

ROOKS

INDUSTRIAL GATEWAY

±74 ACRES INDUSTRIAL LAND
FOR SALE OR BTS!

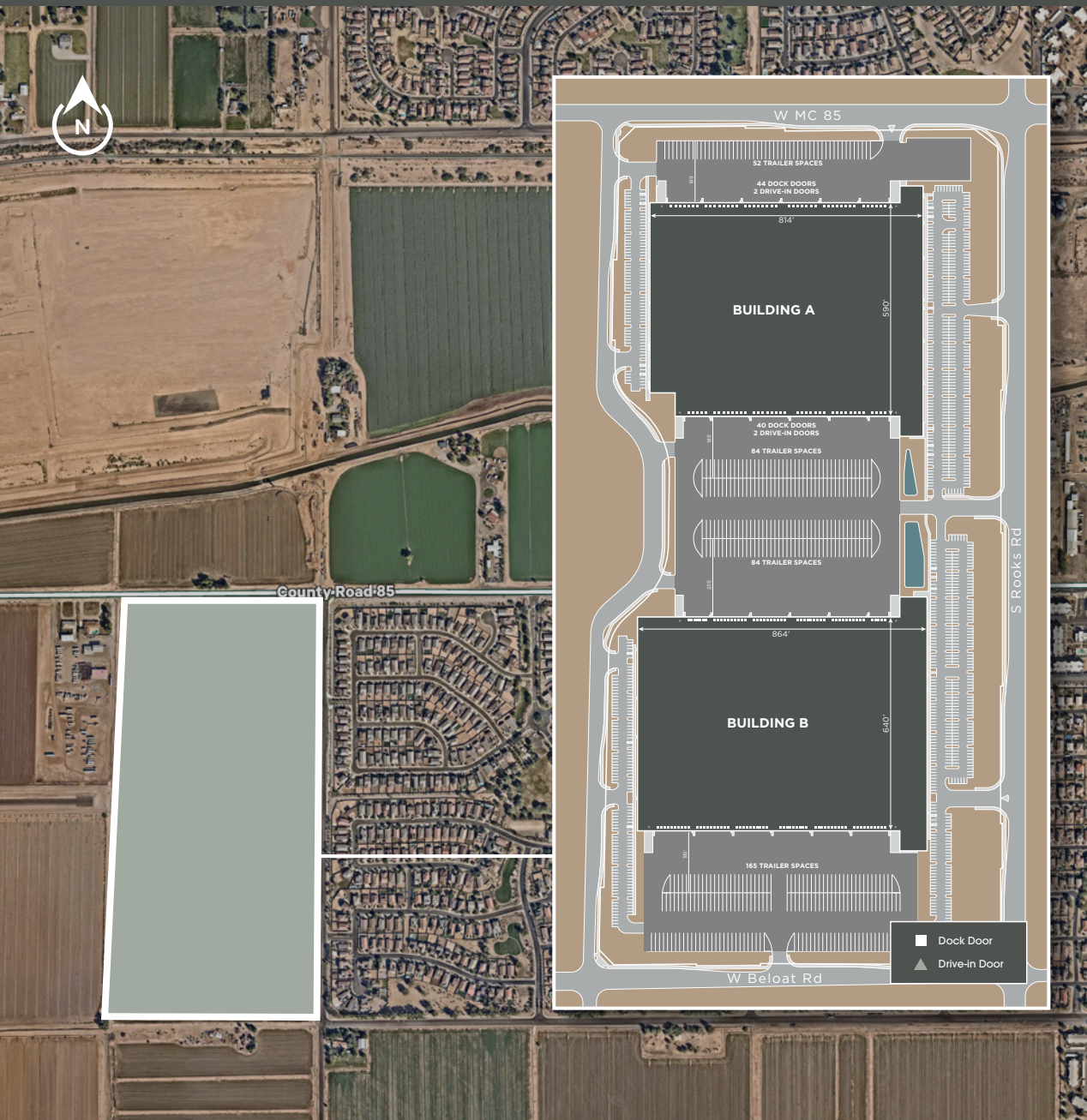
BUCKEYE, AZ

10MW SUBSTATION IN PROCESS – 1Q2027!

SWC MC 85 & ROOKS RD, BUCKEYE, AZ 85326
±74 ACRES | DIVISIBLE TO 36 ACRES

CBRE

PROPERTY FEATURES



LAND SITE



Land Size
±74 Acres



Zoning
I-1, City of Buckeye



Water
City of Buckeye



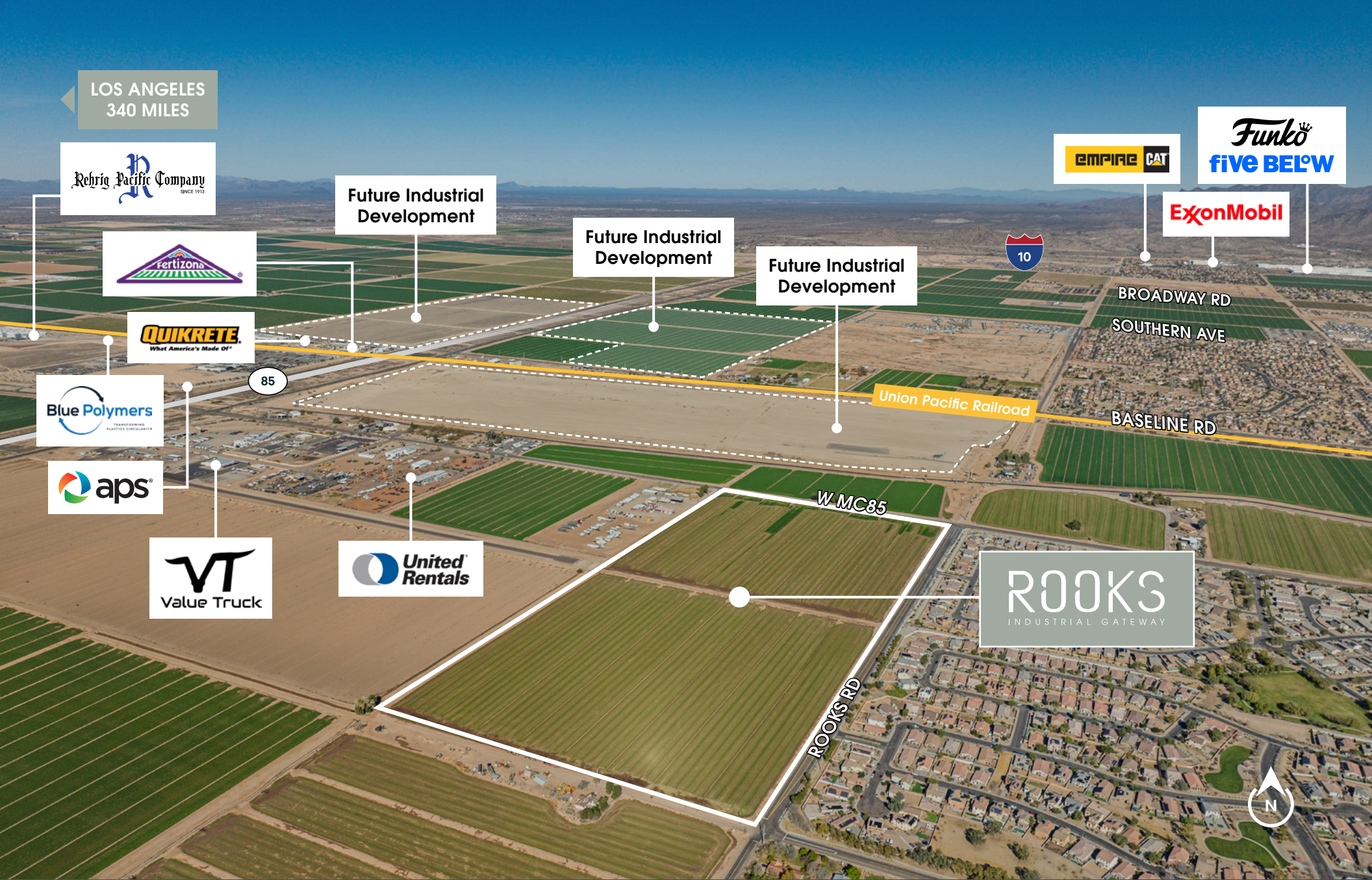
Sewer
City of Buckeye



Power
APS

PROPOSED BUILDING SPECS

	BUILDING A	BUILDING B
Building Size	±523,620 SF	±562,800 SF
Clear Height	40'	40'
Dock High Doors	84	110
Grade Level Doors	4	4
Auto Parking	434	487
Trailer Parking	136	249



LOS ANGELES
340 MILES

Rehrig Pacific Company
SINCE 1913

Fertizona

QUIKRETE
What America's Made Of®

Blue Polymers
TRANSFORMING PLASTICS CIRCULARITY

aps

VT
Value Truck

United Rentals

Future Industrial Development

Future Industrial Development

Future Industrial Development

EMPIRE CAT

Funko
five BELOW

ExxonMobil



Union Pacific Railroad

BROADWAY RD
SOUTHERN AVE

BASELINE RD

W MC85

ROOKS RD

ROOKS
INDUSTRIAL GATEWAY



LOCATION HIGHLIGHTS

CORPORATE NEIGHBORS



ROOKS
INDUSTRIAL GATEWAY

- DRIVE TIMES**
- SR 85: 2.2 Miles / 5 Minutes
 - I-10 Freeway: 4.0 Miles / 7 Minutes
 - Loop 303: 16.0 Miles / 17 Minutes
 - Port of Long Beach: 355 Miles / ±4.75 Hours
 - San Diego: ±319 Miles / ±4.25 Hours

To LA/Long Beach
±5 Hours to SoCal

To San Diego

41,538 VPD

tract

Blue Polymers
Rehrig Pacific Company

aps

ROOKS
INDUSTRIAL GATEWAY

DRIVE TIMES

- SR 85: 2.2 Miles / 5 Minutes
- I-10 Freeway: 4.0 Miles / 7 Minutes
- Loop 303: 16.0 Miles / 17 Minutes
- Port of Long Beach: 355 Miles / ±4.75 Hours
- San Diego: ±319 Miles / ±4.25 Hours

CITY OF BUCKEYE - INFRASTRUCTURE UPGRADES



HUB WEST DEVELOPMENT APS REGIONAL HEADQUARTERS

±83-acre state-of-the-art operations campus serving as Arizona Public Service's new West Valley hub.



INSTITUTIONAL-GRADE COMMITMENT

Multi-phase investment by Arizona's largest utility company, consolidating core departments and long-term employment base.



ACTIVE PHASE II EXPANSION

±43,000 SF addition underway, expanding administrative, warehouse, and storage capacity.



PRIME BUCKEYE LOCATION

Strategically positioned at MC85 & SR85 with significant infrastructure upgrades and regional access.



ECONOMIC GROWTH CATALYST

Anchors future industrial and commercial development throughout the Buckeye corridor.



FARALLON WATER PLANT CRITICAL WATER INFRASTRUCTURE ASSET

20-acre treatment campus built to support Buckeye's accelerating growth, serving the Farallon Water Service Area.



EXPANSIVE CAPACITY & GROWTH POTENTIAL

Initial treatment at 6 mgd, expandable up to 19 mgd, with new groundwater wells, finished storage, booster pumping, and distribution piping.



STRATEGIC WATER SUPPLY DEVELOPMENT

Includes ~3 miles of raw water transmissions, >15 miles of potable water distribution lines, and blending infrastructure to manage quality challenges (arsenic, nitrates, TDS).



FACILITATOR OF LAND DEVELOPMENT

Serves ~4,900 acres in the service area, unlocking residential, industrial, and commercial growth in currently agricultural zones.



PORTFOLIO DIVERSIFICATION & RESILIENCE

Bolsters Buckeye's water portfolio, reducing reliance on pure groundwater via modern treatment and infrastructure enhancements.

STRATEGIC LOCATION

4 MILES
to the I-10

150 AMENITIES
within 5 miles

40 MILES
to PHX Sky Harbor Airport

40% LESS
offers up to 40% less
operational costs
than California

62,715
total residential
population in a
5-mile radius

TOP 5
state for projected
growth prospects
(Forbes)

BUCKEYE OVERVIEW

#1 FASTEST
GROWING
CITY IN
THE U.S.
(OVER THE PAST DECADE)

89K
average
household
income

1.45M
labor force within 45
minutes of Buckeye

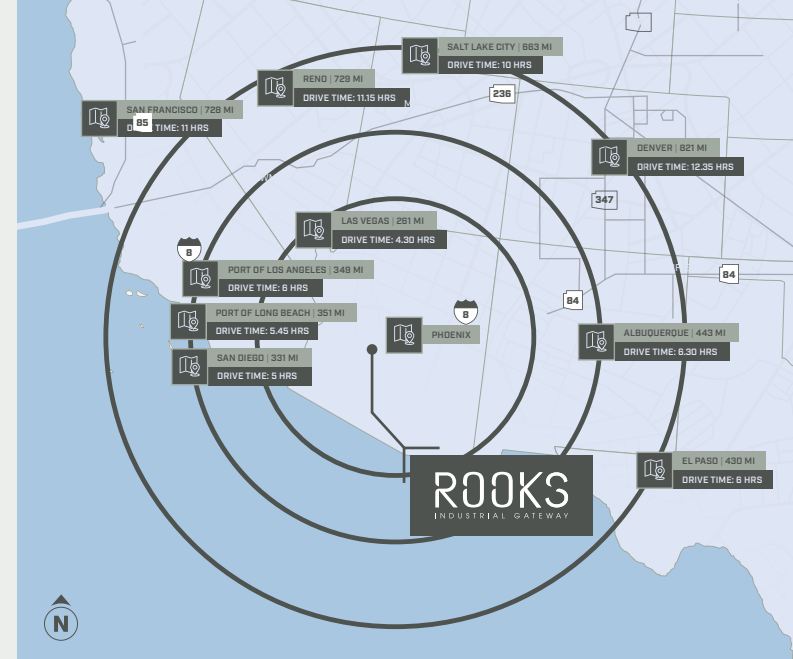
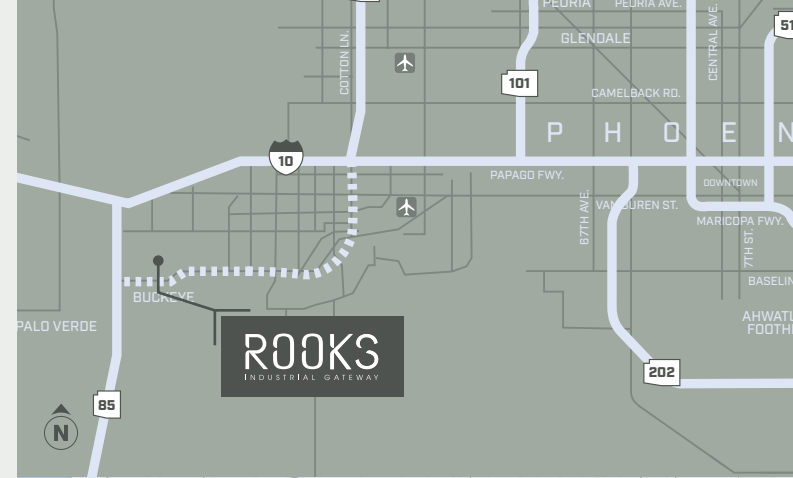
33
median age of
Buckeye resident

#6 BEST
PLACE TO
LIVE IN
THE U.S.

11M
square feet of
new commercial
development
in 2021

92%
of Buckeye's skilled
workforce commutes
outside of Buckeye
for work

7
robust transportation
network with access
to 7 major interstates
or highways



LEASING CONTACTS

PRIMARY

Cooper Fratt
+1 602 684 8770
cooper.fratt@cbre.com

SECONDARY

John Werstler
+1 602 622 5504
john.werstler@cbre.com

TEAM MEMBERS

Tanner Ferrandi
+1 602 625 1995
tanner.ferrandi@cbre.com

Connie Nelson
+1 520 444 9732
connie.nelson@cbre.com

