338

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14590 W Yuma Rd | Goodyear, AZ | 85338



±209,495

square feet available

1.5 miles

from Interstate 10

113 acres

master planned industrial park

Property Description

- Master planned industrial park
- I-1 zoning, City of Goodyear

Property Features

- ±209,495 SF available
- 36' minimum clear height
- 181 parking stalls
- 49 trailer parking stalls
- 30 dock-high doors
- 2 grade-level doors
- Power: 2000A, 277/480V (expandable to 3000A)
- ESFR sprinkler system
- R-38 insulated roof deck
- 185' concrete truck court
- 280' building depth
- 56'x60' typical column spacing
- LED motion sensor lighting

Highway Access

- Minutes from Interstate 10 (1.5 miles), Loop 303 and State Highway 85; the park is ideally located to serve Arizona as well as the key markets in the Western United States including Northern California, Ports of Long Beach, New Mexico, Utah and Nevada

Location

- Goodyear is the 6th fastest growing city in the United States (U.S. Census Bureau)
- Prologis Commerce Park at Goodyear is located in the heart of the Goodyear Business Corridor
- Close proximity to Phoenix Goodyear Airport

Corporate neighbors

- Macy's, UPS, Chewy.com, Dick's Sporting Goods, Blue Buffalo, Ball, REI, Michael Lewis Company, Fortune 28 Technology Company, Fortune 2 E-Commerce Company

Foreign Trade Zone capable

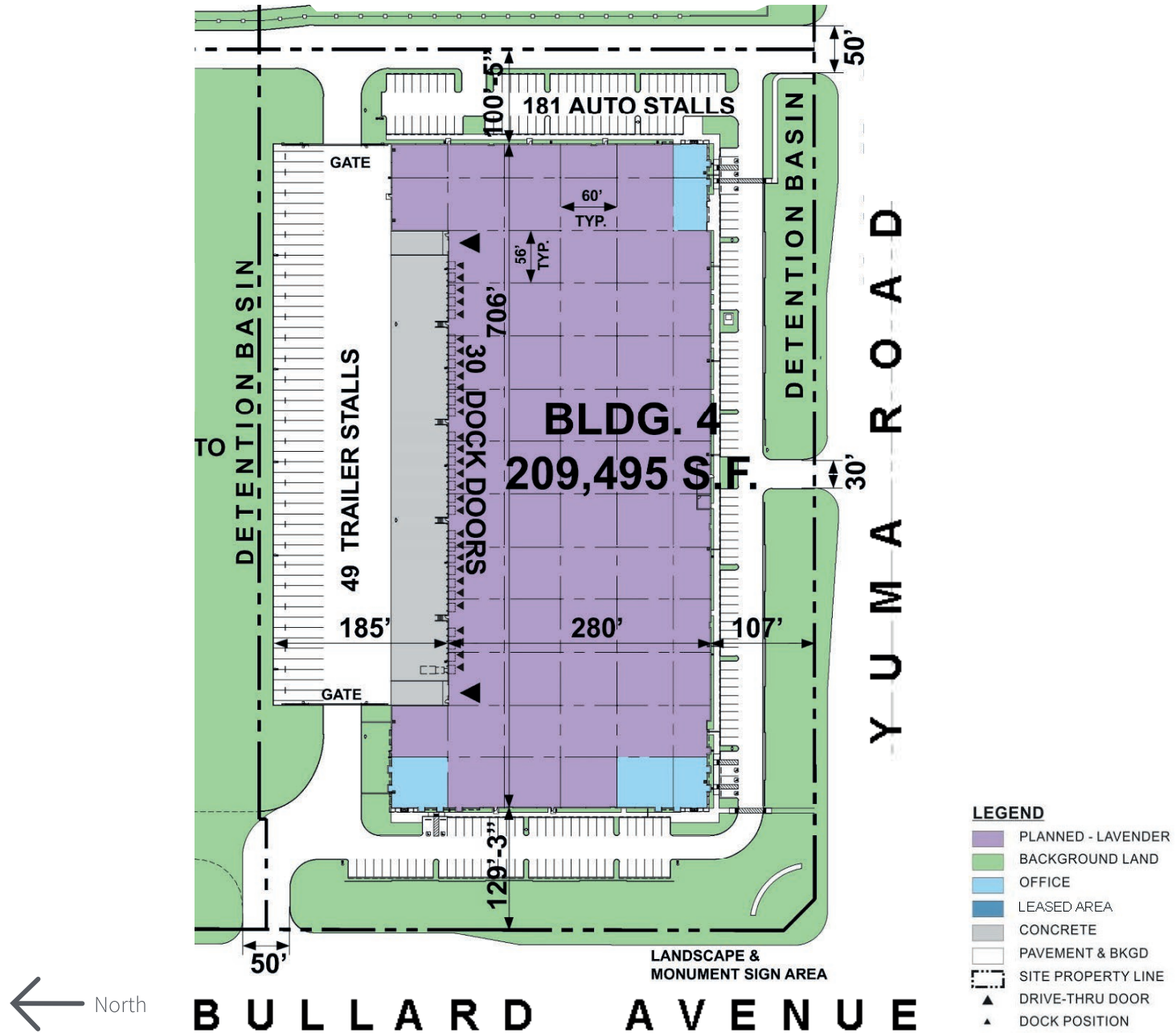
- 72% reduction in real property tax
- 72% reduction in personal property (equipment tax)
- Duty deferral
- Duty elimination
- Reduced customs reporting entries

Opportunity Zone

- 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

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Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 666 million square feet (62 million square meters) owned and under management in 20 countries on four continents.