

MOVE IN READY



±230,000 SF | ±198,000 SF | DIVISIBLE TO ±28,000 SF



## FORMATION PARK 10

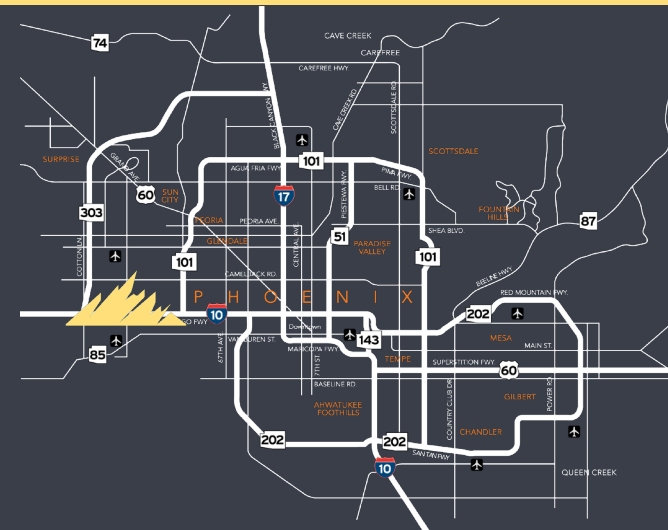
14390 & 14410 W Celebrate Life Way  
NEC of Celebrate Life Way & Bullard Ave  
Goodyear, AZ

FOR MORE INFORMATION CONTACT:



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LOOP  
101

25 Minutes



Bullard Ave



## DRIVE TIMES



<1 Minute



3 Minutes



5 Minutes



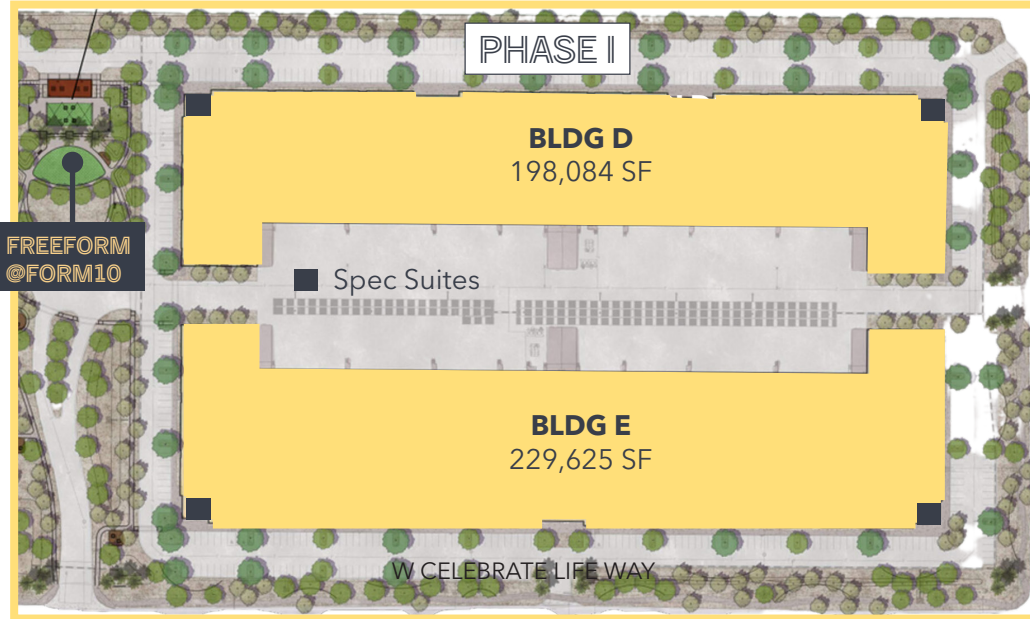
25 Minutes





# FORMATION PARK 10

NEC of Celebrate Life Way & Bullard Ave Goodyear, AZ



PROJECT SPECS	BUILDING D	BUILDING E
BUILDING SF	198,084	229,635
DIVISIBLE	28,000	33,000
OFFICE SF	3,200 SF (2)	3,200 SF (2)
CLEAR HEIGHT	32'	32'
DOCK DOORS	48	48
RAMP TO GRADE	2	2
TRUCK COURT DEPTH	200'	200'
WAREHOUSE COOLING	100% HVAC	100% HVAC
ROOF INSULATION	R-38 White Cap	R-38 White Cap
SPRINKLERS	ESFR	ESFR
COLUMN WIDTH	52'	52'
SPEED BAY	60'	60'
BUILDING DEPTH	180'	210'
ELECTRICAL	3000a (Expandable to 6000a)	3000a (Expandable to 6000a)



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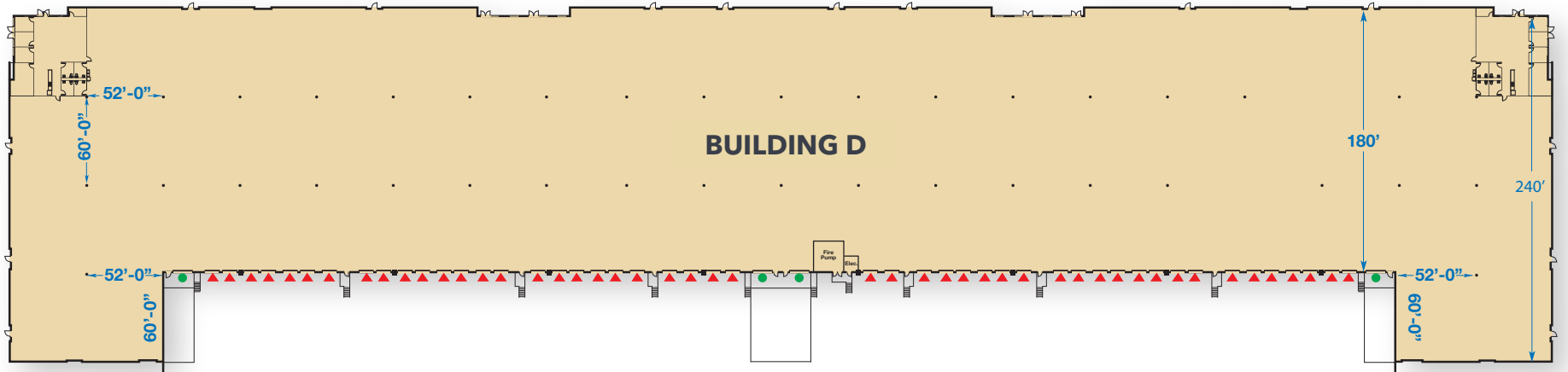
Developed By:





# FORMATION PARK 10

NEC of Celebrate Life Way & Bullard Ave Goodyear, AZ



## BUILDING D: 14410 W Celebrate Life Way

Building SF	198,084 SF	Clear Height	32'
Divisible	28,000 SF	Sprinklers	ESFR
Office SF	3,200 SF (2)	Column Width	52'
Dock Doors	48	Speed Bay	60'
Ramp to Grade	4	Building Depth	180'
Roof Insulation	R-38 WHITE CAP	Typical Bay SF	9,360SF
Warehouse Cooling	100% HVAC	Truck Court Depth	200'

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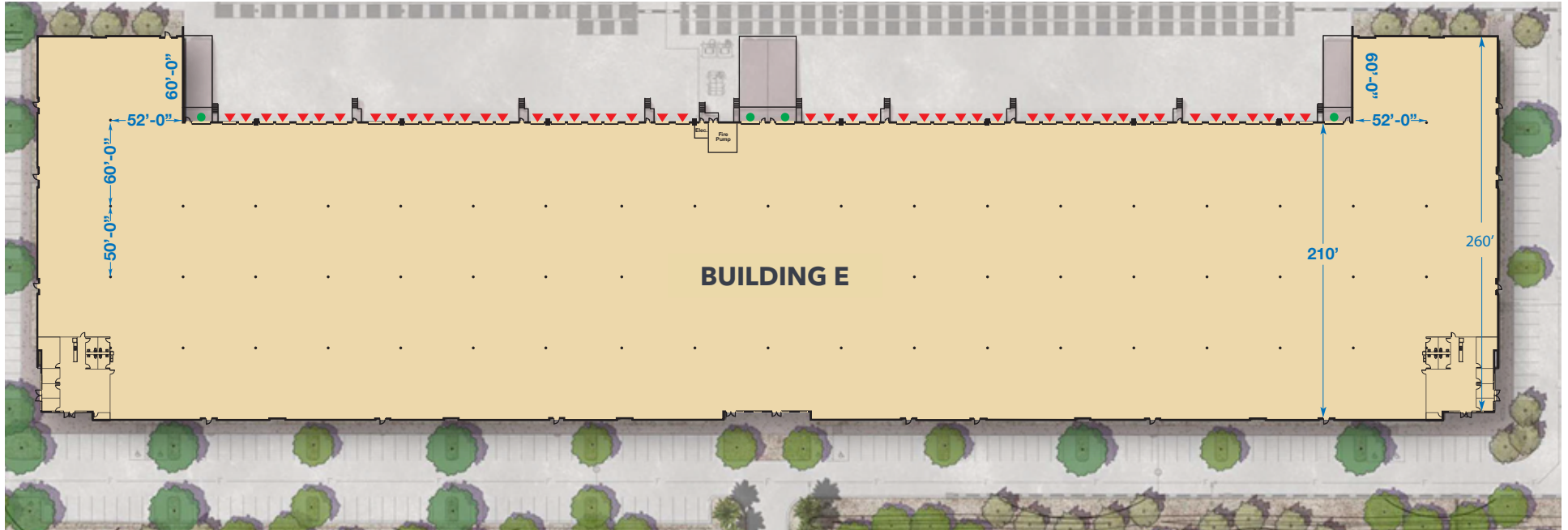






# FORMATION PARK 10

NEC of Celebrate Life Way & Bullard Ave Goodyear, AZ



SITE PLAN

## BUILDING E: 14390 W Celebrate Life Way

Building SF	229,635 SF	Clear Height	32'
Divisible	33,000 SF	Sprinklers	ESFR
Office SF	3,200 SF (2)	Column Width	52'
Dock Doors	48	Speed Bay	60'
Ramp to Grade	4	Building Depth	210'
Roof Insulation	R-38 White Cap	Typical Bay SF	10,920 SF
Warehouse Cooling	100% HVAC	Truck Court Depth	200'

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Developed By:





# FREEFORM@ FORMATION PARK 10



## TRANSFORMING COMMODITIZED SPACE INTO A SENSE OF PLACE



- A central gathering place for tenants at the heart of FORMATION PARK 10
- 5-acre park featuring amenities including activity lawn, walking trails, shade structures, food truck parking and outdoor dining and gathering areas



Collaborative  
Space



Food Truck  
Parking



Activity Lawn



Walking Trails



Natural Shade



Table Games



# LOCATION HIGHLIGHTS

Easy Access to Entire Phoenix MSA

**2.32 M**

People within a 30 min.  
of FORM10

**670 K**

FORM10 Can Access 29.3% More  
People Within 30-Minutes Than  
The Competition

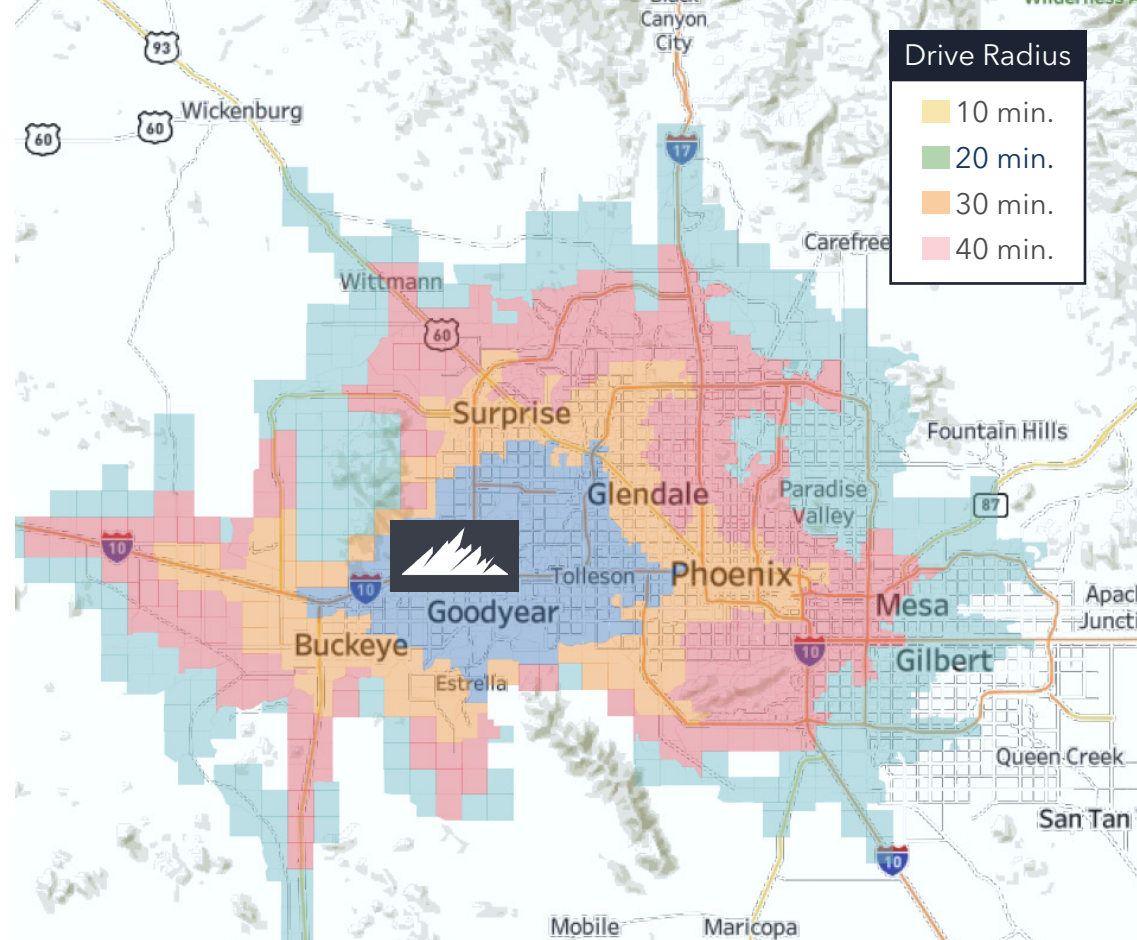
Direct Proximity to Ample Labor

**685 K**

Targeted labor pool  
within 30 min. of FORM10

**193 K**

FORM10 has Access To a 39.2%  
Larger Targeted Labor Pool  
within 30 Min Compared To The  
Competition



**8.0%** forecasted 5-year labor  
growth near FORM10  
(compared to market  
average of 4.8%)



**208** Quality of life amenities (gyms,  
restaurants, coffee shops, etc.) within  
2-mi. of FORM10; 43% more than  
SW Phoenix average



FORM10 is near more consumer  
spend per capita than **9/10**  
industrial parks in Phoenix



FORM10 is forecast to have  
stronger population growth  
(7.7%/year) than **90%** of  
industrial parks in Phoenix

ANALYTICS & INSIGHT  
PROVIDED BY:



## Why is Formation Park 10 right for **YOUR** company?

Our advanced analytics platform, LUMINARY, allows us to  
provide occupiers unrivaled insights that enhance their site  
selection process.

If you're interested in a **custom analytics report tailored to  
your company's specific needs & objectives**, please reach  
out to [mgilbert@formation-interests.com](mailto:mgilbert@formation-interests.com).





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