



# LAKIN PARK

MC85 and Cotton Ln, Goodyear, Arizona



**530,307 Square Feet**



# Property Features

- » 3 miles south of I-10
- » MC-85 and Cotton Lane frontage
- » Future Loop 303 and SR-30 frontage and access
- » Zoning: I-2 General Industrial Park
- » Pro business City of Goodyear
- » Corporate neighbors: Amazon, Huhtamaki, Anderson Windows, Blue Buffalo, Macy's, Cornerstone Shared Services, LLC.

## Utilities

WATER & SEWER

City of Goodyear

COMMUNICATION/FIBER

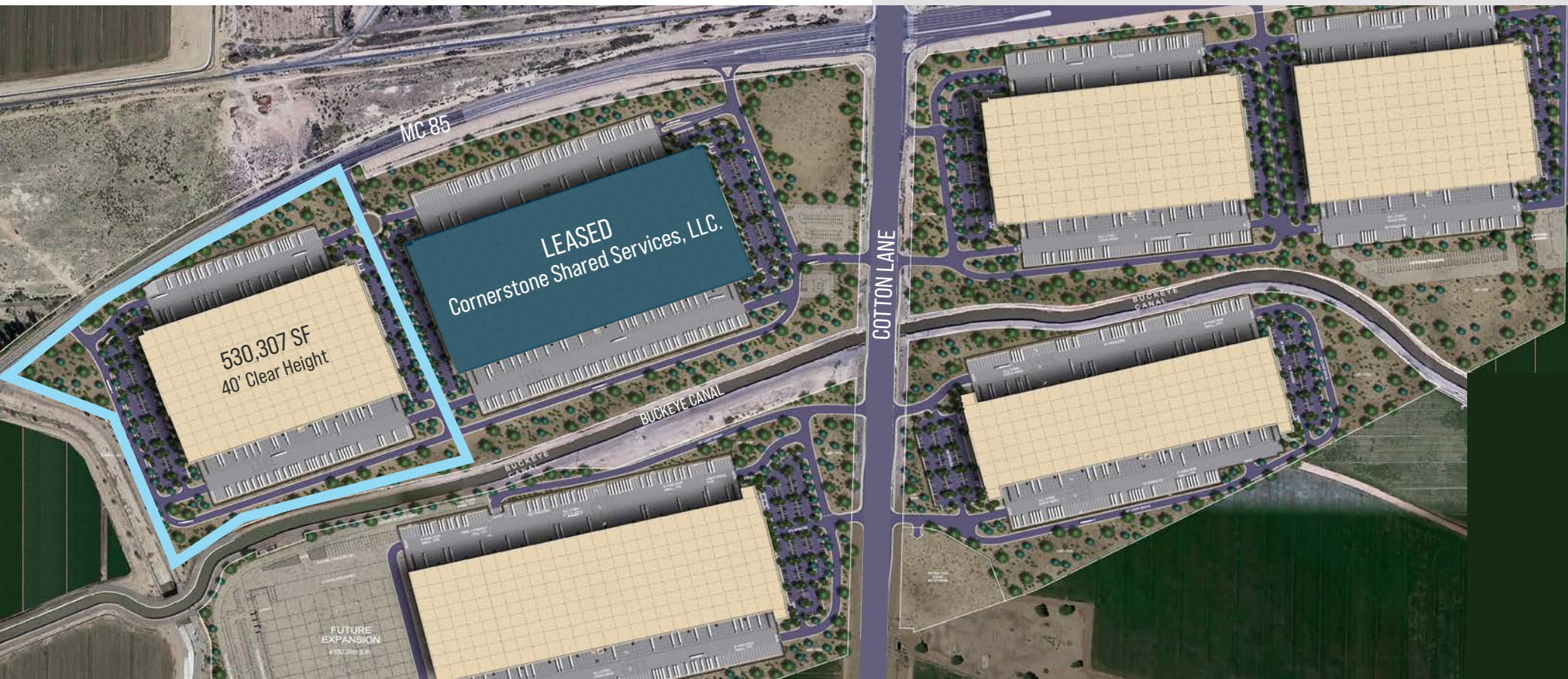
Cox and CenturyLink

GAS

Southwest Gas

POWER

APS





**530,307 SF cross dock building (expandable)**



**40' clear height**



**ESFR sprinkler system**



**Spec office ±2,500 SF**



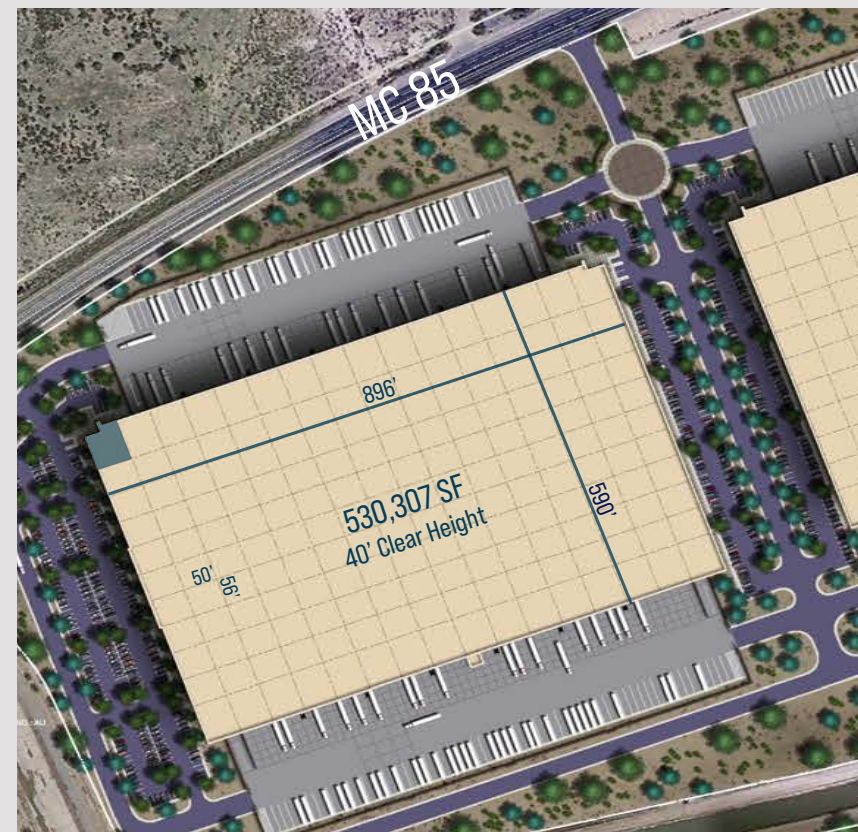
**119 full concrete trailer stalls**



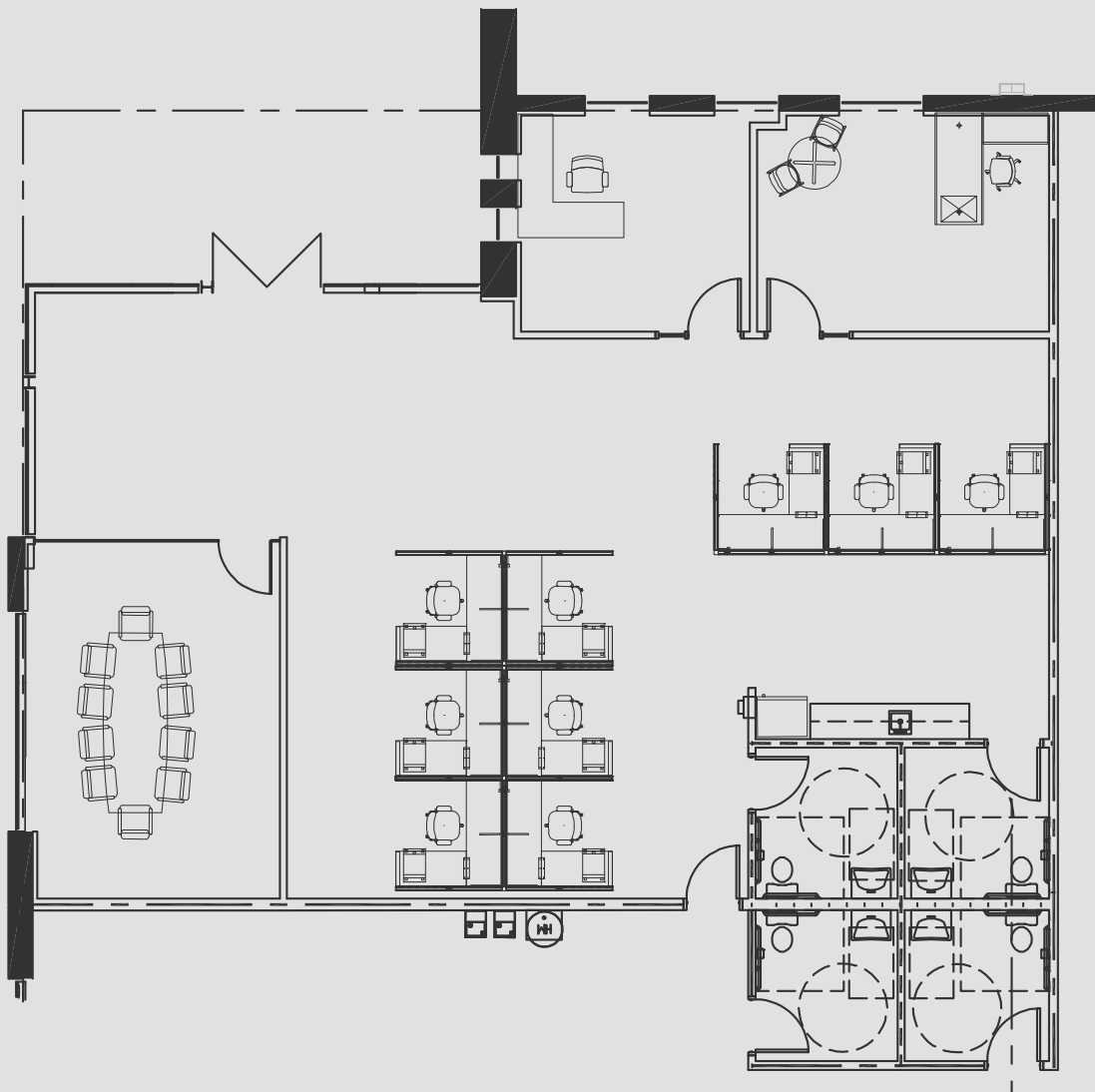
**Power: (2) 3,000amp 277/480 SES expandable**

## Building Features

- » 896' x 590' building dimensions
- » 88 dock positions
- » Full warehouse A/C, design to 85 ambient temperature
- » Full warehouse LED lighting design to 30 foot candles 6'0" aff
- » 11 edge of dock packages/11 pit leveler packages
- » 200 Foot Concrete Courts
- » 4 drive-in doors
- » 380 car stalls
- » 70' speed bays
- » 50' x 56' column spacing
- » Roof Insulation: R-38
- » 7" concrete slab
- » Painted white interior
- » Energy efficient clerestory windows
- » Secure Site: canal to the South, drainage channel to West



**2,500 SF**



## Spec Office



4 restrooms



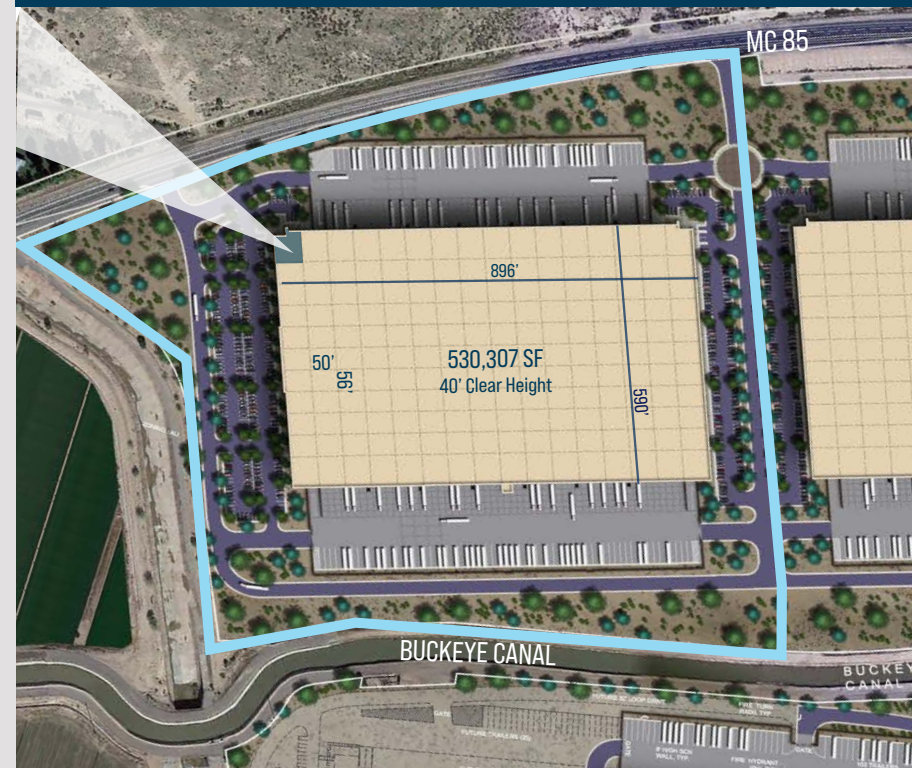
2 offices



Conference room



Break areas with sink,  
upper cabinets  
and lower cabinets





# Goodyear, Arizona

861,000

Workforce population  
(30 min. drive time)

\$121,700

Avg. household  
income

106,017

Total population

70%

College educated

37

Median age

\$475,895

Median house value

## Key Industries

- » Healthcare
- » Finance
- » Manufacturing
- » Distribution
- » Aerospace
- » Information Technology
- » Logistics

## Major Employers



# Corporate Neighbors





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