

BUCKEYE 40

GROUND-UP
DEVELOPMENT OPTIONS
40,000 - 95,000 SF

Build-to-Suit & Land for Sale

SEC Apache Road & Maricopa Road
Buckeye, Arizona



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An aerial photograph of the Buckeye 40 site in Arizona. The image shows a large, rectangular industrial plot with a white building footprint. Overlaid on the image are three callouts: a dark blue rectangle with an orange border at the top right containing the text "SITE PLAN APPROVED", a dark blue circle with an orange border on the right side containing the text "\$8 PSF", and a dark blue rectangle with an orange border at the bottom right containing the text "DIVISIBLE".

SITE PLAN APPROVED

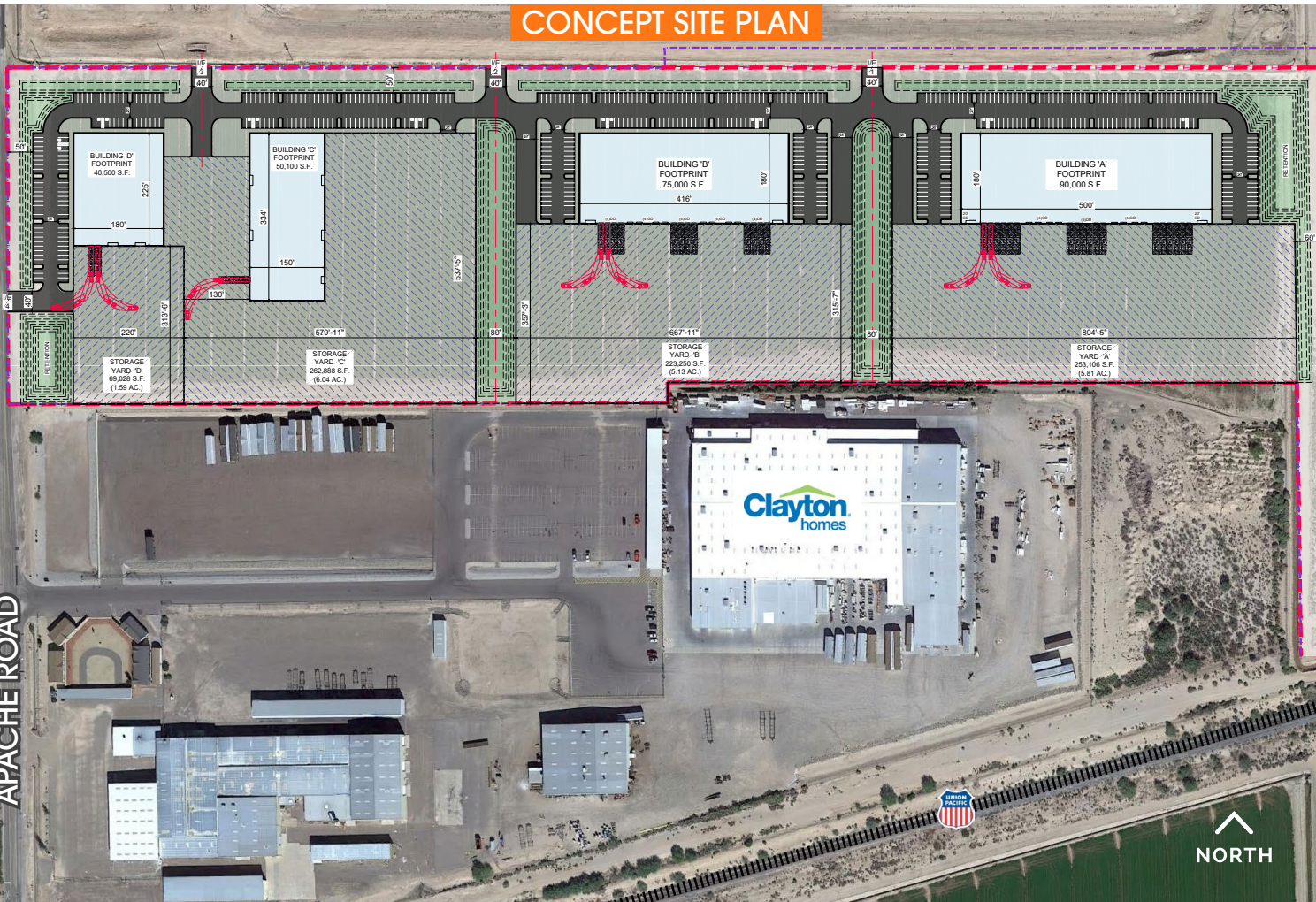
\$8 PSF

DIVISIBLE

PROPERTY FEATURES

- ♦ ±40 acres (divisible)
- ♦ Rectangular configuration
- ♦ Maricopa County Parcel #'s: 504-46-024H, 504-46-024F, and 504-46-025D
- ♦ General Commerce Zoning, City of Buckeye
- ♦ ±4.3 miles from Interstate 10
- ♦ ±3.5 miles from MC-85
- ♦ ±1 mile from downtown Buckeye
- ♦ Apache Road access
- ♦ Adjacent to Cardinal Glass, Clayton Homes, and Walmart
- ♦ Existing utilities to the site
- ♦ Sewer: City of Buckeye
- ♦ Water: City of Buckeye
- ♦ Power: APS
- ♦ Metal frame construction permitted
- ♦ Foreign Trade Zone (FTZ) capable

CONCEPT SITE PLAN



BUCKEYE, AZ

Buckeye is emerging as a center of logistics, distribution, and manufacturing.

Buckeye is located within some of the most robust and redundant fiber optics and power corridors in the State.



TeraValis | Buckeye's newest Master Planned Community

Positioned for connectivity

Buckeye's strategic location positions the city as the premier gateway location between Arizona, California and the western United States.

Established infrastructure

Buckeye is located along the major transportation corridor of Interstate 10 and is proximate to the new Loop 303.

154% population growth since 2001

#1 Buckeye is the nation's fastest growing city

1.5M Buckeye's immediate regional workforce

35 35 minutes west of Downtown Phoenix

BUCKEYE 40



Walmart
Lowe's
verizon
AutoZone
PETSMART
Wendy's
Denny's
Wells Fargo
Home Depot
K
McDonald's
goodwill

HAJOCA

COSTCO
WHOLESALE

Safelite
AutoGlass

EMPIRE CAT

ExxonMobil

U-HAUL

five BELOW

Funko

CARDINAL
Glass Industries

Walmart

ROSS
DRESS FOR LESS

Clayton
homes

BUCKEYE 40

KOREPOWER

APS SUBSTATION /
SERVICE CENTER

VAN BUREN STREET

YUMA ROAD

LOWER BUCKEYE ROAD

FORTUNE 2
E-COMMERCE

Huhtamaki

Andersen

BLUE

"The City of Buckeye
offers employers a
talent rich employment
base as well as a deep
sense of community."

- Clayton Watson,
Plant Manager, Cardinal IG



ARIZONA COMPETES

- ♦ Quality jobs income tax credit
- ♦ Job training reimbursable grants
- ♦ R&D tax credit
- ♦ Foreign Trade Zone capable
- ♦ Qualified facility tax incentives
- ♦ Renewable energy tax program
- ♦ 100% electable sales factor for multi-state corporations
- ♦ 30% reduction in corporate income tax rate
- ♦ Improved accelerated depreciation schedule

BUCKEYE DEMOGRAPHICS

2025 Total Population

10 mile: 133,370
15 mile: 282,004
30 mile: 1,849,786

2025 Total Households

10 mile: 41,728
15 mile: 90,687
30 mile: 624,113



Click or Scan



FOR ADDITIONAL INFORMATION

MARC HERTZBERG, SIOR
Vice Chairman
+1 602 282 6269
marc.hertzberg@jll.com

JOHN LYDON
Senior Managing Director
+1 602 282 6326
john.lydon@jll.com

HAGEN HYATT
Senior Vice President
+1 602 282 6275
hagen.hyatt@jll.com

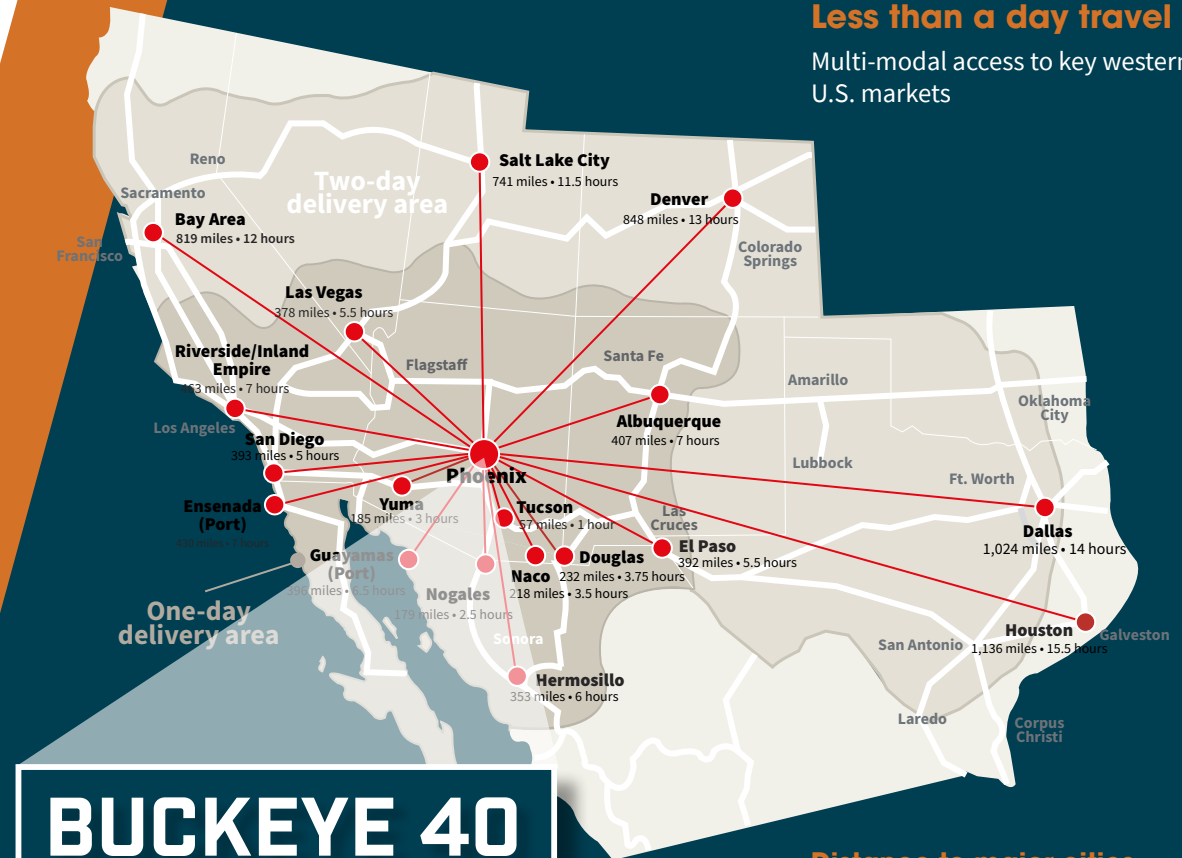
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BUCKEYE 40

Less than a day travel

Multi-modal access to key western U.S. markets



Distance to major cities

Phoenix: 30 miles
Tucson: 125 miles
Los Angeles: 310 miles