

BUCKEYE 40

GROUND-UP
DEVELOPMENT OPTIONS
40,000 - 95,000 SF

Build-to-Suit & Land for Sale

SEC Apache Road & Maricopa Road
Buckeye, Arizona



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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 key features: a dark blue rectangular box with an orange border at the top containing the text "SITE PLAN APPROVED", a dark blue circular box with an orange border on the right containing the text "\$8 PSF", and a dark blue rectangular box with an orange border at the bottom right containing the text "DIVISIBLE".

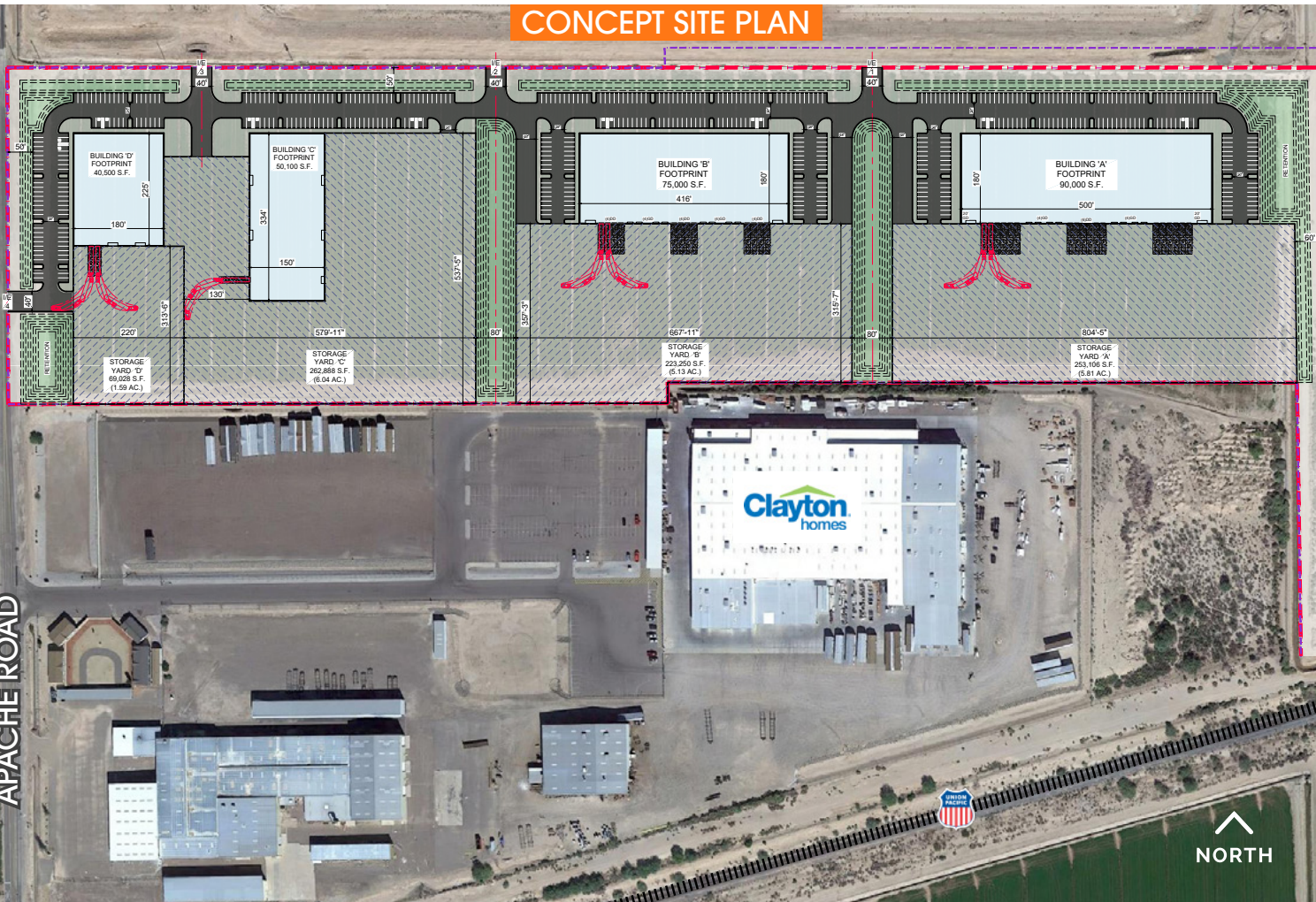
\$8 PSF

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

CONCEPT SITE PLAN



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



HAJOCA

COSTCO WHOLESALE

Safelite AutoGlass

VAN BUREN STREET

YUMA ROAD

LOWER BUCKEYE ROAD

FORTUNE 2 E-COMMERCE

Huhtamaki

Andersen

BLUE

REXCO

Walmart

ROSS DRESS FOR LESS

CARDINAL Glass Industries

Clayton Homes

BUCKEYE 40

"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

2025 Total Population

10 mile: 133,370
15 mile: 282,004
30 mile: 1,849,786

2025 Total Households

10 mile: 41,728
15 mile: 90,687
30 mile: 624,113



Click or Scan



FOR ADDITIONAL INFORMATION

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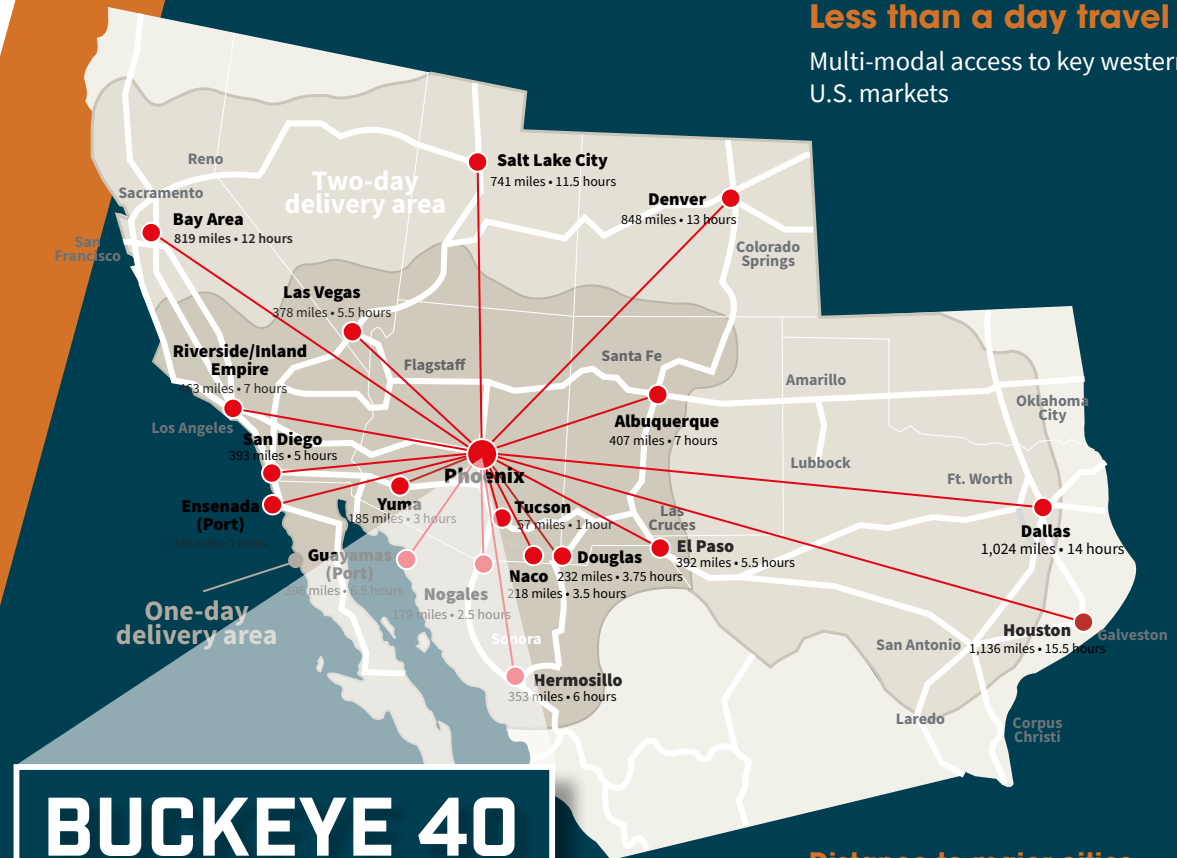
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BUCKEYE 40

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