

BUILD-TO-SUIT OPPORTUNITY OR LAND FOR SALE

TEN303

NWC COTTON LANE & INDIAN SCHOOL RD GOODYEAR ARIZONA



Site Features

- 158 Acres
- Divisible to +10 acres
- Zoned I-1 & I-2 Industrial with PAD overlay
- 2/3 of mile of frontage on Indian School Rd
- 2 miles north of the I-10 Freeway (full diamond at Cotton Lane)
- 1/4 mile to the 303 Freeway (full diamond)
- Site is located in the Luke compatible land use area

Water:

- Waterlines to the edge of the Property going into Minnezona Avenue.

Sewer:

- Sewer agreement in place with city and Liberty
- First few buildings built can use septic system



**FOREIGN TRADE ZONE
ELIGIBLE**

BO MILLS SIOR CCIM
Executive Director
602.229.5970
bo.mills@cushwake.com

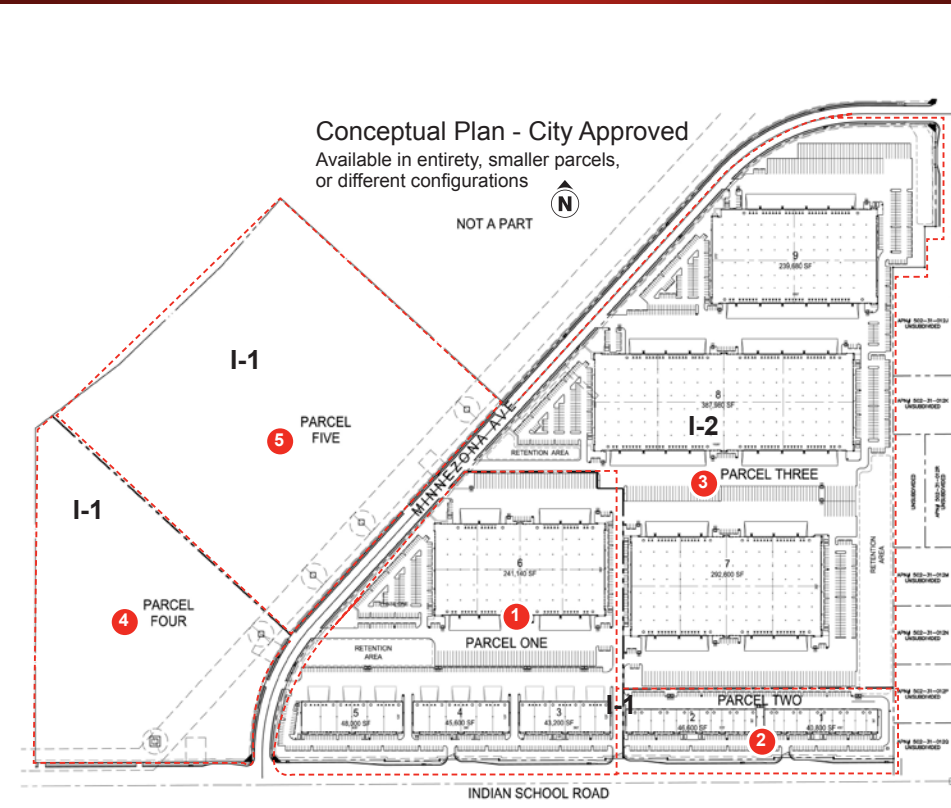
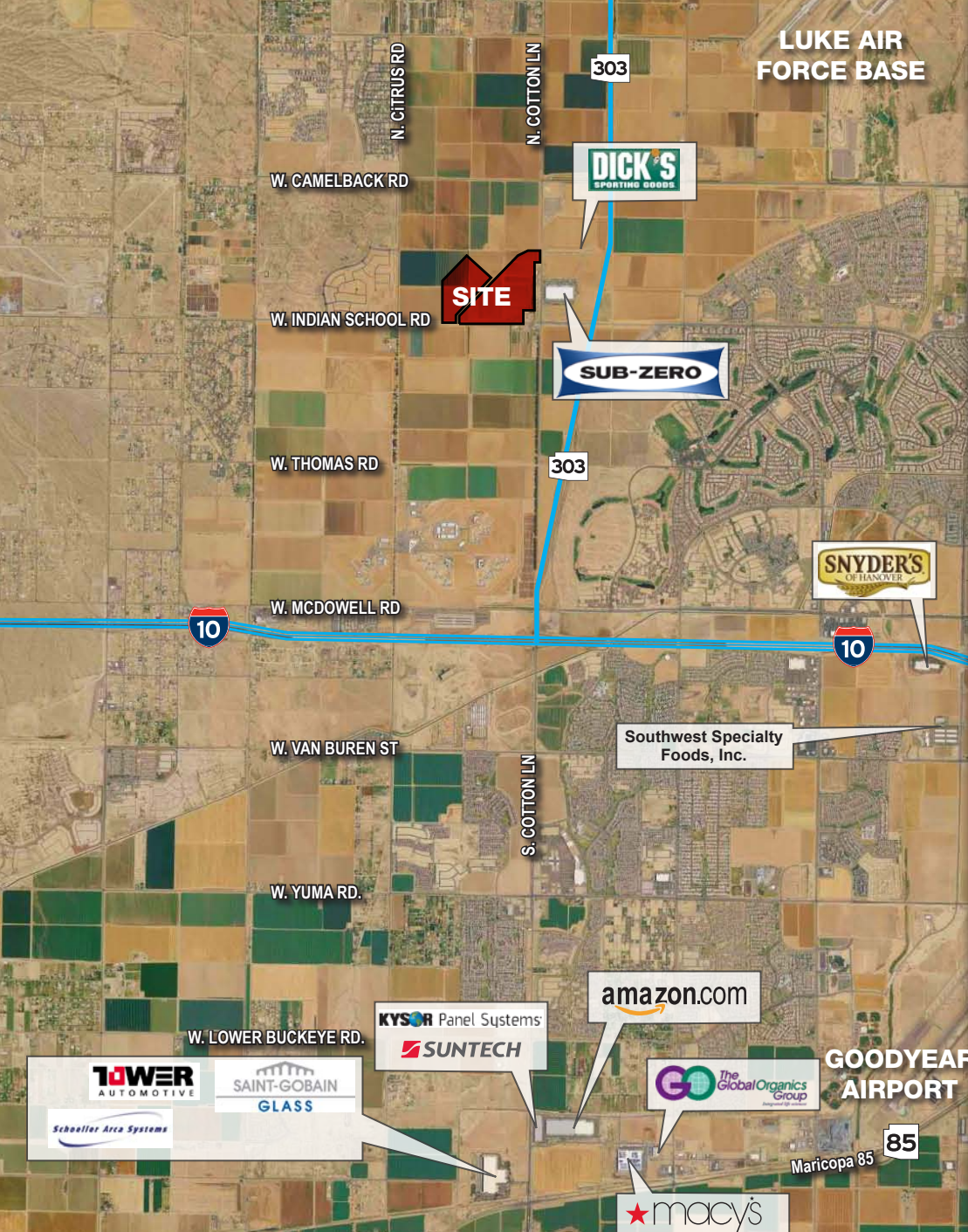
WILL STRONG
Senior Associate
602.229.5909
will.strong@cushwake.com

Owned by:



TEN303

NWC COTTON LANE & INDIAN SCHOOL RD



The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client.

This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

BO MILLS SIOR CCIM
Executive Director
602.229.5970
bo.mills@cushwake.com

WILL STRONG
Senior Associate
602.229.5909
will.strong@cushwake.com

Owned by:

MOUNTAIN WEST
INDUSTRIAL PROPERTIES

2555 East Camelback Road
Suite 300
Phoenix, Arizona 85016

CUSHMAN & WAKEFIELD
Global Real Estate SolutionsSM