

AIRPORT GATEWAY BUSINESS CENTER

S.OF VAN BUREN ON LITCHFIELD RD. GOODYEAR, ARIZONA

FOR SALE



IMPROVED LOTS FOR SALE

FEATURES:

- Entire Property: ±26 Acres (10 Improved Lots)
- 1 - 6 Acre Lots For Sale or Build-to-Suit
- Zoned I-1, Industrial with P.A.D. Overlay
- Water: 8" Main in Grant St., Camino Oro, & 140th Drive
- Sewer: 8" Main in Grant St. & 140th Dr.
- Electricity: Arizona Public Service (APS)
- Fiber Optics: Qwest two - 4" Conduit Stubs to Each Site
Cox two - 2' Conduit Stubs to Each Site



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FOR SALE



LOCATION:

Airport Gateway Business Center is conveniently located 1.5 miles south of Interstate 10 on Litchfield Road. Just 20 miles west of downtown Phoenix and Sky Harbor Airport. Airport Gateway Business Center's location is ideal for companies who are looking to expand in the growing west valley.

AIRPORT ANCHORS 4,000 - ACRE EMPLOYMENT CORRIDOR

Phoenix Goodyear Airport serves as an anchor for this nearly 10-square mile employment corridor - one of the largest in the state. Expected to employ 50,000 people at build out Corridor is already home to thousands of workers: Lockheed Martin, Cancer Treatment Centers of America, City of Goodyear, AeroTurbine, Cavco Homes, Lufthansa Airline Training Center, The Cincinnati Reds' and Cleveland Indians' development training centers and Oxford Aviation Academy.

Airport Gateway Business Center Lot Prices

Lot #	Lot Size (Acres)	Asking Sales Price/SF*
1	2.83	Submit Offer
2	1.41	Submit Offer
3	1.57	Submit Offer
4	2.85	Submit Offer
5	1.12	Submit Offer
6	1.63	Submit Offer
7	2.59	Submit Offer
8	2.63	Submit Offer
9	2.07	Submit Offer
10	6.52	Submit Offer



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GOODYEAR WORKFORCE

- Goodyear has one of the strongest concentrations of professional, technical and scientific workers in the West Valley and the Metro Phoenix area, led by the Integrated Systems and Solutions group of Lockheed Martin.
- The Manufacturing component of Goodyear's workforce is expected to grow significantly with the recent addition of Suntech Power Holdings of China, the world's largest producer of solar panels, and appliance manufacturer Sub-Zero's entry into Goodyear.
- Healthcare is strong and continues to expand with the presence of Cancer Treatment Centers of America Western Regional Campus and the expansion of West Valley Hospital and surrounding medical offices.

EDUCATION HELPS WORKFORCE EXPANSION

- While many institutions provide higher education in the West Valley, the metro area's higher educational platform is largely built upon Arizona State university, served in the West Valley by ASU West.
- The Maricopa Community College system is the largest in the country and has an outstanding record of working closely with business and industry to help companies retool or build custom training programs. Estrella Mountain Community College on Goodyear's eastern border primarily serves the needs of the Southwest Valley.
- West-MEC, a virtual vocational high school district, also works with 12 school districts and 36,000 students to provide a technical and skilled workforce right out of high school.

GOODYEAR LABOR FORCE DRAWS FROM HUGH POOL OF METROPLEX WORKERS

Goodyear's labor shed consists of all workers throughout the Phoenix Metro area, according to the 2008 West Valley Workforce and Labor Market Study. Today, that represents more than 3.1 million workers who are 16 years or older.

Because of freeway accessibility, Goodyear has generally within a 60-minute commute of anywhere in the metroplex. Large numbers of "in-commuters" to West Valley firms come from Phoenix east of I-17 and from the East Valley cities of Chandler, Mesa, Scottsdale and Tempe.

CHARACTERISTICS OF WEST VALLEY WORKERS

West Valley firms report a high quality and highly productive workforce in the study:

- 67% of West Valley employers rate their workforce as highly productive
- 96% of the firms report that absenteeism is "not a significant problem"
- As a right-to-work state, unionization is low
- 30% of the West Valley's workforce is college educated with 27% having a college degree
- 56% of Goodyear adults have a college degree.

AT THE HEART OF METROPLEX'S FUTURE GROWTH

With the East Valley in the Phoenix metro area close to build out, the majority of the most recent metropolitan growth has occurred west of the I-17 in the West Valley.

Located in the southwest portion of the West Valley, Goodyear has been the recipient of much of the Valley's recent growth spurt. Between 2000 and 2006, Goodyear was the 4th fastest growing suburban city under 100,000 in the nation according to Forbes Magazine.

The city's population tripled between 1990 and 2000 and more than tripled again between 2000 and 2010. At build out in 2050, Goodyear's population is predicted to be well above 600,000.

As the national economy recovers, Goodyear and the Southwest Valley will once again be areas of exceptional growth.

Goodyear is well prepared - planning for smart growth by creating a strategic General Plan that sets the state for a delicate balance of residential, retail, office, industrial and open space to ensure the creation of sustainable and quality community.

