

Industrial Land for Sale or Ground Lease

NWC SR-85 & Beloat Road | Buckeye, AZ



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Project Details

±61.45 Acres (2,695,440 SF) of industrial zoned land available in the Buckeye submarket. Located directly adjacent to State Route 85 and only 4 miles from Interstate 10, it is a great opportunity for a build-to-suit or future development. The land is available for sale or ground lease.

Sale Price

\$12.00 PSF
\$32,344,800

Build-to-Suit

OR FUTURE
DEVELOPMENT
OPTIONS

±61.45 AC

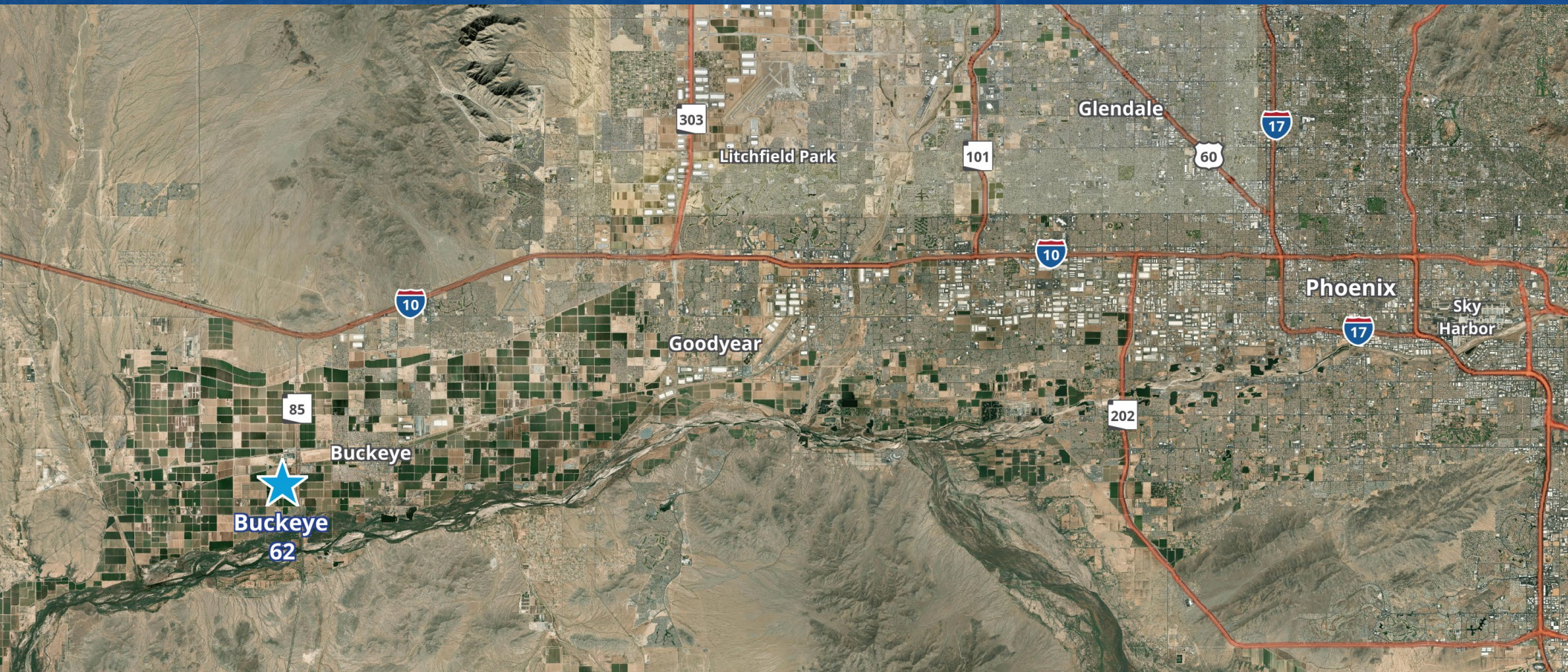
2,695,400 SF
APN 401-07-006A

Utilities

APS (ELECTRIC)
SOUTHWEST GAS
CORPORATION

I-1 Zoning

CITY OF BUCKEYE
LIGHT INDUSTRIAL



Location Highlights

LOOP 303 Distribution Corridor

Downtown Phoenix
Sky Harbor
34 Miles



five BEL'W

EXXON

Los Angeles
340 Miles

City of Buckeye

Future Development
TEN85 Logistics Park

Union Pacific Railroad



Future Development
Buckeye 225 Industrial Park

KORE POWER

Baseline Rd

QUIKRETE

City of Goodyear
Phx-Goodyear Airport
15 Miles

W MC 85

aps
HUBwest

VT
Value Truck

Blue Polymers

61.45 Acres

Yuma - 140 miles
San Diego - 310 Miles

Beloat Rd



Demographics & Projected Growth


2024
 Population: 5,149,752
 Households: 1,922,675
 Income: \$118,826
 Median Age: 38.2

2029
 Population: 5,399,639
 Households: 2,048,005
 Income: \$138,376
 Median Age: 39

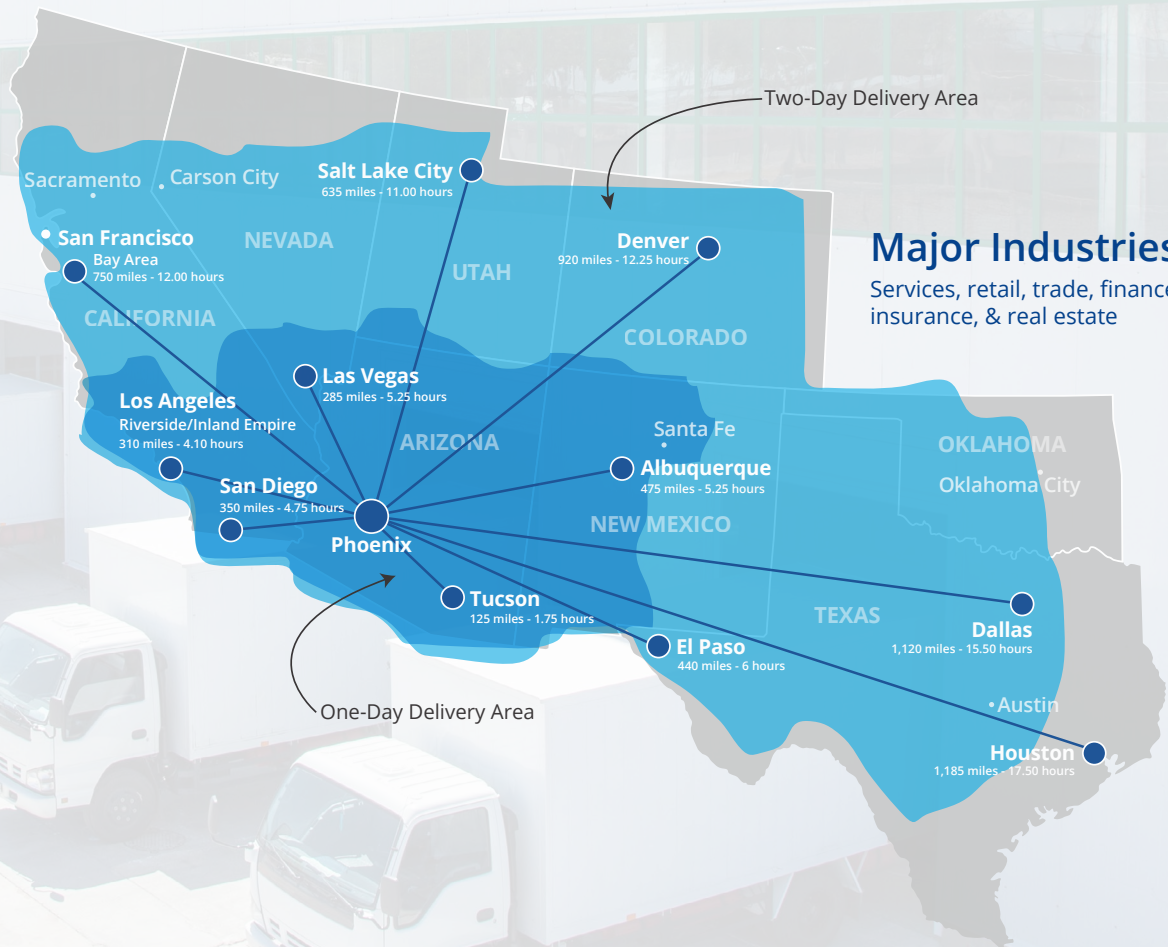
Abundant Local Labor

 **2.65 Million**
 Workers In Greater
 Phoenix Area

 **37.6 Years**
 Average Age
 Of AZ Workforce

 **86.7% Educated**
 Population
 With High School Degree
 Or Higher

Arizona Drive Times



Major Industries

Services, retail, trade, finance, insurance, & real estate

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