

# LAKIN PARK

400 Acre Master Planned  
Logistics Campus

MC85 and Cotton Ln  
Goodyear, Arizona



**±200,000 – 1.4M SF MASTER PLANNED LOGISTICS CAMPUS | PHASE I DELIVERING Q2 2021**

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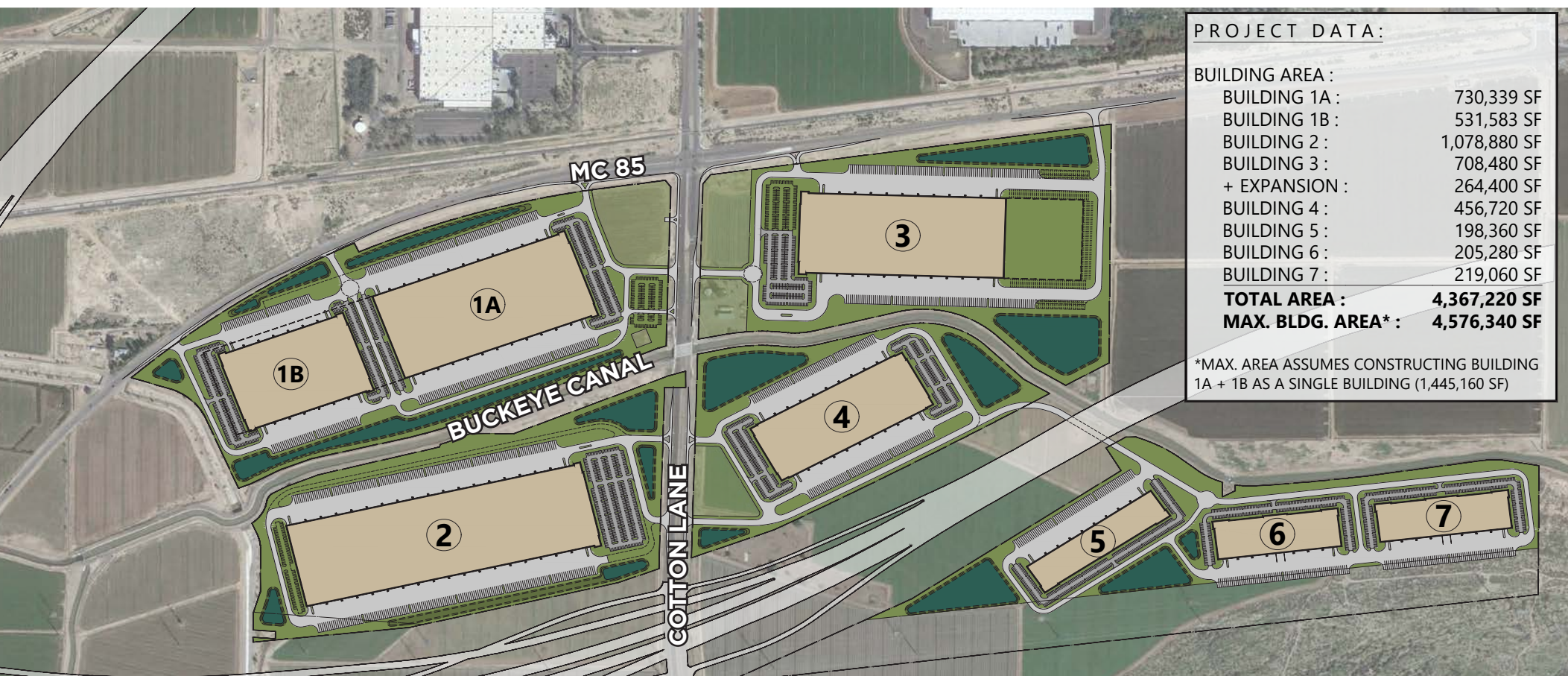
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# PROPERTY FEATURES

- ±400 acre master planned industrial park
  - 3 miles south of I-10
  - MC-85 and Cotton Ln 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
- **Utilities:**
    - Water & Sewer provided by City of Goodyear
    - Communication/Fiber provided by Cox and CenturyLink
    - Gas provided by Southwest Gas
    - Power provided by APS with potential district service savings



## PROJECT DATA:

BUILDING AREA :	
BUILDING 1A :	730,339 SF
BUILDING 1B :	531,583 SF
BUILDING 2 :	1,078,880 SF
BUILDING 3 :	708,480 SF
+ EXPANSION :	264,400 SF
BUILDING 4 :	456,720 SF
BUILDING 5 :	198,360 SF
BUILDING 6 :	205,280 SF
BUILDING 7 :	219,060 SF
<b>TOTAL AREA :</b>	<b>4,367,220 SF</b>
<b>MAX. BLDG. AREA* :</b>	<b>4,576,340 SF</b>

\*MAX. AREA ASSUMES CONSTRUCTING BUILDING 1A + 1B AS A SINGLE BUILDING (1,445,160 SF)



# PHASE I BUILDING FEATURES

- 730,339 SF cross dock building (expandable)
- 1,288' x 600' building dimensions
- 40' clear height
- Power: (2) 3,000amp 277/480 SES expandable
- ESFR sprinkler system
- 120 dock positions
- 200 Foot Concrete Courts
- 171 full concrete trailer stalls
- 4 drive-in doors
- 396 car stalls (expandable)
- 70' deep 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

# GOODYEAR, ARIZONA



WORKFORCE  
POPULATION

1.56M

(30 min. drive time)



TOTAL  
POPULATION

89,593



MEDIAN  
AGE

36



COLLEGE  
EDUCATED

66.7%



AVG. HOUSEHOLD  
INCOME

\$81,866



MEDIAN  
HOME VALUE

\$304,928

## KEY INDUSTRIES

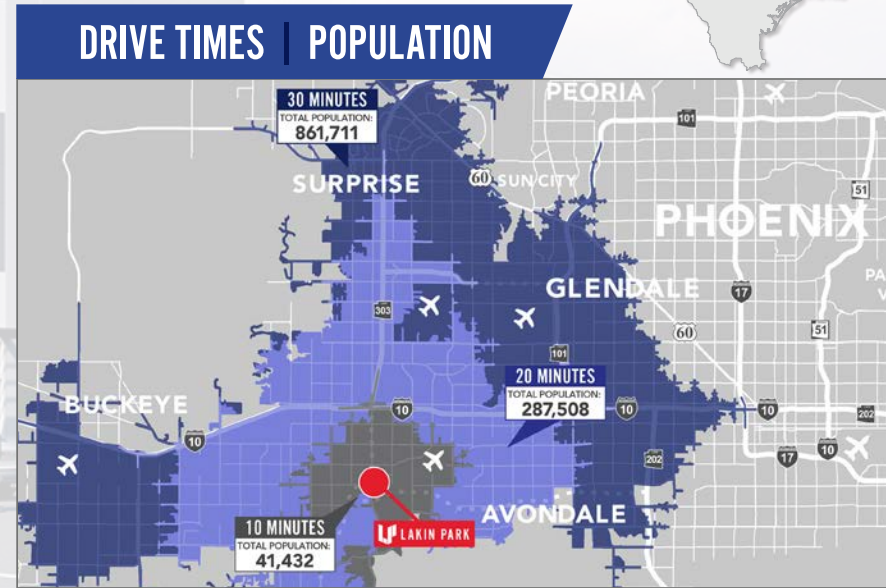
- Healthcare
- Finance
- Manufacturing
- Distribution
- Aerospace
- Information Technology

## MAJOR EMPLOYERS





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