

A Light industrial project in a cluster of datacenters and major industrial projects

GOODYEAR  
AIRPORT

*Flite*  
GOODYEAR

OPUS  
INDUSTRIAL

5 MINS TO I-10  
VIA LITCHFIELD RD



±5.81 Acres Industrial Land for Sale or Lease

**390 East Lower Buckeye Road** AVONDALE, AZ 85323

Proposed ±51,200 SF Building with Two (2) Storage Yards

Colliers







## LOCATION – SOUTHWEST PHOENIX *(CoStar)*

- Logistics account for 80% of this submarket inventory
- Vacancy rate declined to 3.4%
- Average rents increased 14.0% year over year
- Amazon has largest footprint 2.2M SF

## METRO PHOENIX *(Greater Phoenix Economic Council)*

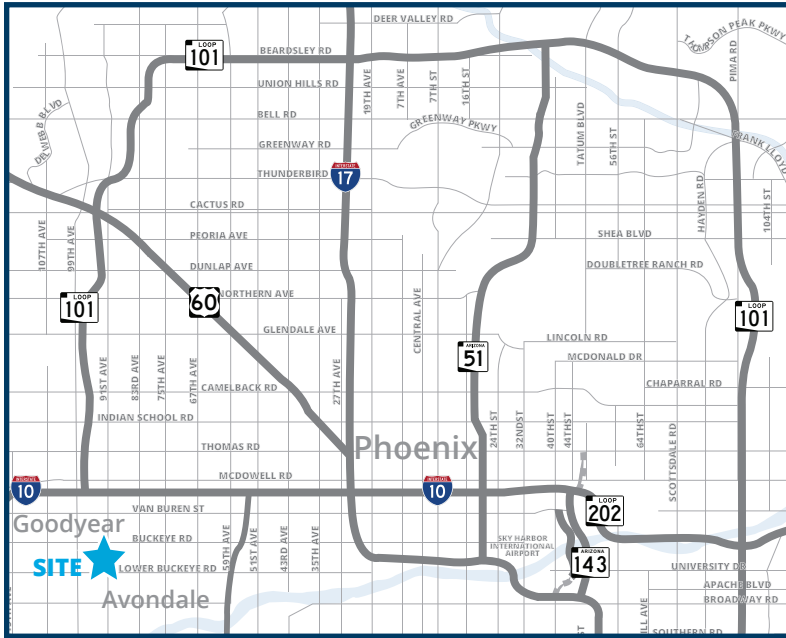
- Greater Phoenix is the 5th largest in the nation
- Population ±4.95 million. Expected to grow to ±5.64M by 2029
- Median age is 37.2 years old
- Well-trained labor pool. Over 40 universities & trade schools
- Greater Phoenix is the youngest metro area in the US

- Part of a high growth industrial area bordering Goodyear
- 2 miles from Goodyear Airport and FLITE Goodyear
- New air cargo terminal going into Goodyear Airport
- Seven datacenters within 2.0 mile radius of the property
- Can be divided into 2 similar sized units each with a yard



## MAJOR TRANSPORTATION CORRIDORS – EASE OF ACCESS

- Proximity to California and other states
- Interstate 10: ±3 miles North
- Loop 202 (bypass): ±2.5 miles West
- Interstate 17: ±2.5 miles East
- Goodyear Airport: ±2 miles West
- 40 Minutes from Sky Harbor Airport



## DRIVE TIME MAP



## LET'S TALK

**BRIAN GLEASON, SIOR**  
Senior Vice President  
Dir +1 602.525.3787  
brian.gleason@colliers.com

**MELISSA MARKS**  
Associate Vice President  
Dir +1 602.222.5053  
melissa.marks@colliers.com



**COLLIERS** 2390 E. Camelback Rd Ste 100 Phoenix, AZ 85016 | Main: +1 602 222 5000 | [colliers.com/arizona](http://colliers.com/arizona)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC