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Commercial Real Estate

ViaWest picks up Goodyear site previously eyed by Prologis for industrial park

The land ViaWest purchased was previously eyed by Prologis, which planned to develop a five-building industrial business park.
JIM POULIN | PHOENIX BUSINESS JOURNAL

By Hailey Mensik – Reporter, Phoenix Business Journal
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Story Highlights

- ViaWest acquired a 53-acre Goodyear site for nearly $11 million
- The land was previously rezoned by Prologis for industrial development
- ViaWest is pursuing build-to-suit opportunities and joint ventures there

Phoenix-based ViaWest acquired a 53-acre site in Goodyear on April 16, according to real estate database Vizzda.

It purchased the site from NBA Enterprises Limited Partnership and Hohokam Acres Limited Partnership for nearly $11 million; Wesley Campbell of Land Advisors represented the buyer in the deal.

The land was previously eyed by Prologis, a national logistics real estate company, which went through the rezoning process two years ago to set it up for an industrial park.

Prologis planned to build an industrial business park comprising five buildings, each ranging in size from 147,090 square feet to 217,320 square feet. The site, which is near Cotton Lane and Camelback Road, is next to the firm's Prologis 303 industrial park.

The site is sandwiched between Meritage Homes and Tri Pointe Homes' Abel Ranch community. But it's also located in a fast-growing industrial corridor along the Loop 303. The rezoning process at the time drew pushback from two homebuilders with abutting properties under development.

In the end, Meritage rescinded its opposition and Goodyear's City Council unanimously voted in favor of the rezone.

ViaWest is now planning to get approvals for a new project on the site, though its exact plans are fluid. It's pursuing build-to-suit opportunities, a land sale to an end user or setting up a joint venture for future development, according to an email from a spokesperson.

The site can accommodate building sizes ranging between about 75,000 square feet and 850,000 square-feet.

Pat Feeney, Dan Calihan, and Tyler Vowels, of CBRE will handle leasing and build-to-suit inquiries.

Elsewhere in the West Valley, ViaWest is planning another similar industrial project.

It's currently working through Buckeye's rezoning process to set up an 83-acre site at the southeast corner of State Route 85 and Interstate 10 for an industrial business park.

ViaWest acquired that site for $8,300,000 in 2024.
