

AIRPORT GATEWAY AT GOODYEAR

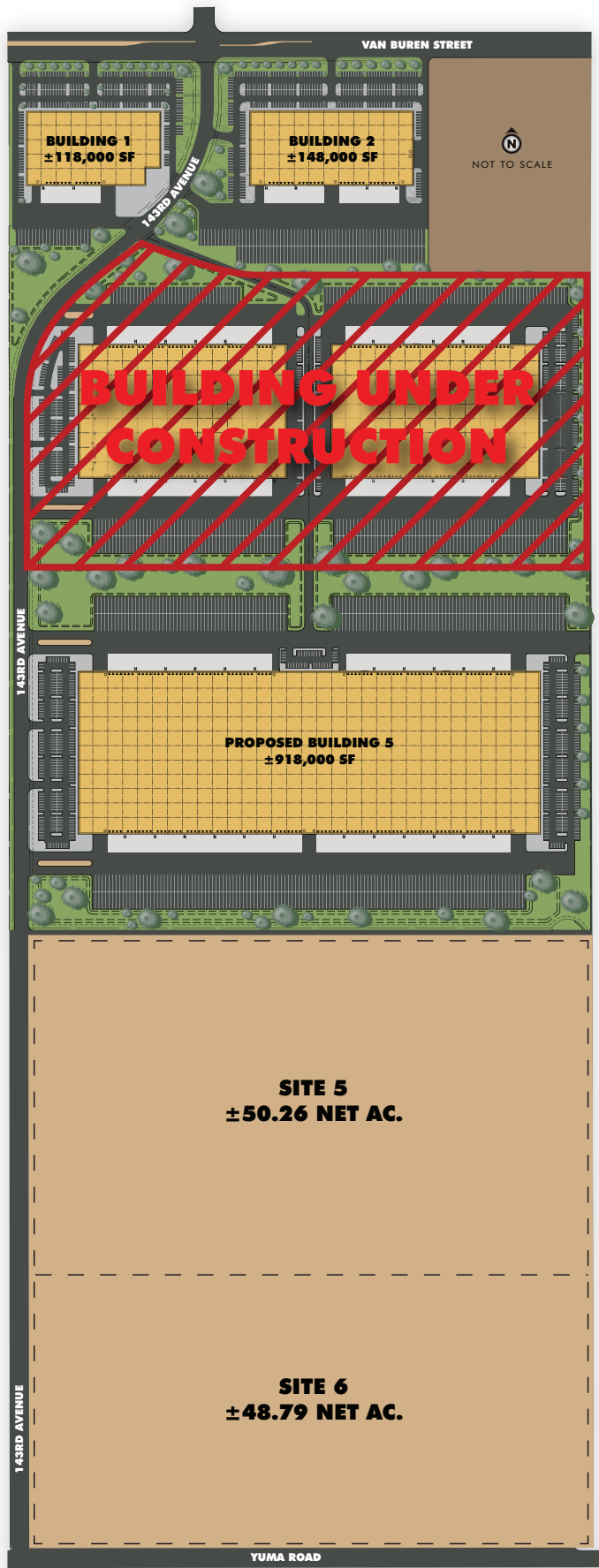
VAN BUREN STREET & 143RD AVENUE GOODYEAR, ARIZONA



NEWLY CONSTRUCTED STREET AND UTILITIES
THE FIRST BUILDING IS UNDER CONSTRUCTION
BUILD-TO-SUIT OPPORTUNITIES FOR LEASE
FOREIGN TRADE ZONE APPROVED
± 190 ACRES AVAILABLE

CBRE

POTENTIAL SITE PLAN:



FOREIGN TRADE ZONE DESIGNATION:

- Arizona State Law allows for any property in a Zone that is both approved and activated, to be re-classified down from 18% assessed valuation to 5% assessed valuation (this is a ±72% reduction in taxable value).
- The U.S. Foreign-Trade Zones (FTZ or Zone) program "expedites and encourages foreign commerce" in the United States.
- Goods that remain in the Zone may be stored, manipulated, mixed with domestic and/or foreign materials, used in assembly or manufacturing processes, or exhibited for sale without triggering the payments of U.S. Customs and Border Protection (CBP) duties and excise taxes.
- Imports may flow directly into the Zone and be held there indefinitely duty free. Duty is assessed only when those goods are shipped out of the Zone.

FTZ BENEFITS:

- Elimination of delays in customs clearance.
- Eliminating duty drawback.
- Avoiding duty on waste or scrap.
- Providing relief from inverted tariffs.
- Big saving in processing fees.
- Arizona state property tax benefits. ±72% reduction.

PROPERTY FEATURES:

- **Site Area:** ±190 Acres
- **Zoning:** I-1, City of Goodyear
- **Parcel #'s:** 500-09-016, 500-09-017, 500-09-019, 500-09-020 & 500-09-021
- Access to redundant power

SERVICE PROVIDERS:

- **Water/Sewer:** City of Goodyear
143rd Avenue: Water-12"; Sanitary Sewer-12"
Yuma Road: Water-12"; Sanitary Sewer-21"
- **Electricity:** APS
- **Natural Gas:** Southwest Gas
- **Internet:** Cox and Century Link

FOREIGN TRADE ZONE APPROVED

THE FTZ DESIGNATION PROVIDES A $\pm 72\%$ REDUCTION IN REAL AND PERSONAL PROPERTY TAXES

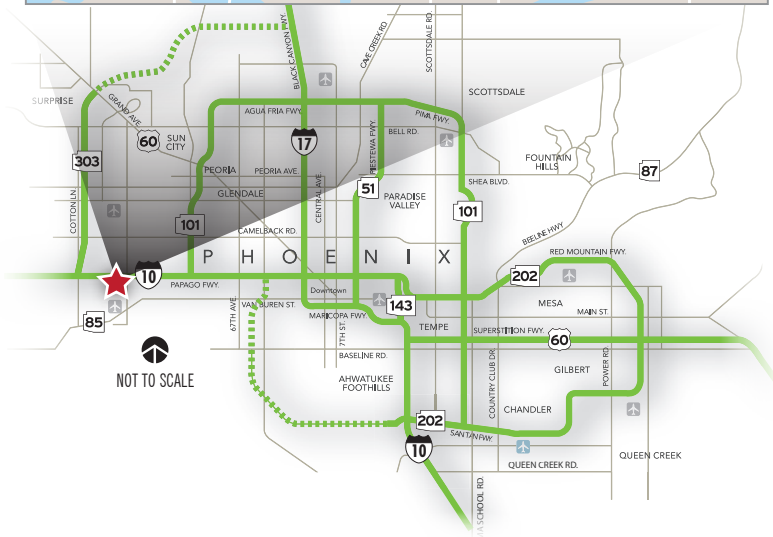
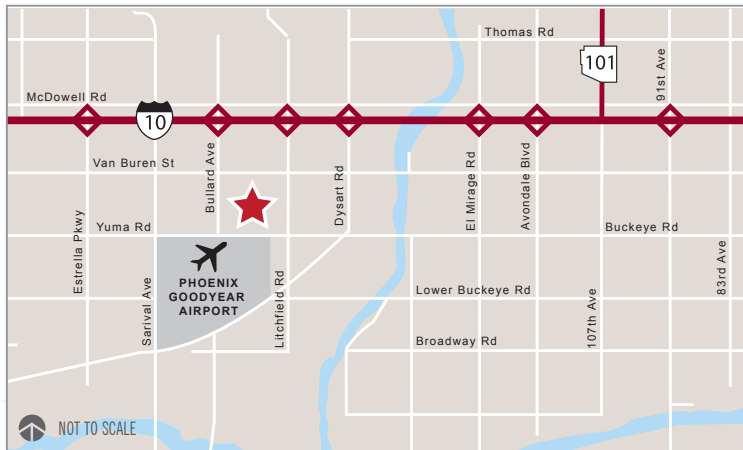


LOCATION FEATURES:

- Fully improved sites
- Foreign Trade Zone approved
- Signalized intersection at entry
- Situated within the City of Goodyear's employment corridor
- Within minutes of Interstate 10
- Two full diamond interchanges located at Litchfield Road and Bullard Avenue along Interstate 10
- 20 minutes from downtown Phoenix
- Adjacent to Phoenix Goodyear Airport (Offers an $\pm 8,500$ foot cargo rated runway)
- Numerous amenities & shopping centers nearby including Estrella Falls, Canyon Trails Towne Center and Ball Park Village (home of the Cleveland Indians and Cincinnati Reds)
- Exceptional demographic characteristics and dynamic residential growth within immediate area
- Corporate neighbors include: Amazon, Lockheed Martin, Southwest Speciality Foods, Macy's, Michael Lewis Foods, etc.
- Site is ± 23 miles west of Sky Harbor International Airport

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GOODYEAR DRIVE TIMES (IN ± HOURS):

- » Tucson: 1.75
- » Albuquerque: 6.5
- » Los Angeles: 5.5
- » Salt Lake City: 10.75
- » Las Vegas: 5.5
- » Bay Area: 11
- » San Diego: 5.75

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