NEW WEST BUSINESS PARK
BUILD-TO-SUIT SITES FOR SALE/LEASE

- PAD Zoning for I-1 & C-2 Uses, City of Goodyear
- 2 BTS sites totaling +/- 9.97 acres
- +/- 600' of I-10 frontage at grade level
- Convenient Freeway access
- Future full diamond TI

- APNs 502-37-064C & 174A
- 8" sewer line
- AZ Water Company
- Ideal for display yard
- Owner-Agent

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Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES
NEW WEST BUSINESS PARK
BUILD-TO-SUIT SITES FOR SALE/LEASE
LOCATED AT THE CONFLUENCE OF INTERSTATE 10 & LOOP 303

NORTH JACKRABBIT TRAIL
PERRYVILLE ROAD
+/- 6.63 ACRES
$4.75/SF

THOMAS ROAD
McDOWELL ROAD
+/- 3.34 ACRES
$5.25/SF

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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.
**BUILDING A**

- **BUILDING AREA**: 9,000 SF TOTAL
- **7,200 SF REPAIR SHOP (26’ CLR. HT.)**
- **990 SF PARTS WAREHOUSE**
- **810 SF OFFICES**
- **1,200 SF EXTERIOR LUBE TANK FARM**
- **BUILDING + EXTERIOR LUBE TANK FARM: 10,200SF TOTAL**

**BUILDING B**

- **BUILDING AREA**: 9,000 SF TOTAL
- **7,200 SF REPAIR SHOP (26’ CLR. HT.)**
- **990 SF PARTS WAREHOUSE**
- **810 SF OFFICES**
- **1,200 SF EXTERIOR LUBE TANK FARM**
- **BUILDING + EXTERIOR LUBE TANK FARM: 10,200SF TOTAL**

**BUILDING A & B SITE AREA**

- **145,428 SF (3.34 ACRES)**

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**New West Business Park is subject to attendant noise, vibrations, dust, and all other effects that may be caused by over-flights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Glendale Airport.**

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BUILDING C
BUILDING AREA: 68,750 SF GROUND FLOOR OFFICE TO SUIT, MEZZANINE CAPABLE
30' CLEAR HEIGHT
SITE AREA: 288,726 SF (6.63 AC)
3.25 ACRE FENCED CONCRETE PAVED YARD/OUTDOOR DISPLAY AREA
327' OF I-10 FRONTAGE AT GRADE LEVEL

BUILDING A
BUILDING AREA: 9,000 SF TOTAL
7,200 SF REPAIR SHOP (26' CLR. HT.)
990 SF PARTS WAREHOUSE
810 SF OFFICES
1,200 SF EXTERIOR LUBE TANK FARM
BUILDING + EXTERIOR LUBE TANK FARM: 10,200SF TOTAL

BUILDING B
BUILDING AREA: 9,000 SF TOTAL
7,200 SF REPAIR SHOP (26' CLR. HT.)
990 SF PARTS WAREHOUSE
810 SF OFFICES
1,200 SF EXTERIOR LUBE TANK FARM
BUILDING + EXTERIOR LUBE TANK FARM: 10,200SF TOTAL

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