



±1,207,360 SF

AVAILABLE FOR LEASE  
DIVISIBLE

VIRTUAL TOUR



24105 W SOUTHERN AVENUE

BUCKEYE, AZ 85326



MIRAMAR CAPITAL

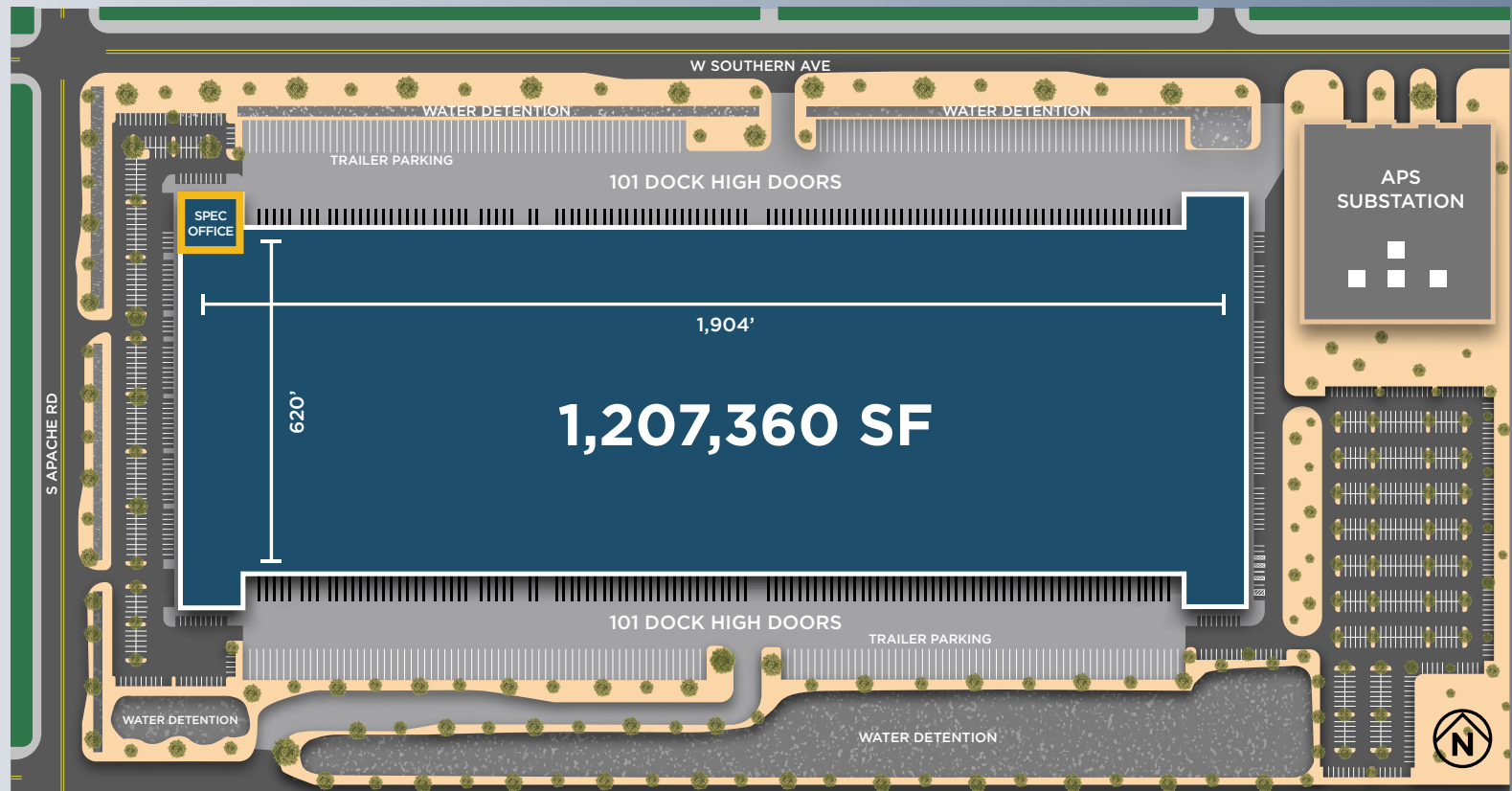
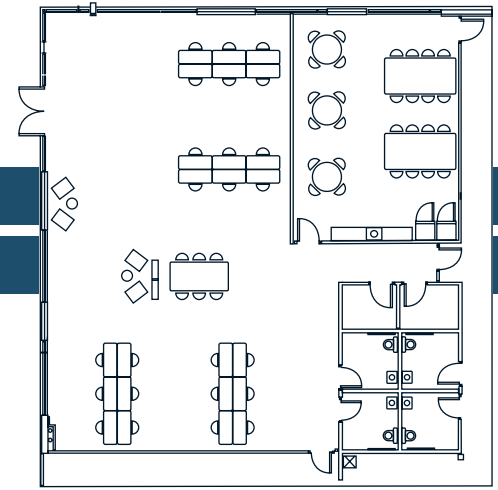




# PROPERTY SPECS

- 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**



**SOUTHERN  
INDUSTRIAL  
CENTER**



# LOCATION



FULL DIAMOND INTERCHANGE



FULL DIAMOND INTERCHANGE



five BELOW

Funko

  
**SOUTHERN**  
INDUSTRIAL CENTER

W BROADWAY RD

RESIDENTIAL DEVELOPMENT



S WATSON RD

Walmart  
DISTRIBUTION CENTER

SOUTHERN AVE

ROSS  
DISTRIBUTION CENTER

  
Walgreens

  
Domino's Pizza

  
Auto Zone

CARDINAL  
Glass Industries

E RAILROAD ST

Clayton  
homes

SCHULT  
REDWOOD FALLS

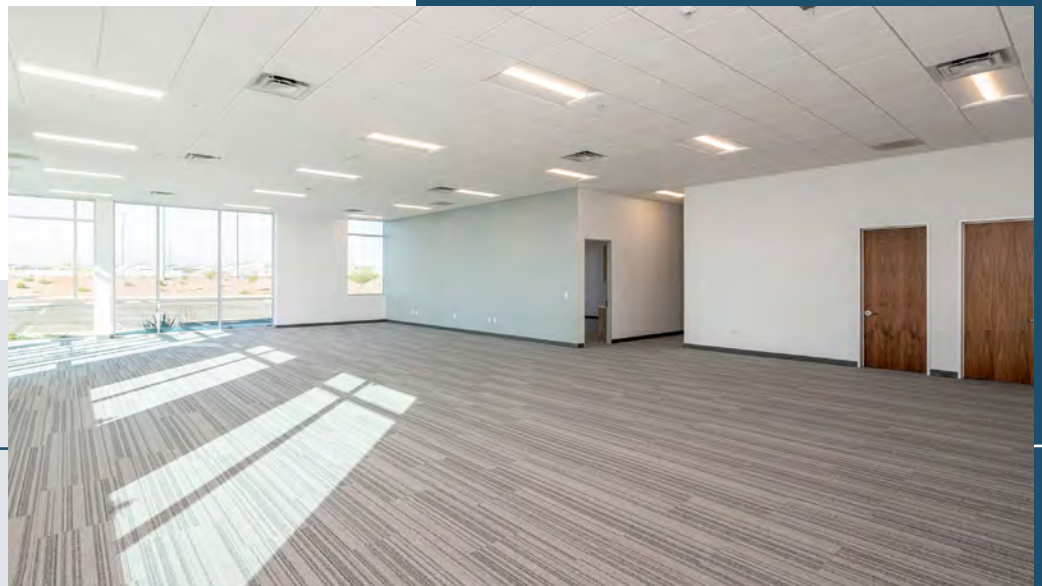
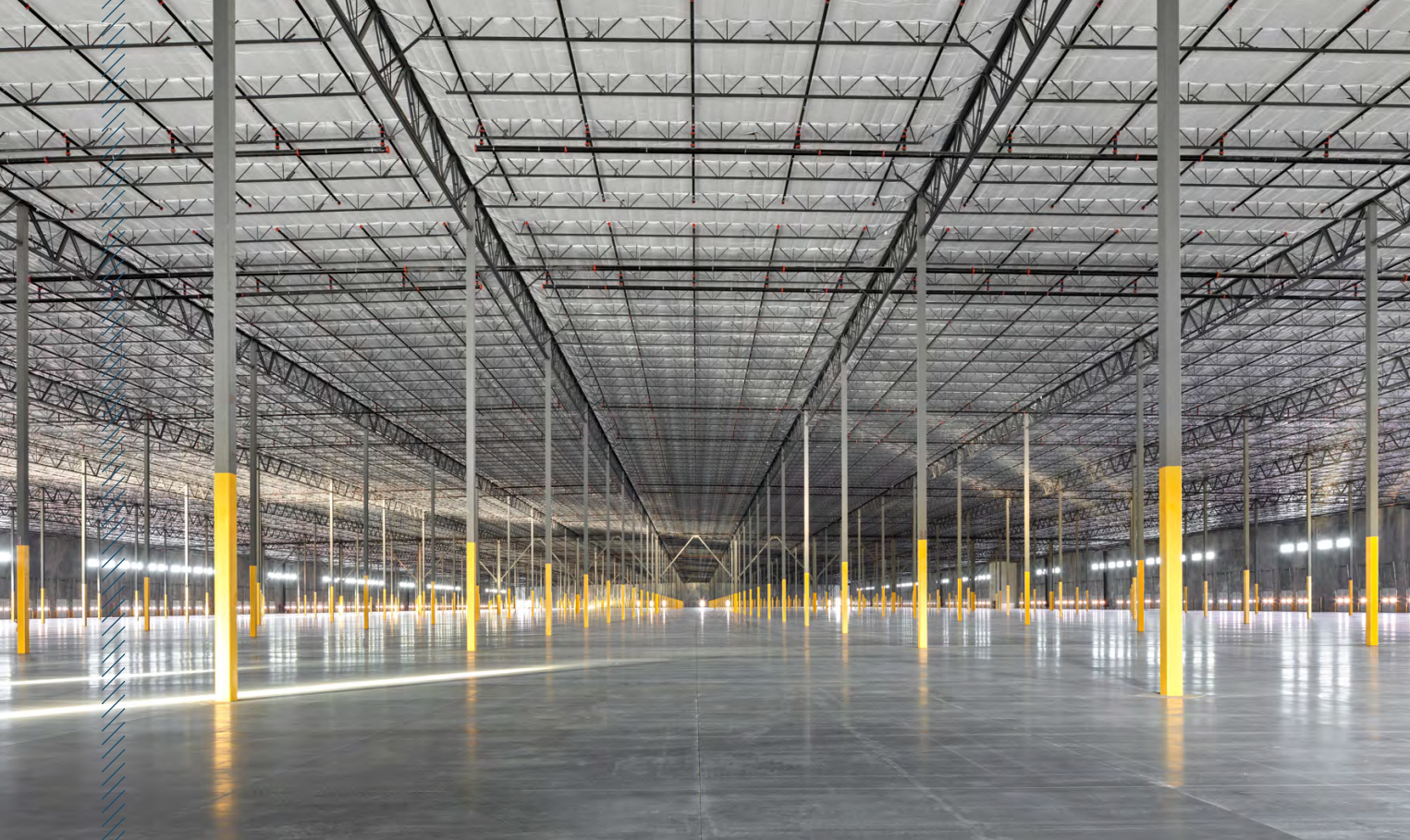
  
ACE Hardware

  
Pizza Hut

  
SONIC







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



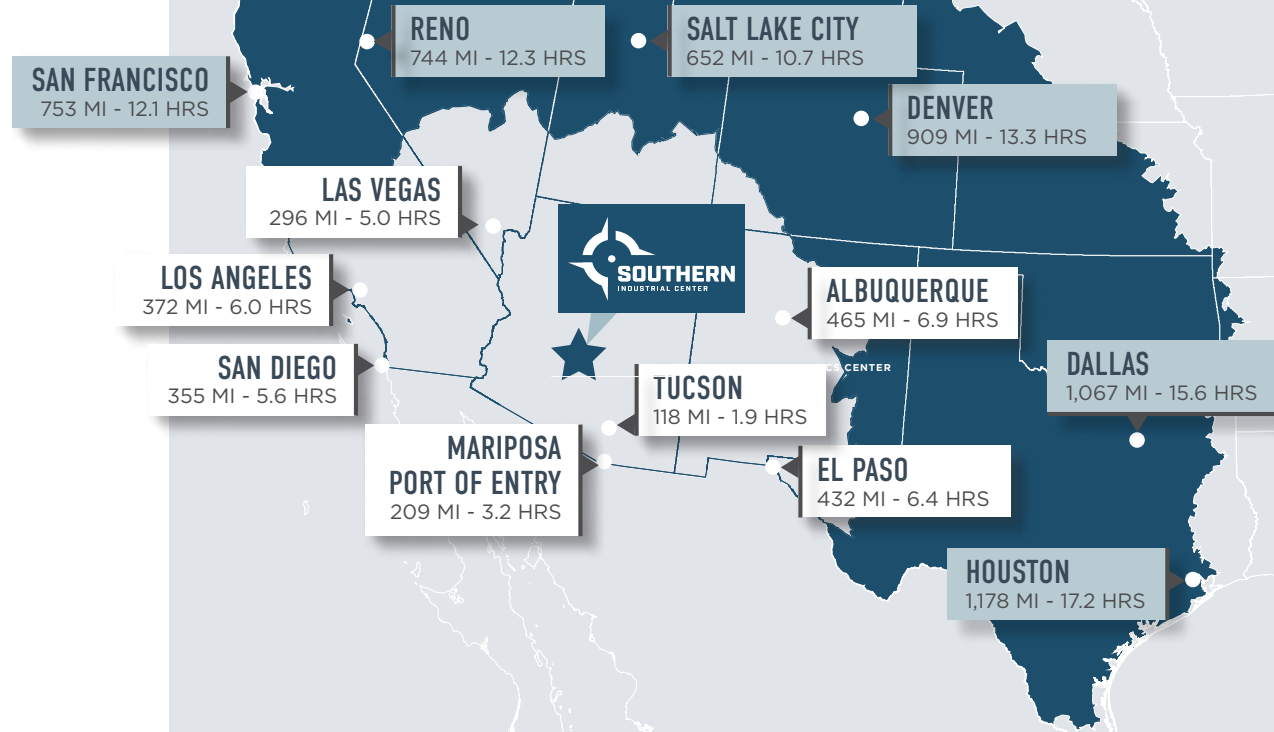
**40% LESS**  
OFFERS UP TO 40% LESS  
OPERATIONAL COSTS THAN  
CALIFORNIA



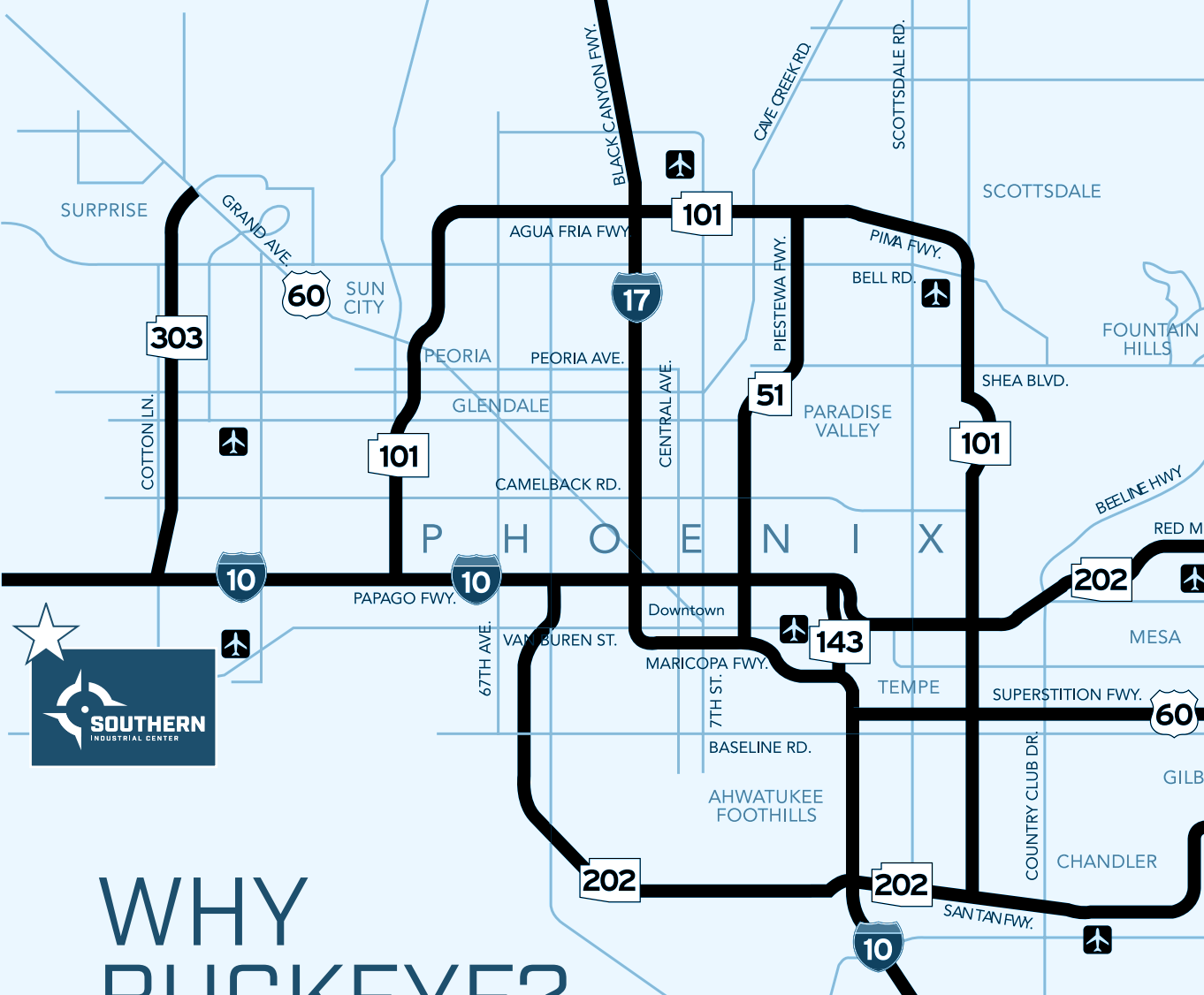
**62,715**  
TOTAL RESIDENTIAL POPULATION  
IN A 5-MILE RADIUS



**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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