



**1.4MSF | EXPANDABLE TO 1.8MSF**

**42' CLEAR HEIGHT | UP TO 15,000 AMPS POWER**



**Delivering Q1 2028**

**SEC SR 85 & Baseline Rd ▪ Buckeye, AZ 85326**



Jones Lang LaSalle Americas, Inc. AZ License #CO508577000

# REDEFINING LOGISTICS EXCELLENCE

1.4M SF of Premium Space in Buckeye's Industrial Core  
Unprecedented Power Capability



- Up to 15,000 amps of power via APS
- South of the SEC of State Route 85 & Baseline Road
- Direct access to State Route 85
- 506 car parking spaces (expandable)
- 208 trailer parking spaces (expandable)
- 42' clear height
- 210 dock doors (9'x10')
- 4 drive up doors (14'x16')
- Dock doors are 14' on center
- K-25 ESFR Sprinklers
- 60 mil TPO single ply roof over R-30 rigid insulation
- Concrete driveway entrances and truck courts
- Union Pacific rail frontage
- 213.8 acre site

# SITE PLAN

Q1 2027: targeted construction commencement  
Q4 2027 / Q1 2028: substantial completion



# CORPORATE NEIGHBORS

Buckeye is home to these notable neighbors:



# CITY & STATE INCENTIVES

## Greater Maricopa Foreign Trade Zone No. 277

Companies utilize FTZ's in order to reduce operating costs associated with a U.S. location that can be avoided when operating from a foreign site. In Arizona, in addition to federal benefits, Foreign Trade Zones can reduce real and personal property taxes by 72%. These benefits allow firms to be cost competitive at their U.S.-based operations.

## Manufacturing Sales Tax Exemption

The program eliminates the state sales tax on electricity and natural gas bills for qualifying manufacturers.

The City of Buckeye is the **ONLY CITY IN ARIZONA** to also eliminate the city sales tax for qualifying manufacturers.

## State of Arizona Incentive Programs

- Manufacturing Opportunities
  - Arizona MEP - mission is to make every Arizona manufacturer the most successful business it can be.
  - Qualified Facility program - offers a refundable income tax credit for companies making capital investments to establish or expand facilities.
  - The Sales Tax Exemption for Machinery and Equipment

## Tax Relief & Incentives

- Additional depreciation
- Arizona Finance Authority
- Research & Development
- Quality Jobs
- Qualified Facility

Visit [azcommerce.com/programs](https://azcommerce.com/programs) to learn more and view all State of Arizona programs.

## Top Southwest Valley Employers

|                                                                                      | COMPANY NAME                   | JOBS  | FACILITY SIZE | OPERATION TYPE         |
|--------------------------------------------------------------------------------------|--------------------------------|-------|---------------|------------------------|
|    | Amazon                         | 1,400 | 1,500,000     | Distribution           |
|                                                                                      | Ross Distribution Center       | 1,300 | 1,700,000     | Distribution           |
|                                                                                      | Cardinal Glass                 | 388   | 250,000       | Manufacturing          |
|                                                                                      | Funko                          | 300   | 862,622       | Distribution           |
|                                                                                      | Five Below                     | 290   | 858,000       | Distribution           |
|    | UPS                            | 1,852 | 603,346       | Logistics              |
|                                                                                      | Macy's-Bloomingdale's          | 1,550 | 603,000       | Distribution           |
|                                                                                      | Chewy.com                      | 1,547 | 801,424       | Distribution           |
|                                                                                      | Sub-Zero                       | 693   | 687,862       | Manufacturing          |
|                                                                                      | Cavco Industries               | 385   | 205,998       | Manufacturing          |
|   | Walmart                        | 500   | 1,200,000     | Warehouse/Distribution |
|                                                                                      | Parts Town                     | 100   | 420,536       | Warehouse/Distribution |
|                                                                                      | Saddle Creek Logistics Service | 196   | 570,080       | Warehouse/Distribution |
|                                                                                      | Unical Aviation                | 80    | 599,486       | Light Manufacturing    |
|  | Amkor                          | 803   | 650,000       | Adv/High Tech Manuf.   |
|                                                                                      | ACCO Engineered Systems        | 72    | 92,615        | Light Manufacturing    |
|  | Arctic Ammo, LLC               | 82    | 45,000        | Light Manufacturing    |
|                                                                                      | Triple S Steel                 | 39    | 125,000       | Heavy Manufacturing    |
|                                                                                      | Exhibitus                      | 19    | 42,510        | Warehouse/Distribution |
|                                                                                      | Tricolor Auto                  | 204   | 258,000       | Warehouse/Distribution |
|                                                                                      | Castrol                        | 22    | 168,000       | Warehouse/Distribution |

Recent GPEC Locates (FY24-FY25 YTD)

# BUCKEYE AMENITIES

**Bashas'**



THE BLUE DAISY  
DAY SPA / SALON / BOUTIQUE



CVS Health



Banner Health

Culver's



## Verrado

A master planned mixed-use community by DMB, encompassing 8,800 acres and approved for 14,000 residential dwelling units. Verrado has a walkable main street with ample dining and shopping, five high performing schools, and 86 neighborhood parks.



## Verrado Marketplace

A 500,000 square-foot retail, dining, and entertainment development by Vestar. Anchor tenants include: Target, Safeway, Marshalls, Ross, and Harkins Backlot.



TARGET



## The Landing

A 2,100 acre Buckeye Specific Area Plan. The Landing in Buckeye is envisioned to be West Valley's premier destination for all things working, shopping and living. Planned uses include Costco, retail, dining, entertainment, hospital, residential and industrial.

YUMA ROAD

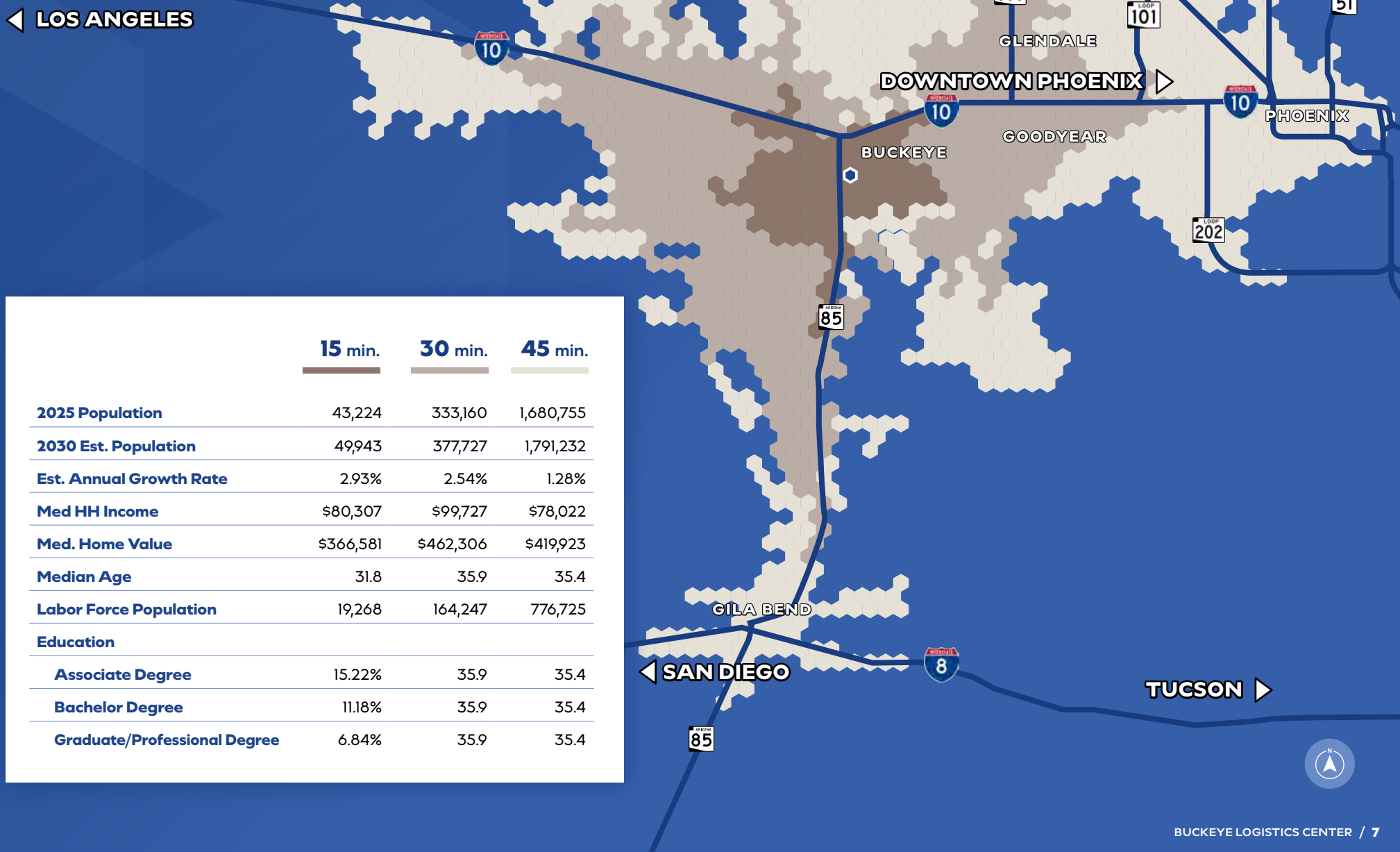
S. VERRADO WAY

VAN BUREN STREET



# AREA DEMOGRAPHICS

◀ LOS ANGELES



|                                | 15 min.   | 30 min.   | 45 min.   |
|--------------------------------|-----------|-----------|-----------|
| <b>2025 Population</b>         | 43,224    | 333,160   | 1,680,755 |
| <b>2030 Est. Population</b>    | 49,943    | 377,727   | 1,791,232 |
| <b>Est. Annual Growth Rate</b> | 2.93%     | 2.54%     | 1.28%     |
| <b>Med HH Income</b>           | \$80,307  | \$99,727  | \$78,022  |
| <b>Med. Home Value</b>         | \$366,581 | \$462,306 | \$419,923 |
| <b>Median Age</b>              | 31.8      | 35.9      | 35.4      |
| <b>Labor Force Population</b>  | 19,268    | 164,247   | 776,725   |
| <b>Education</b>               |           |           |           |
| Associate Degree               | 15.22%    | 35.9      | 35.4      |
| Bachelor Degree                | 11.18%    | 35.9      | 35.4      |
| Graduate/Professional Degree   | 6.84%     | 35.9      | 35.4      |

◀ SAN DIEGO

TUCSON ▶



# PRIME LOCATION FOR SEAMLESS CONNECTIVITY

ARIZONA  
COMMERCE AUTHORITY

BUCKEYE  
ARIZONA

Greater Phoenix  
Economic Council

aps



**1.4M SF Premier  
Industrial Space**  
Expandable by  
404,300 SF



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