



For Sale or Lease

UPRR Land - Baseline
& Palo Verde Rd
22.06 Acres

Buckeye, AZ

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Property Highlights



Zoning
General Commerce
Requires a Rail User



Acreage
22.06 Acres
Single Parcel



Flexibility
Multiple Future
Development options



Asking Price
Contact Broker

Encompassing approximately 22.06 Acres, this rail-served site presents a strategic opportunity in the rapidly expanding Buckeye sub-market. Zoned General Commerce and serviced by Union Pacific Railroad, the property is ideally suited for a rail user seeking efficient regional and national connectivity. Positioned within one of Arizona's fastest-growing industrial corridors, this site offers strong potential for logistics, manufacturing, or distribution-focused development.



Location Highlights



DRIVE TIMES

5 Minutes

State route 85

7 Minutes

Interstate 10

45 Minutes

Phoenix Sky Harbor
International Airport

5 Hours

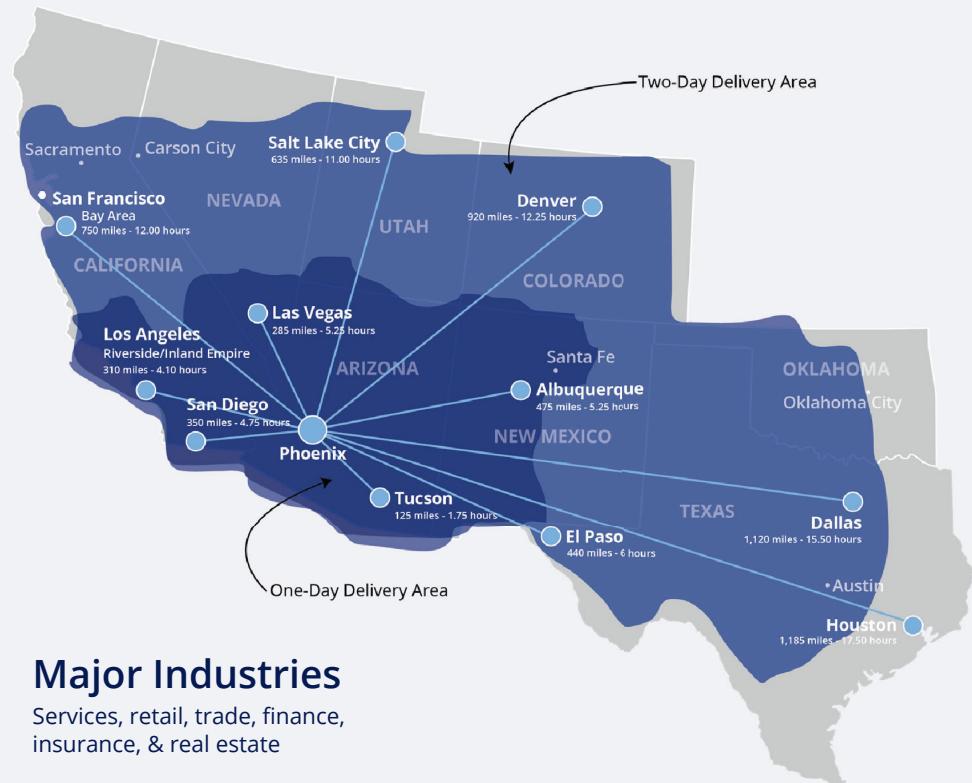
Los Angeles/Port of
Los Angeles

4.7 Hours

San Diego



Arizona Drive Times



Contact

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Demographics & Projected Growth

2024

5,149,752
Population

1,922,675
Households

\$118,826
Income

2029

5,399,639
Population

2,048,005
Households

\$138,376
Income

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



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