

INDUSTRIAL OUTDOOR STORAGE SITE

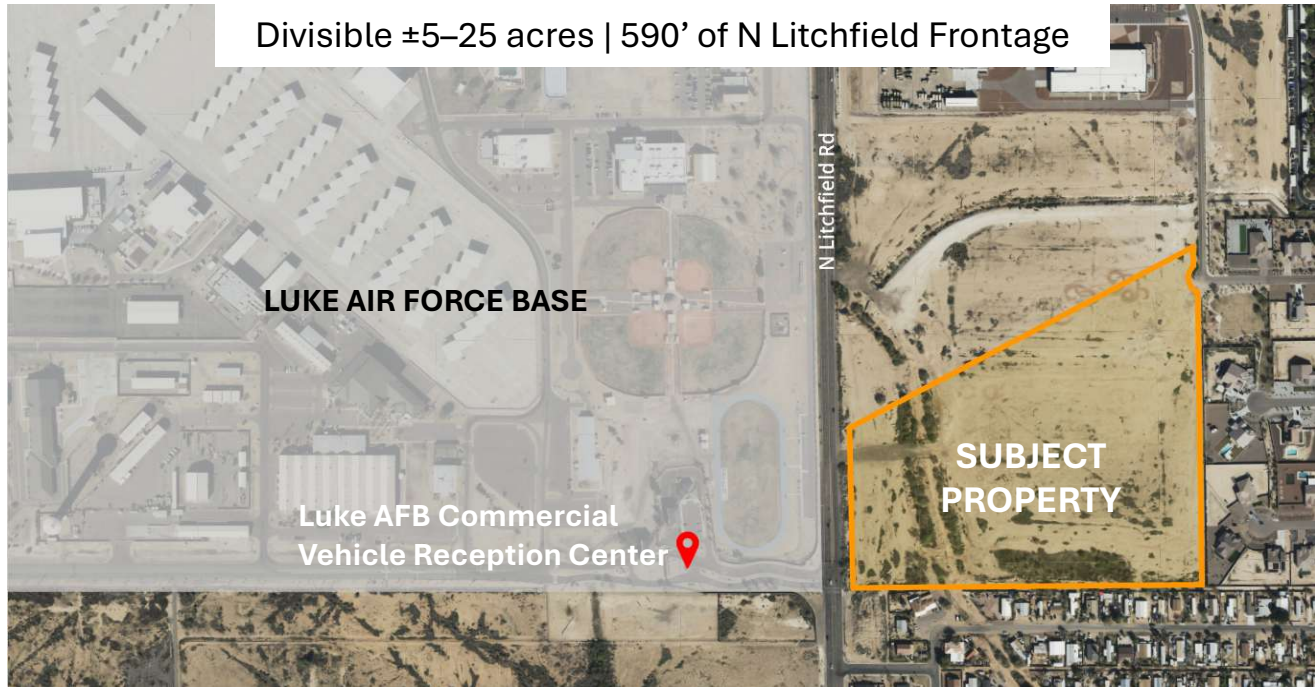


±25 Acres - Luke AFB Commercial Gate Adjacency

Gate-Controlled Logistics Site | Litchfield Rd Frontage | Loop 303 Corridor | Glendale, AZ

FOR LEASE • BUILD-TO-SUIT • FOR SALE

Directly Adjacent to Luke AFB Commercial Vehicle Gate - **the only commercial truck gate** serving Luke AFB, an operational advantage that cannot be replicated



Ideal Users

- F-35 program contractors, suppliers, and MRO support
- MILCON staging - equipment, materials, trailers
- Ground Support Equipment (GSE) storage
- Container, chassis, and trailer parking
- Utility, telecom, fuel, and infrastructure staging
- Equipment rental and heavy contractor yards
- Disaster response and rapid deployment staging
- Institutional IOS operators seeking entitled, gate-adjacent inventory

Site Facts

- Size: ±25 acres, divisible from ±5
- Frontage: Litchfield Road
- Zoning: Industrial (IOS-permitted)
- Utilities: On Site (Liberty/Valley)
- Access: Direct to Luke AFB commercial gate
- Submarket: Loop 303 / West Valley Phoenix

Deal Structures Offered

- 1. Ground Lease (±5–25 acres)** Flexible term. Build-to-suit yard configurations available: fencing, controlled access gates, stabilized surface (aggregate, asphalt, or concrete), lighting, power, trailer/container/equipment layouts, and defense-grade security for qualifying tenants.
- 2. Build-to-Suit** Ownership will deliver a turn-key, secured yard to tenant specification. Expedited delivery available, scope and permitting dependent.
- 3. Sale** Entitled IOS development site suitable for institutional operators or long-term holders. Priced against potential stabilized yield-on-cost for IOS buyers.

Inquiries welcome for lease, build-to-suit, or purchase.

VictoryBase | info@victorybase.com | (610) 256-9910