



BUCKEYE RAIL 54

±54 Acres (divisible)

SEC Southern Avenue & Rainbow Road
Buckeye, Arizona





NEARBY CORPORATE NEIGHBORS



BUCKEYE RAIL 54

A ±54 acre industrial park created to meet the industrial needs in the greater Phoenix area. Located on the SEC of Southern Avenue and Rainbow Road, minutes from Interstate 10 and State Route 85 in Buckeye Arizona, Buckeye Industrial Rail Park is ideally located to serve Arizona as well as the key markets in the Western United States including San Francisco, Ports of Long Beach, New Mexico, Utah and Nevada.

This Park is served by Union Pacific Rail and zoned and entitled to accommodate a wide variety of uses including, distribution/ logistics, heavy manufacturing, high tech uses, etc. We understand that time is money, and have the processes in place, the full support of the City and an experienced team in place to get your business up and running in the most expedited timeframe.

PROPERTY FEATURES

- ±54 acres (divisible)
- Maricopa County parcel: 504-44-009N
- Foreign trade zone capable
- 69 kv power lines adjacent to site
- Rail Capable-Union Pacific
- Utilities:
 - Sewer: Existing at site, City of Buckeye
 - Electric: APS
 - Gas: SW Gas
 - Water: Existing at site, City of Buckeye
 - Fiber: Level 3
- Rail costs provided by Mountain States Contracting expected to be +/- \$1.6M
- Extensive transportation infrastructure including: I-10, SR 85, Rail and numerous airports.
- Zoning and entitlements in place to accommodate a diverse business base such as:
 - Heavy manufacturing
 - Distribution/Logistics
 - Sustainable Industries
 - High Tech/Data Center
 - Rail Users

BUCKEYE RAIL 54



"The City of Buckeye offers employers a talent rich employment base as well as a deep sense of community."

- Clayton Watson, Plant Manager, Cardinal IG

BUCKEYE DEMOGRAPHICS



Population

	20 miles	25 miles	30 miles
2021:	1,097,989	1,791,817	2,382,702
2026:	1,190,688	1,929,874	2,568,533



Households

	20 miles	25 miles	30 miles
2021:	365,985	597,905	829,534
2026:	394,890	642,282	894,823



Labor Force

	20 miles	25 miles	30 miles
2021:	509,740	855,619	1,183,254



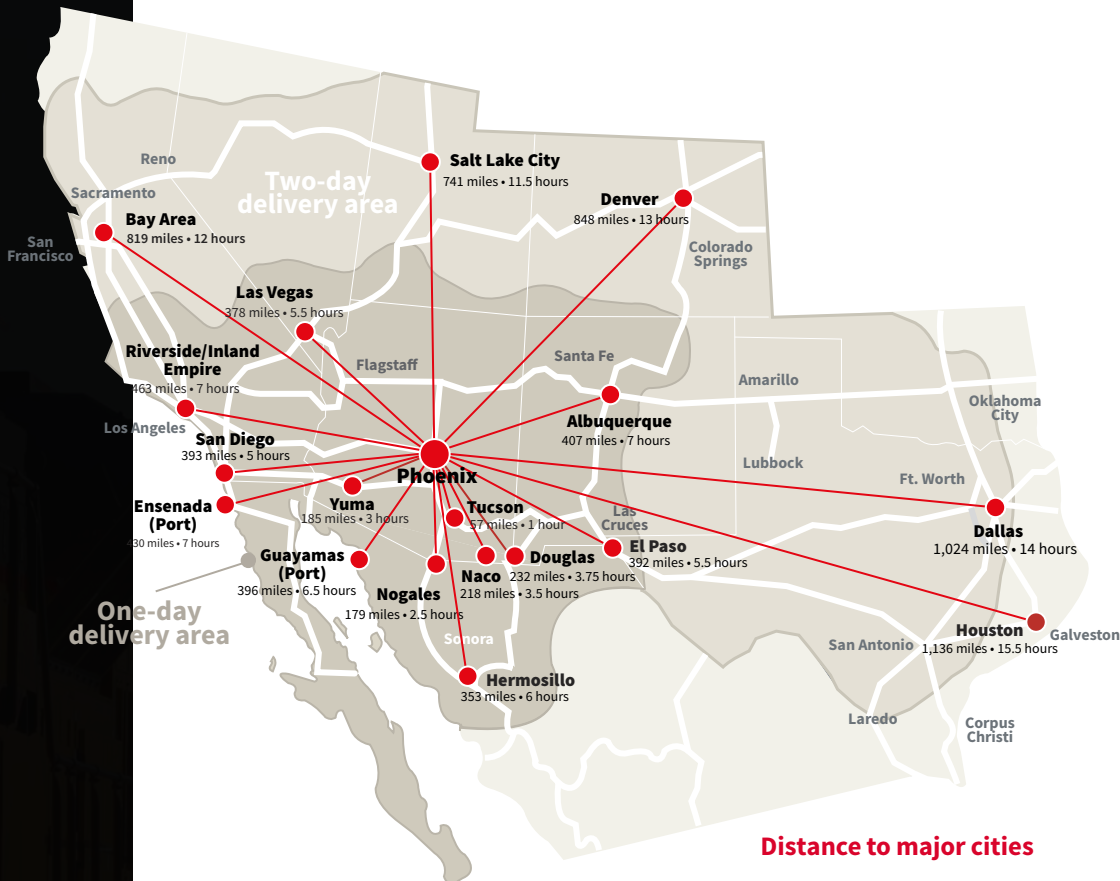
TeraValis | Buckeye's newest Master Planned Community

AZ COMPETES

- Quality jobs income tax credit
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule



Click or Scan



Distance to major ports

Ports of LA/Long Beach: 5.5 hours
(±355 miles)

Distance to major cities

Phoenix: 30 miles
Tucson: 125 miles
Las Vegas: 300 miles
Los Angeles: 310 miles

FOR ADDITIONAL INFORMATION:

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