

BUCKEYE 40

INDUSTRIAL ZONED LAND FOR SALE

SEC Apache Road & Maricopa Road
Buckeye, Arizona

Water & Sewer to the Site



ZEITLIN
CAPITAL

Jones Lang LaSalle Americas, Inc. License #: CO508577000

Site Plan Approved

An aerial photograph of an industrial area in Buckeye, Arizona. The image shows several large industrial buildings, parking lots, and surrounding infrastructure. Overlaid on the image are three callouts: a rectangular box at the top center with the text "SITE PLAN APPROVED", a circular callout on the right side with the text "\$8 PSF", and a rectangular box at the bottom right with the text "DIVISIBLE".

\$8 PSF

DIVISIBLE

PROPERTY FEATURES

- ♦ ±40 acres (divisible)
- ♦ Rectangular configuration
- ♦ Maricopa County Parcel #'s: 504-46-024H, 504-46-024F, and 504-46-025D
- ♦ General Commerce Zoning, City of Buckeye
- ♦ ±4.3 miles from Interstate 10
- ♦ ±3.5 miles from MC-85
- ♦ ±1 mile from downtown Buckeye
- ♦ Apache Road access
- ♦ Adjacent to Cardinal Glass, Clayton Homes, and Walmart
- ♦ Existing utilities to the site
- ♦ Sewer: City of Buckeye
- ♦ Water: City of Buckeye
- ♦ Power: APS
- ♦ Metal frame construction permitted
- ♦ Foreign Trade Zone (FTZ) capable



BUCKEYE, AZ

Buckeye is emerging as a center of logistics, distribution, and manufacturing.

Buckeye is located within some of the most robust and redundant fiber optics and power corridors in the State.



TeraValis | Buckeye's newest Master Planned Community

Positioned for connectivity

Buckeye's strategic location positions the city as the premier gateway location between Arizona, California and the western United States.

Established infrastructure

Buckeye is located along the major transportation corridor of Interstate 10 and is proximate to the new Loop 303.

154% population growth since 2001

#1 Buckeye is the nation's fastest growing city

1.5M Buckeye's immediate regional workforce

35 35 minutes west of Downtown Phoenix

BUCKEYE 40



Walmart
Lowe's
verizon
AutoZone
PETSMART
Wendy's
Denny's
Wells Fargo
Home Depot
K
McDonald's
giant

HAJOCA
Safelite
AutoGlass

COSTCO
WHOLESALE

EMPIRE
CAT

ExxonMobil

U-HAUL

five BELOW
Funko

MILLER ROAD

APACHE ROAD

WATSON ROAD

VERRADO WAY

JACK RABBIT TRAIL

LOWER BUCKEYE ROAD

FORTUNE 2
E-COMMERCE

Huhtamaki

Andersen

BLUE

Walmart

CARDINAL
Glass Industries

ROSS
DRESS FOR LESS

Clayton
homes

BUCKEYE 40

SOUTHERN AVENUE

BASELINE ROAD

KOREPOWER

APS SUBSTATION /
SERVICE CENTER



"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

ARIZONA 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

BUCKEYE DEMOGRAPHICS

2023 Population

10 mile: 149,815

15 mile: 301,798

2023 Households

10 mile: 143,834

15 mile: 90,388



Click or Scan



FOR ADDITIONAL INFORMATION

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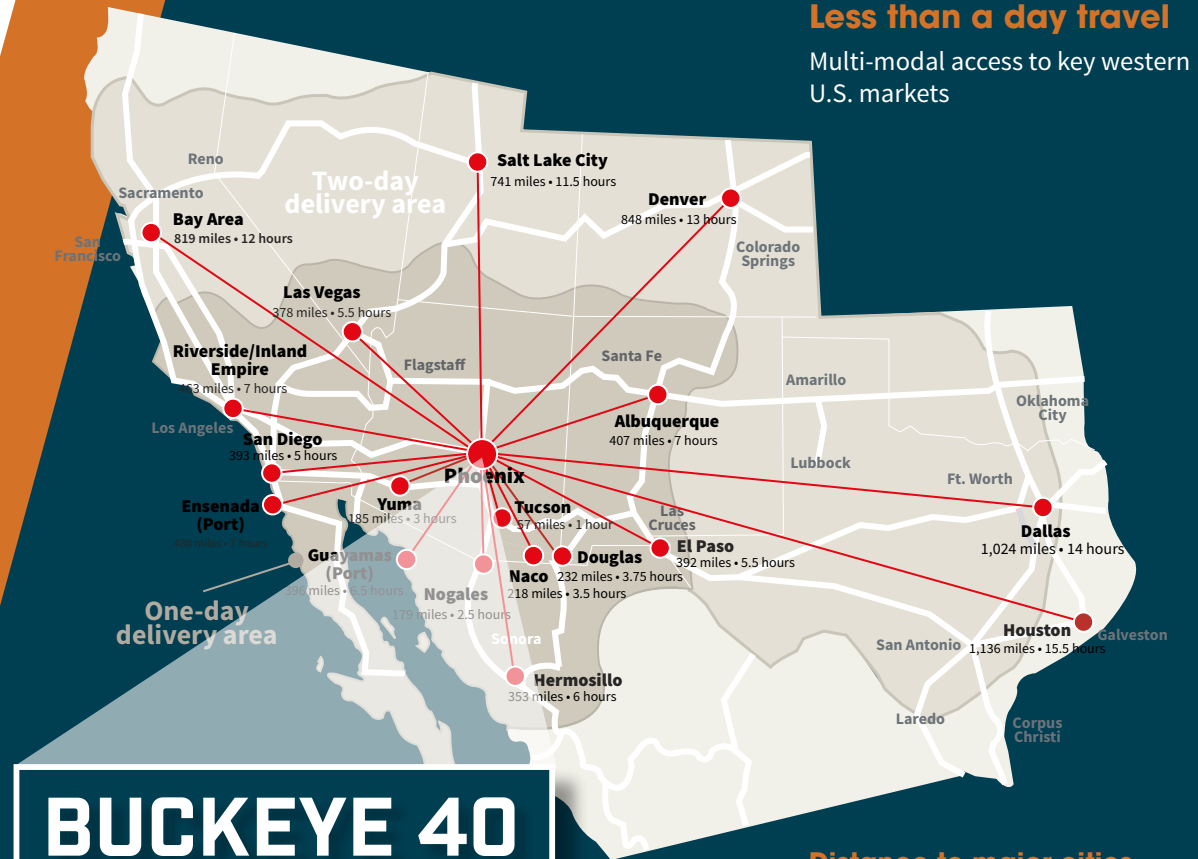
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BUCKEYE 40



Less than a day travel

Multi-modal access to key western U.S. markets

Distance to major cities

Phoenix: 30 miles
Tucson: 125 miles
Los Angeles: 310 miles