

**AVAILABLE | ±38 ACRE PROPERTY**

**IOS SITE WITH BUILDINGS**

**PARCELS CAN BE PURCHASED TOGETHER OR SEPARATELY  
DIVISIBLE TO ±18.5 ACRES & ±19.5 ACRES**



**JEFF HAYS**

D 480.889.2552

M 602.373.8800

JHAYS@CPIAZ.COM

**SAM RUTLEDGE**

D 480.621.3292

M 602.397.6655

SRUTLEDGE@CPIAZ.COM

**±18.5 ACRES**  
504-40-010A

**±19.5 ACRES**  
504-40-011A



[Click Here For Aerial Video](#)

**25516 W SOUTHERN AVE | BUCKEYE, AZ 85326**



# 25516 W SOUTHERN AVE | BUCKEYE, AZ

## ABOUT THE PROPERTY

BUILDING SIZES	<b>1</b> ±1,652 SF Office Building (Newly Refurbished)
	<b>2</b> ±14,078 SF Office/Warehouse
	<b>3</b> ±4,828 SF Metal Storage Building
	<b>4</b> ±1,488 SF Metal Storage Building
<b>(4) Buildings Totaling ±22,046 SF</b>	

PARCEL SIZE **±38 Acres (Divisible to ±18.5 Acres & ±19.5 Acres)**

APN 504-40-010A & 504-40-011A

FRONTAGE ±1,300' on W Southern Ave

UTILITIES Septic Tank, On-Site Well Water, Electric (APS)

PROPERTY TAXES \$11,736.68 (2024)

SITE FEATURES County Island (Maricopa County)  
RU-43 Maricopa County  
(Maricopa County General Plan calls for Industrial Employment Center)  
5 min. to I-10 Freeway, 3 min. to SR-85 to Gila Bend, 35 min. to I-8 Freeway

SALE PRICE Both Parcels (±38 Acres) **\$11,500,000**  
Parcel 504-40-010A (±18.5 Acres with Structures) **\$7,000,000**  
Parcel 504-40-011A (±19.5 Acres) **\$4,500,000**

LEASE RATE **Contact Agent**



Locally Owned. Globally Connected. CPIAZ

2323 W. University Dr, Tempe, AZ 85281  
8777 N. Gainey Center Dr, Ste 245, Scottsdale, AZ 85258  
480.966.2301 | WWW.CPIAZ.COM

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M 602.373.8800

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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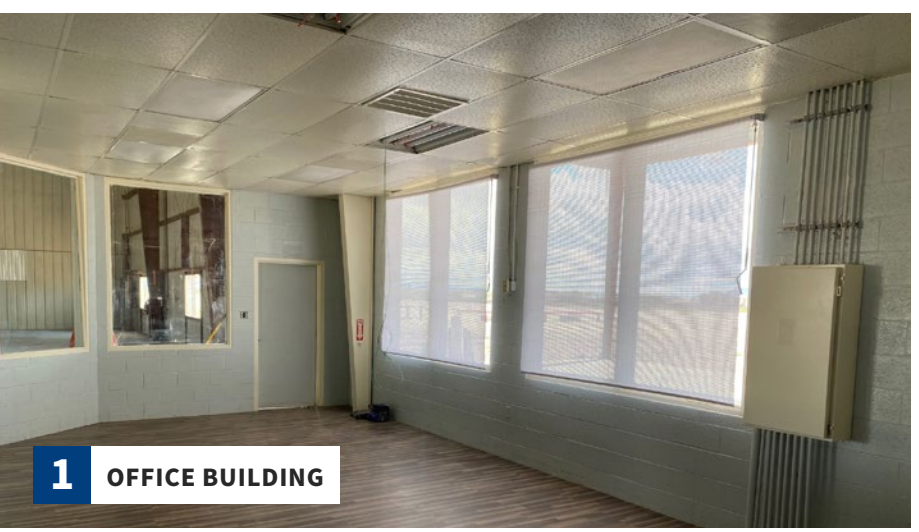
W SOUTHERN AVE



**2** WAREHOUSE



**2** WAREHOUSE



**1** OFFICE BUILDING

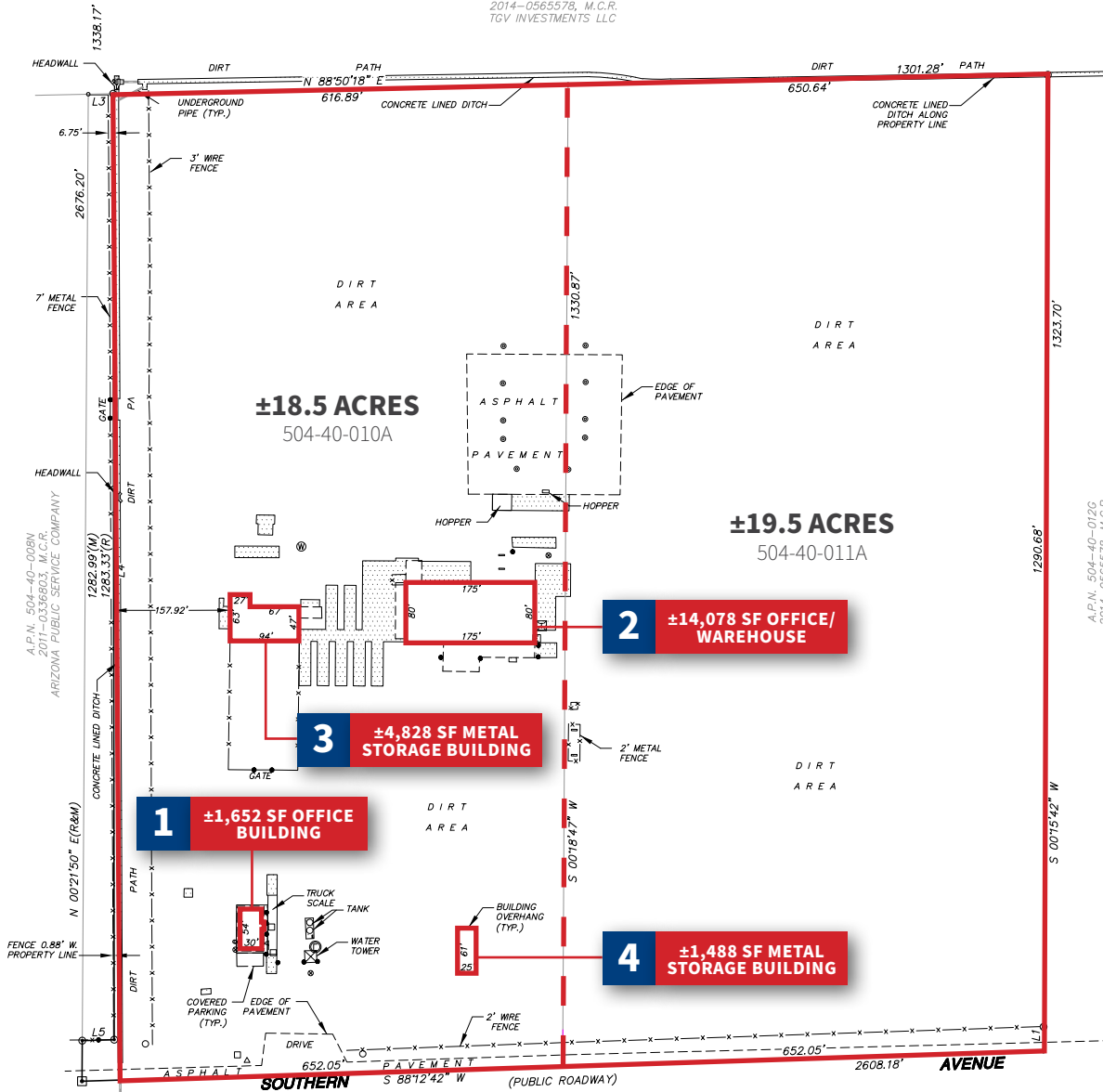


**3** STORAGE BUILDING

# 25516 W SOUTHERN AVE | BUCKEYE, AZ

## ALTA SURVEY

A.P.N. 504-40-012G  
2014-0565578, M.C.R.  
TGV INVESTMENTS LLC



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Buckeye is rapidly transforming into a major economic hub, with major infrastructure projects like the Loop 303 expansion and the planned Interstate 11 corridor improving connectivity and accessibility.

The city's pro-business environment is attracting major employers, creating a surge in job opportunities.



# DRIVE TIMES

**SR-85 HIGHWAY**  
2 MINS

**I-10 FREEWAY**  
7 MINS

**I-8 FREEWAY**  
35 MINS

**PHOENIX, AZ**  
35 MINS

**TUCSON, AZ**  
2 HRS 11 MINS

**LAS VEGAS, NV**  
4 HRS 34 MINS

**SAN DIEGO, CA**  
4 HRS 47 MINS

**LOS ANGELES, CA**  
5 HRS 23 MINS

**ALBUQUERQUE, NM**  
6 HRS 58 MINS



**SITE**



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC

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M 602.373.8800  
JHAYS@CPIAZ.COM

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## LAND SALE COMPS

	Property	Sale Date	Size	Sale Price	Parcel	Comments
1	0 NEC of Estrella Parkway Goodyear, AZ 85338	1/18/24	15.66 Acres	\$8,600,000 (\$12.61 PSF)	400-58-975C	Purchased by Richmond American Homes for single family development from Estrella North LLC for single family home development. <a href="#">(Click Here For More Information)</a>
2	20212 W Broadway Rd Buckeye, AZ 85326	9/3/24	19 Acres	\$10,000,000 (\$12.08 PSF)	502-47-(007A, 038)	Residential land purchased from Adventure Arena LLC by Renewa, a company that provides "capital solutions to landowners and project developers, purchasing renewable energy land, leases, and royalty income". <a href="#">(Click Here For More Information)</a>
3	SEC Turner Rd & Baseline Rd Buckeye, AZ 85326	12/22/22	34.41 Acres	\$18,000,000 (\$12.01 PSF)	401-07-014	Industrial land sold by Merit Partners, Inc. to Rehrig Pacific Company to develop a 260,000 square foot manufacturing facility with incremental growth of up to 500,000 square feet. Property to be exclusively served by Union Pacific Railroad. <a href="#">(Click Here For More Information)</a>
4	8400 S Turner Rd Buckeye, AZ 85326	1/3/24	20 Acres	\$10,300,000 (\$11.82 PSF)	401-07-014C	Ravago Manufacturing partnered with Republic Services and purchased this industrial land property from Merit Partners, Inc. to develop a roughly 165,000 square foot plastic recycling facility. <a href="#">(Click Here For More Information)</a>
5	W MC 85 Buckeye, AZ 85326	1/31/24	46 Acres	\$21,400,000 (\$10.68 PSF)	401-07-014B	Industrial land sold by Merit Industrial Partners, Inc. to Arizona Public Service to develop their primary Buckeye Facility.
6	NWC Yuma & Apache Rd Buckeye, AZ 85326	11/15/22	23.7 Acres	\$10,900,000 (\$10.56 PSF)	504-18-(012F, 933)	Land Zoned PC "Planned Community" purchased by Mark IV Capital, Inc. from Yuma Road 310 LLC to develop a mixed-use industrial project.
7	Miller Park 21 W Durango St Buckeye, AZ 85326	3/31/22	21.6 Acres	\$6,800,000 (\$7.23 PSF)	504-26-(002A, 005A)	Industrial land purchased from Buckeye 21 Owner, LLC by EJV Capital LLC. EJV has since built a 326,103 square foot industrial facility which was leased to ExxonMobil in June of 2023.
8	SE 7th St & Beloit Rd Buckeye, AZ 85326	9/23/23	16.11 Acres	\$4,500,000 (\$6.41 PSF)	400-42-(007F, 007H, 007K)	Milam Glass Company sold this unimproved industrial land property to RMLM, LLC as an Industrial Outdoor Storage (IOS) property for the storage of automobiles.
9	16938 W Woodlands Goodyear, AZ 85338	9/15/22	49.21 Acres	\$10,800,000 (\$5.04 PSF)	500-05-011P	PAD land purchased south of the confluence of I-10 and State Route 303 by TriGate Capital for commercial development (Canyon Trails Towne Center) alongside development of approximately 328 apartment units. <a href="#">(Click Here For More Information)</a>
10	16100 W Cr-85 Hwy Goodyear, AZ 85338	12/5/23	46.06 Acres	\$9,000,000 (\$4.49 PSF)	500-06-033A 500-83-(002M, 002N, 009)	Industrial land purchased by DIV Industrial from Benross Corporation for the development of Sarival Business Park- a 5-building business park totaling 847,988 SF. <a href="#">(Click Here For More Information)</a>
11	W Southern Ave Buckeye, AZ 85326	7/28/23	39 Acres	\$6,800,000 (\$4.00 PSF)	504-39-019C	Van Tuyl Companies joint ventured with Eisenburg Company to purchase this agricultural land from Stotz Equipment as part of the Buckeye 225 Industrial Park, comprising of six buildings ranging from 270,000 square feet to 1 million square feet.