

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

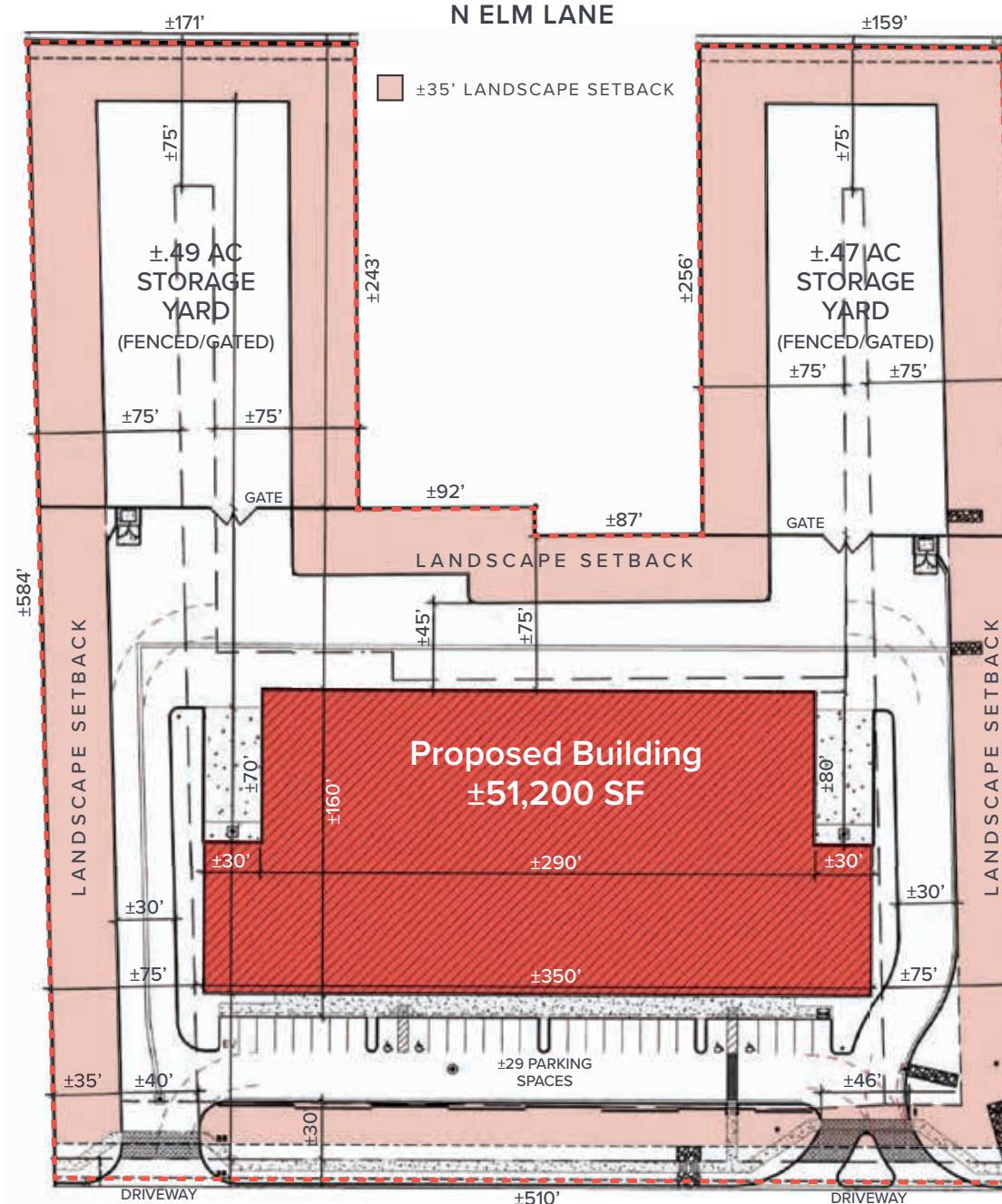


±5.81 Acres Industrial Land for Sale or Lease

390 East Lower Buckeye Road AVONDALE, AZ 85323

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





PROPERTY

- Conceptual ±51,200 SF Industrial Building
- Two (2) truckwell and grade-level loading
- ±28' Clear height
- Two (2) Secure storage yards ($\pm .49$ AC & $\pm .47$ AC)
- 29 Parking stalls
- ±510 ft frontage on E Lower Buckeye Rd
- I-1 Zoning, City of Avondale
- Parcel #500-56-043



Conceptual Site Plan
Not to scale
Subject to change

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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)

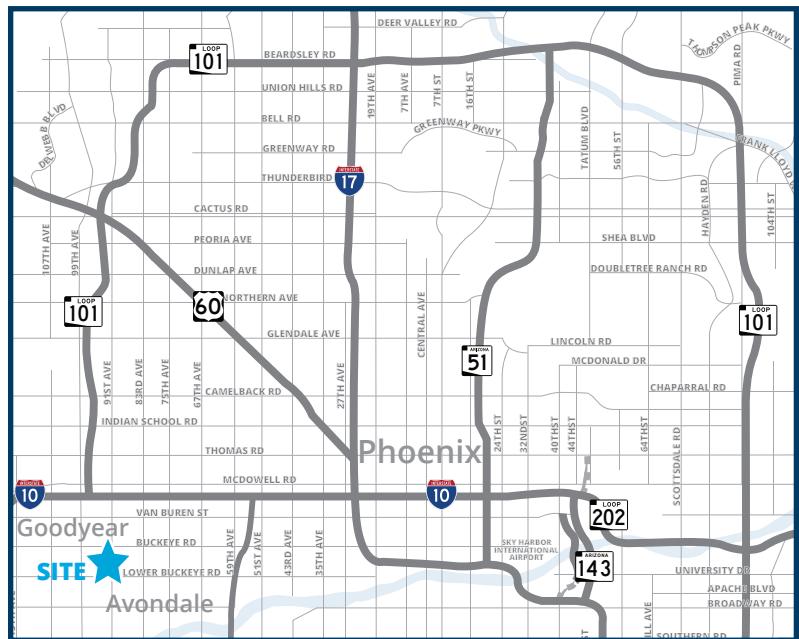
- Greater Phoenix is the 5th largest in the nation
- Population ±4.95 million. Expected to grow to ±5.64M by 2029
- Median age is 37.2 years old
- Well-trained labor pool. Over 40 universities & trade schools
- Greater Phoenix is the youngest metro area in the US

- 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

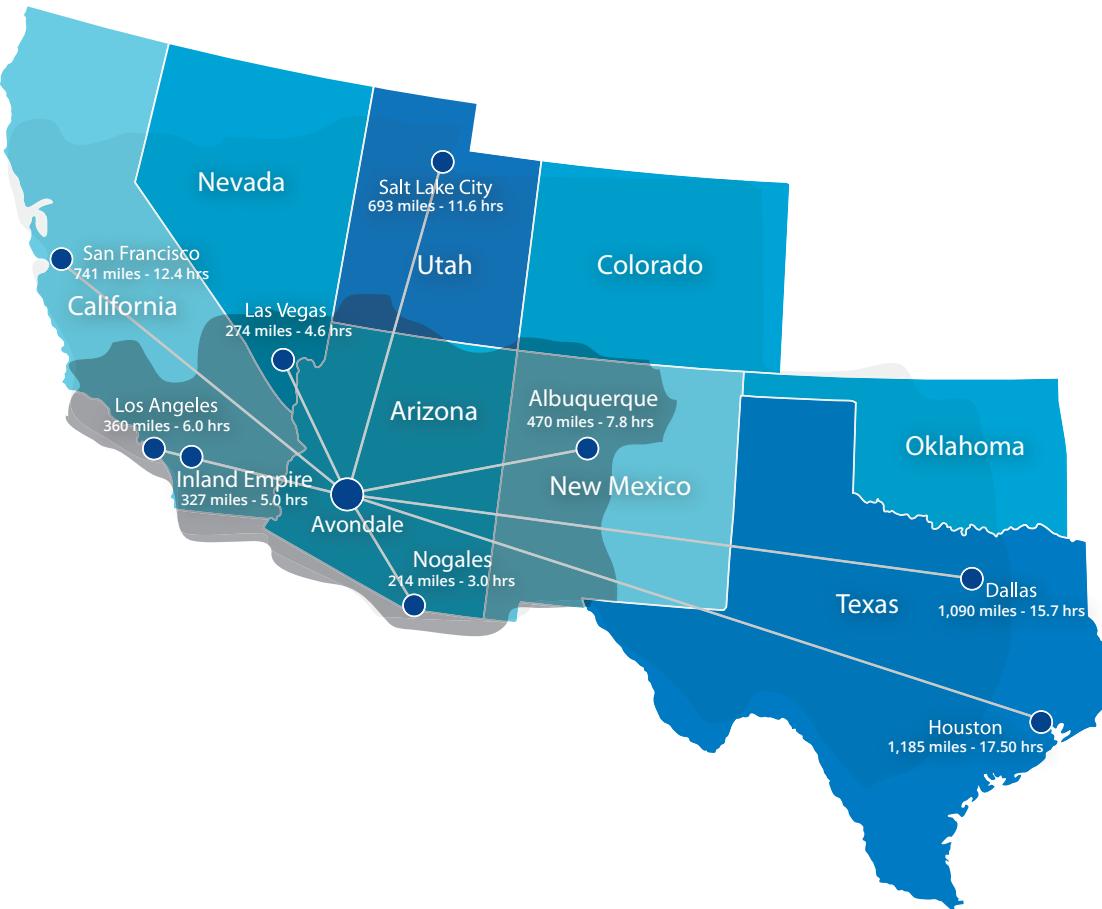


MAJOR TRANSPORTATION CORRIDORS – EASE OF ACCESS

- 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

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