



MHG Commercial
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TONOPAH ±153 ACRES

for lease or for sale



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OVERVIEW OF THE VAN BUREN & 355TH AVE AREA, INVESTOR'S LENS

Market Drivers

- **West Valley Growth:** Rapid expansion of Buckeye and Goodyear continues to push industrial and logistics demand further west.
- **Industrial Demand:** Rising need for large distribution and manufacturing sites near Phoenix Metro due to e-commerce, logistics, and supply chain optimization.
- **Infrastructure Investment:** Planned improvements in transportation corridors in Tonopah support long-term development opportunities.
- **Land Scarcity:** Limited availability of large industrial-zoned parcels in Metro Phoenix enhances the long-term value of this property.



Property Details

APN	504-11-012
Total property size	±153.32 Acres (6,680,779 SF)
Zoning	Light Industrial
Location	SEC of W Van Buren St & N 355th Ave, Tonopah, AZ
Listing price	\$23,334,003 or \$ 3.50 PSF

Zoning & Land Use

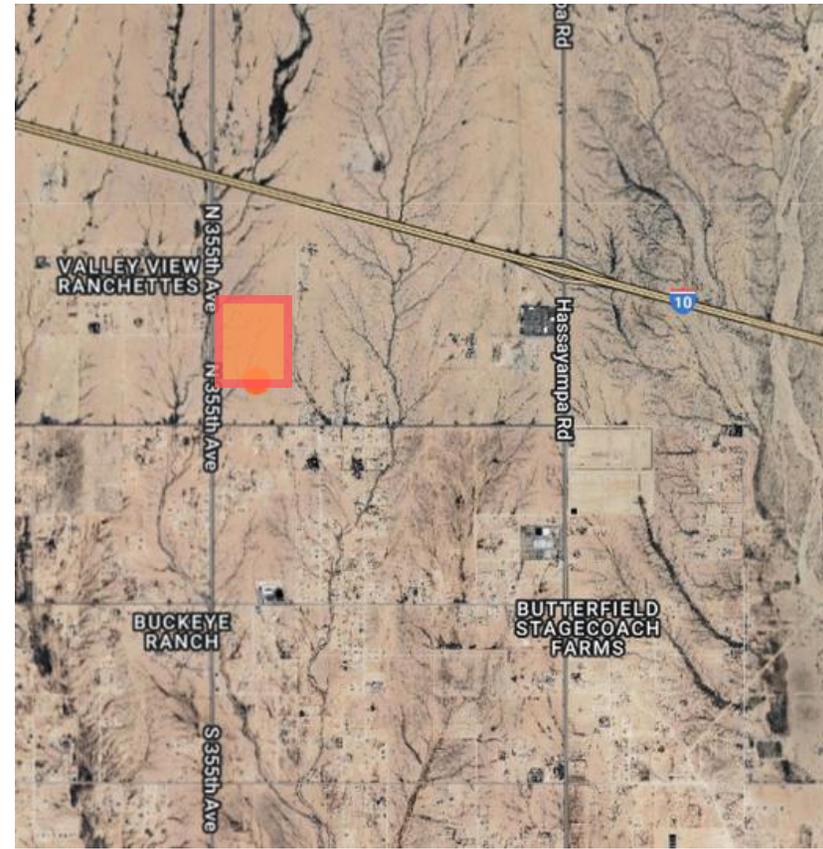
- **Zoning:** Light Industrial (LI) – Allows a variety of uses including warehouses, distribution facilities, flex spaces, and manufacturing.
- **Development Potential:** Ideal for build-to-suit or speculative industrial development, with potential for multi-tenant or single-user facilities.
- **Surrounding Uses:** Predominantly large-scale agricultural and desert land transitioning to industrial and logistics developments.
- Situated at the southeast corner of W Van Buren Street and N 355th Avenue, providing direct roadway access.
- Close proximity to Interstate 10, a major east-west transportation corridor connecting California, Arizona, and New Mexico.
- Access to regional distribution hubs, with Tonopah becoming a natural extension of West Valley industrial development.
- Surrounding area characterized by large tracts of land, infrastructure expansion, and increasing investment from developers.

LOCATION OVERVIEW

Tonopah, Arizona, is strategically positioned in the western portion of Maricopa County, offering direct access to major transportation corridors and a rapidly expanding industrial ecosystem. This area is experiencing significant growth, driven by its proximity to key logistics hubs and major employers.

Nearby Logistics and Distribution Centers

- **Amazon Fulfillment Centers:** Amazon operates several fulfillment centers in the Phoenix area, including facilities at 6835 W Buckeye Rd and 5333 W Lower Buckeye Rd. These centers play a crucial role in Amazon's extensive logistics network, supporting fast and efficient shipping services to customers.
- **Walmart Distribution Centers:** Walmart has distribution centers in the region, such as the facility in Buckeye, AZ. These centers are integral to Walmart's supply chain, ensuring timely delivery of products to stores and customers.
- **FedEx Facilities:** FedEx operates multiple facilities in the Phoenix area, including locations at 4475 N 43rd Ave and 3002 E Old Tower Rd. These centers support FedEx's parcel shipments, package drop-off, pickup, and other shipping services.



GROWTH & EXPANSION: TONOPAH, AZ

Tonopah, Arizona, located in the western portion of Maricopa County, is a fast-emerging submarket positioned to capture the westward expansion of Phoenix Metro. Once primarily known for wide-open desert landscapes and agriculture, Tonopah is increasingly viewed as a strategic hub for large-scale industrial, logistics, and distribution projects.

- **Strategic Location:** The property sits just minutes from Interstate 10, the primary east-west transportation corridor connecting Phoenix to California, New Mexico, and Texas. This makes the site highly desirable for regional and national distribution operations.
- **Proximity to Growth:** Neighboring cities such as Buckeye and Goodyear are among the fastest-growing municipalities in the nation, experiencing explosive population and industrial development. Tonopah stands to benefit as demand for industrial land pushes westward.
- **Workforce Access:** The West Valley offers access to a growing labor pool, with a strong base of skilled and semi-skilled workers commuting from Buckeye, Goodyear, Avondale, and the broader Phoenix Metro area.
- **Infrastructure Expansion:** Planned and ongoing infrastructure improvements in the West Valley—including roadway, utility, and logistics investments—are setting the stage for long-term development in Tonopah.
- **Investment Potential:** As developable land closer to Phoenix becomes increasingly scarce and expensive, Tonopah offers investors and developers a large-scale, cost-effective option with significant upside potential.

Tonopah represents the next frontier of industrial growth in the West Valley, blending affordability, scalability, and strategic transportation access in one of Arizona's most promising submarkets.

**All facts and figures to be verified by buyer*





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MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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