

# WEST VALLEY

INDUSTRIAL RAIL CENTER

SWC DYSART RD & PEORIA AVE | EL MIRAGE, AZ

10-67 ACRES | RAIL SERVED

INDUSTRIAL LAND FOR SALE!



EL MIRAGE: NO IMPACT FEES & NO CONSTRUCTION SALES TAX

**CBRE**

**Eisenberg Company**  
Development • Brokerage • Management

## PROPERTY

# OVERVIEW

Available For Sale, Lease or BTS

**Size** ±67 Acres (Divisible)

**Rail** BNSF Rail Served

**Divisibility** ±20 Acres

**Power** APS

**Zoning** Industrial (Distribution & Manufacturing)

**Water & Sewer** Epcor



**WEST VALLEY**  
INDUSTRIAL RAIL CENTER





↑  
NORTH

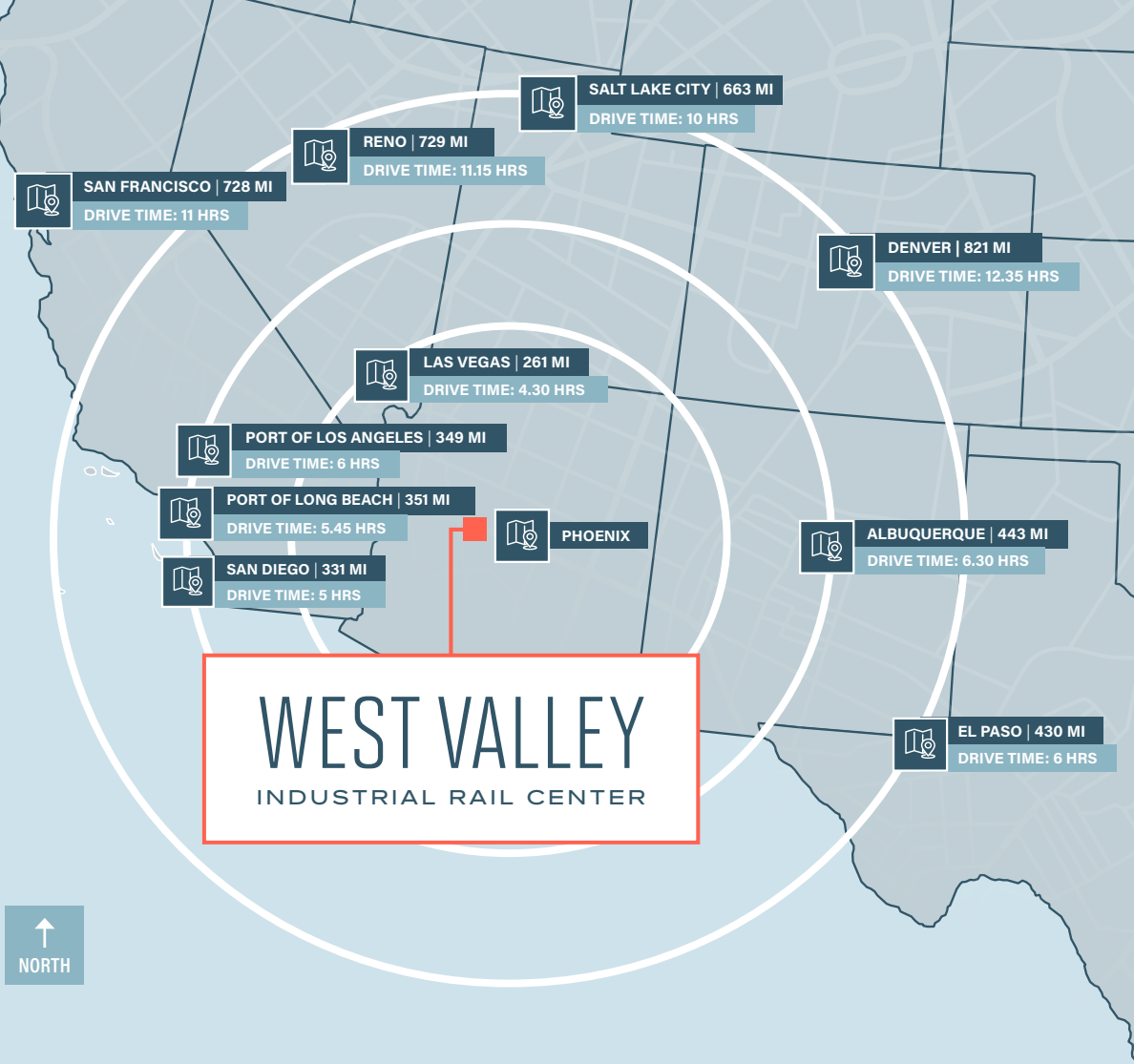


# LOCATION ADVANTAGE

-  Strategically located in **Metro Phoenix**
-  Top Labor Market: **±1.7M workers** within a 30-minute commute
-  **Immediate access** to BNSF Rail, one of the largest freight networks in North America

# DEMOGRAPHICS

-  2024 Population: **196,524**
-  2029 Population: **206,303**
-  Median Age: **41.3**
-  2024 Average Household Income: **\$93,279**



FOR MORE INFORMATION, PLEASE CONTACT:

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