

±1,207,360 SF

AVAILABLE FOR LEASE
DIVISIBLE

VIRTUAL TOUR



24105 W SOUTHERN AVENUE

BUCKEYE, AZ 85326



**CUSHMAN &
WAKEFIELD**



PDG PARKLANE
DEVELOPMENT
GROUP



MIRAMAR CAPITAL



DWS



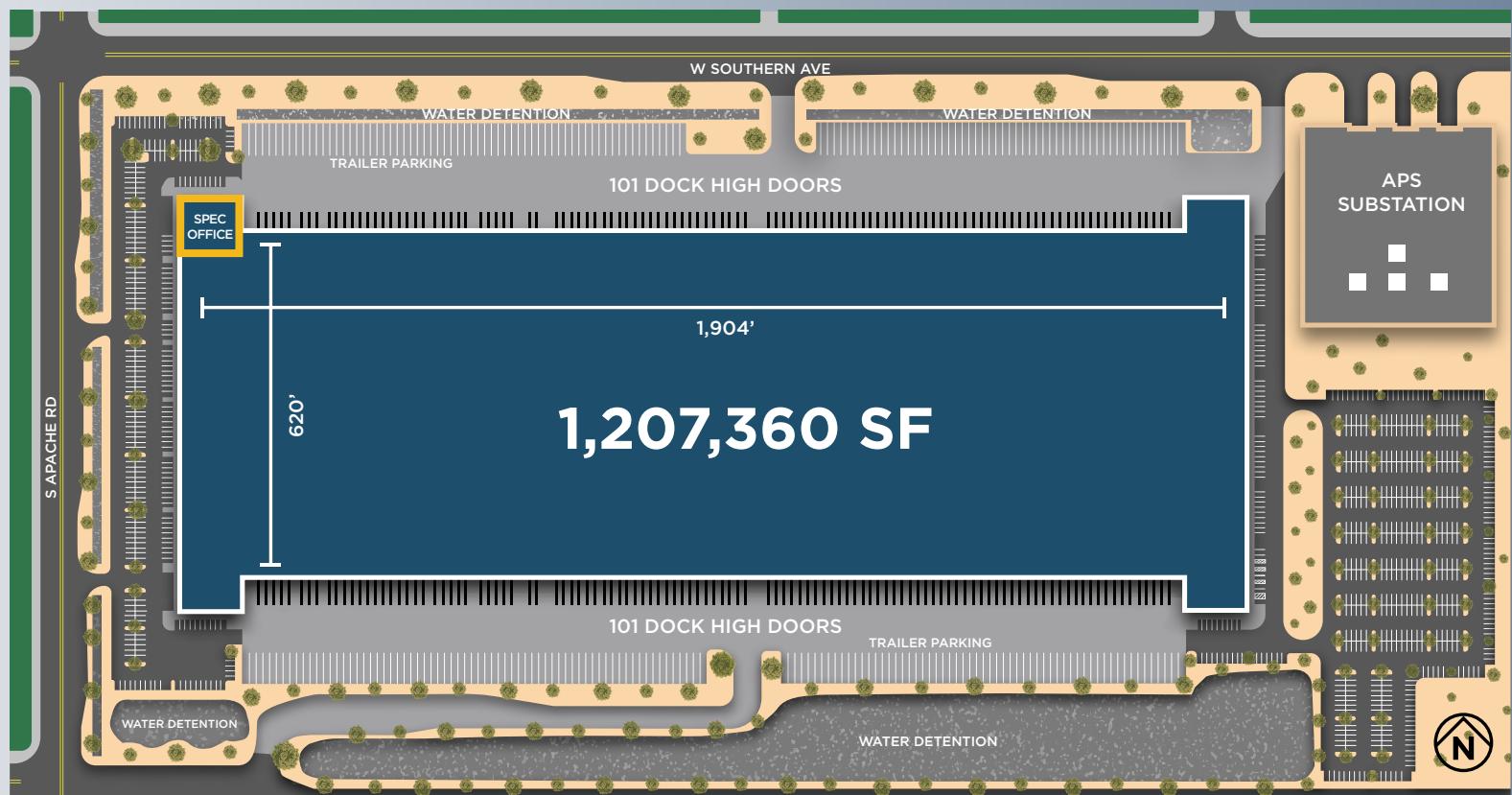
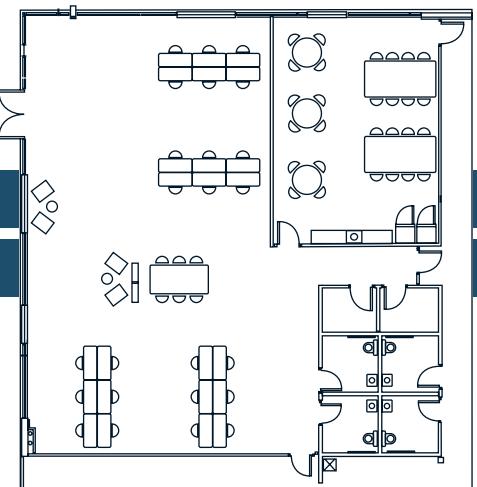
WESTPINE

PARTNERS
LLC

PROPERTY SPECS

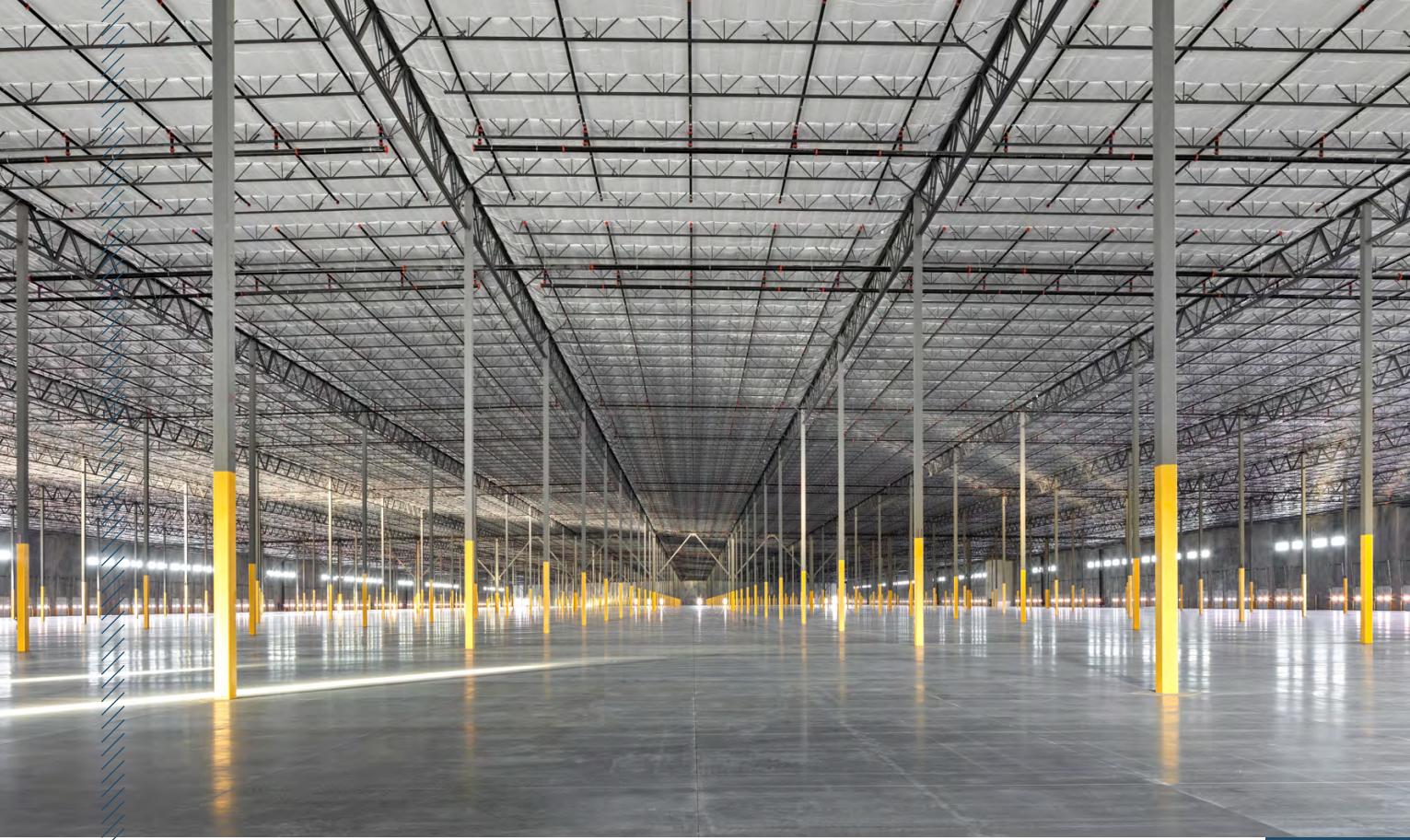
- 40' clear height minimum
- 620' x 1,904' building dimensions
- 50' x 56' column spacing
- 60' speed bays; reinforced
- 924 auto parking stalls
- 250 concrete trailer parking stalls
- 190' concrete truck courts
- [202] 9' x 10' dock high doors
- [4] 12' x 14' grade level doors
- ESFR K33.6 sprinkler system
- 6000A 480/277v [expandable]
- .45 mil TPO roof w/ 15 year warranty
- 8" un-reinforced floor slab
- R-38 insulation below roof deck
- 3,179 SF spec office
- 200,000 SF of LED lighting
- [32] 40,000 lb dock levelers with dock locks and seals
- Warehouse HVAC on-site
- Buckeye offers a utilities tax exemption for manufacturers

3,179 SF
SPEC OFFICE



LOCATION





**SOUTHERN
INDUSTRIAL
CENTER**

CORPORATE NEIGHBORS



STRATEGIC LOCATION



4 MILES
TO THE I-10



150 AMENITIES
WITHIN 5 MILES



40 MILES
TO PHX SKY HARBOR AIRPORT



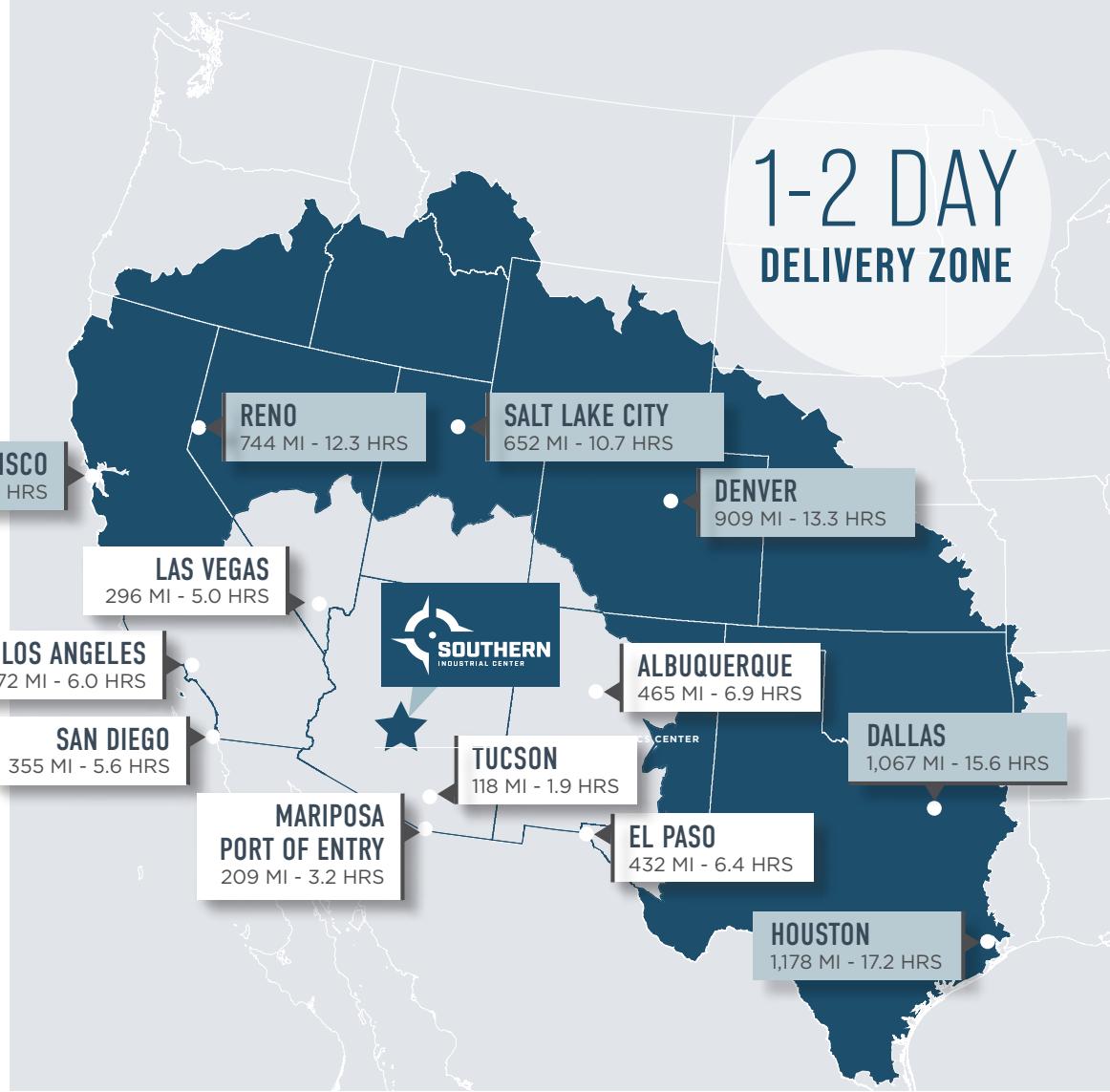
40% LESS
OFFERS UP TO 40% LESS
OPERATIONAL COSTS THAN
CALIFORNIA

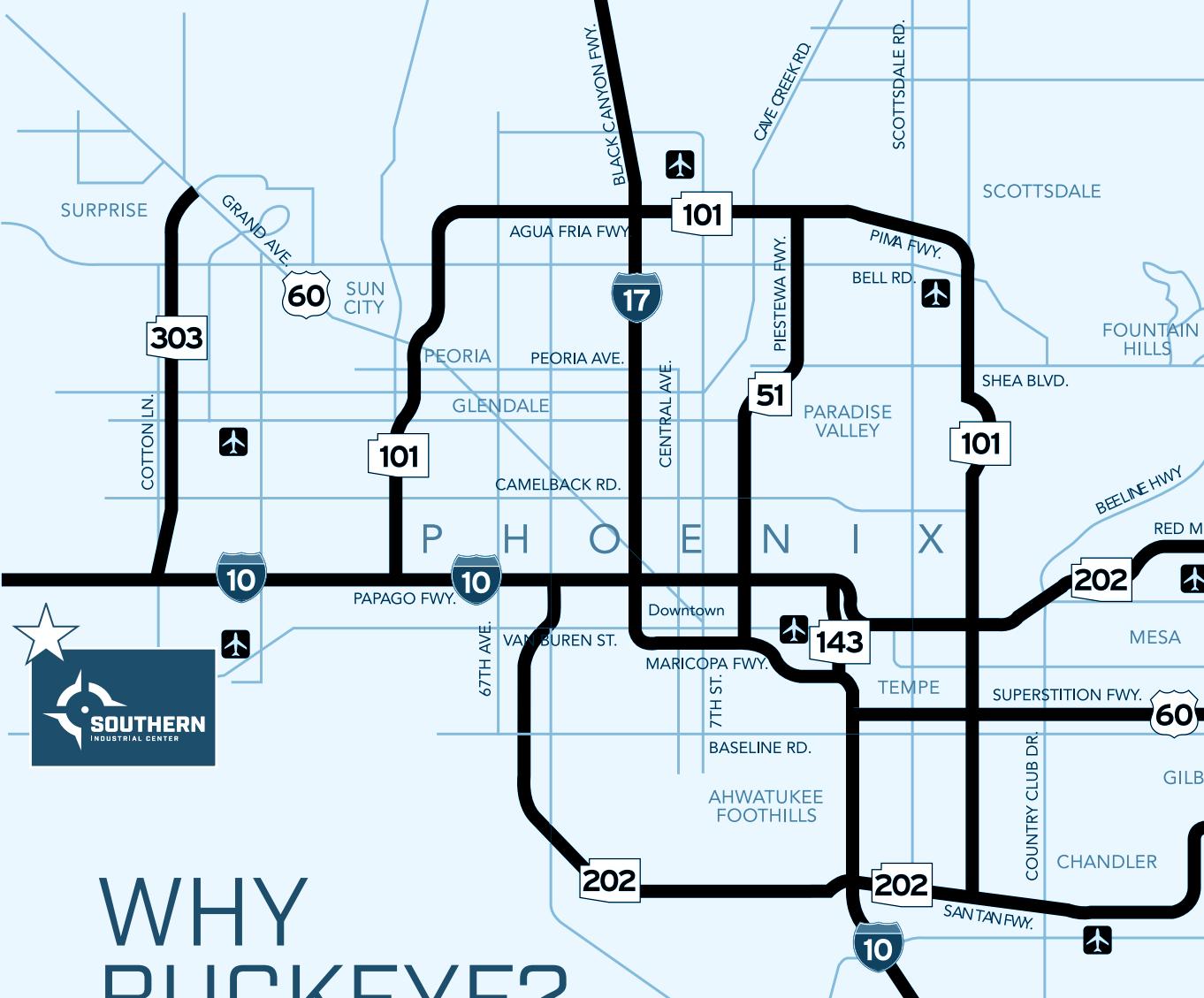


62,715
TOTAL RESIDENTIAL POPULATION
IN A 5-MILE RADIUS



TOP 5
STATE FOR PROJECTED GROWTH
PROSPECTS (FORBES)





WHY BUCKEYE?

#1 fastest growing city in the U.S.
(over the past decade)

#6 best place to live in the U.S.

89K
average household income

11M
square feet of new commercial development in 2021

1.45M
labor force within 45 minutes of Buckeye

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

33
median age of Buckeye resident

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

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