



# For Sale/ Lease

±30,352 SF  
of Buildings  
on ±12.15 Acre Lot

Industrial Acreage  
with Rail and  
I-10 Access

## Industrial Site Zoned for Trucking and Logistics Operations

11328 W Buckeye Rd. | Avondale, AZ 85323

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# Location Highlights



**I-10 Access**  
7 minutes



Rail Adjacent to  
**Union Pacific**  
Rail Line



Frontage on  
**Buckeye Road**  
and **Avondale Blvd**

- » **Lot Size:** ±12.15 acres
- » **Total SF:** 30,352 SF
  - Warehouse:** 19,200 SF
  - Modular Office Building:** 2,880 SF
  - Multipurpose Building:** 8,272 SF
- » **12'-20' Clear Height**
- » **Industrial-2 Zoning, Maricopa County**
- » **County Island:** Lower Property Taxes  
\$4,026.15/mo
- » **Sewer:** Septic Tank
- » **Water:** Well
- » **Loading:**
  - Five (5) 14'x18' Grade Level Doors
  - One (1) 10'x12' Grade Level Door
  - One (1) Truckwell









