



For 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

Chris Reese, SIOR
Vice President
+1 480 748 1834
chris.reese@colliers.com

Colliers
2390 E Camelback Rd, Ste. 100
Phoenix, AZ 85016
colliers.com/arizona



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
- » **14'-20' Clear Height**
- » **Power:** 800a 120/208v 3-phase
- » **Industrial-2 Zoning, Maricopa County**
- » **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



Leasing Options



Option A: Full Site

- » $\pm 30,352$ SF
- » ± 12.15 AC

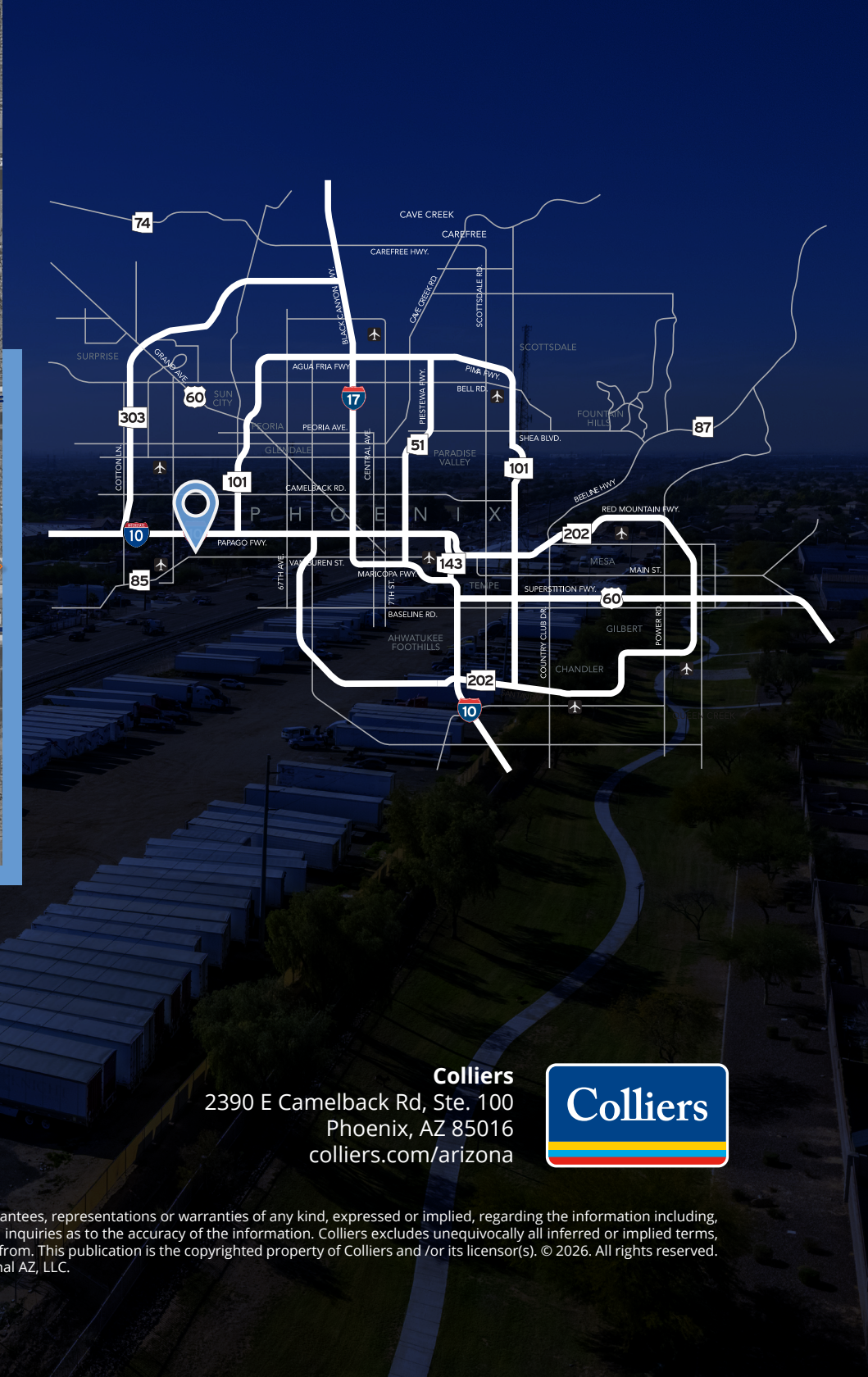
Option B: West Half

- » $\pm 30,352$ SF
- » ± 6 AC

Option C: East Half

- » No Structures
- » ± 6.15 AC





For more information, contact:

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