



Spec Improvements Underway
Delivery September 2024



±641,906 SF (DIVISIBLE) FOR LEASE
440 NORTH 215TH AVENUE | BUCKEYE, ARIZONA
UNDER NEW OWNERSHIP



LOCATION MAP



SITE PLAN



- 641,906 SF (divisible)
- Spec Office 3,842 SF
- 40' Clear height
- 124 Dock doors
- 4 Grade level doors North and South facing
- 465 Parking stalls
- 60' Speed Bays
- 570' Building Depth
- 50 X 56 column spacing
- 190 Foot All Concrete Truck Courts fully gated/ secured.
- Skylights
- Clerestory windows
- R-38 Insulation
- 7" Slab reinforced
- 3 Office Entrances
- 4 points of egress/ingress
- Natural gas
- 146 trailer parking
- ESFR Sprinklers
- (2) Heavy power - 3,000 AMPS 277/480v expandable

SPEC IMPROVEMENTS

- Spec Office 3,842 SF
- Warehouse AC & wall insulation
- High bay LED lighting averaging 35 FC
- (56) 40,000 lb dock levelers
- Electrical distribution panels provided
- Remote restrooms
- Pre-approved demising wall and SW corner spec office
- MM-80 joint sealant
- Fiber Ready (COX)

GATEWAY I-10



Under New Ownership



Full Diamond Interchange at Verrado Way



Cross dock featuring 40' clear height



State of the art Class A bulk



Zoning: I-2 General Industrial Park



New construction in the southwest valley with I-10 visibility



Corporate neighbors: Amazon, Huhtamaki, Anderson Windows, Blue Buffalo, Macy's, Microsoft, Walmart, Fairlife, Cardinal Glass, Funko, Five Below



Pro business City of Buckeye



Utilities:

- Water & Sewer provided by City of Buckeye
- Communication/Fiber provided by Lumen
- Gas provided by Southwest Gas
- Power provided by APS



BUCKEYE HIGHLIGHTS

TRANSPORTATION NETWORK

- Complete transportation linkages via air, rail and ground
- South Mountain Loop 202, an essential CBD bypass route
- 22 miles of freeway that connects the east and west valleys

» Planned State Route 30

- Connecting the Loop 303 to the Loop 202 and providing relief for I-10
- The Property is located approximately 1.7 miles north of this proposed freeway

DIVERSIFIED TENANT BASE

- The I-10 and Loop 303 intersection has become a preferred location for major industrial occupiers in need of strategic logistics and warehouse facilities in the Southwest U.S.
- National corporate users include e-commerce, logistics, food & beverage, technology, apparel, automotive, and numerous types of other industries
- Buckeye has abundant access to bulk power stations and robust telecom infrastructure, allowing it to become one of the fastest growth areas for both industrial and data center uses in Phoenix

PHOENIX TENANT DEMAND

- Phoenix is the fastest growing city in the country. Growing demand for e-commerce and strong consumer spending contributes to demand in the warehouse, distribution, and manufacturing sectors
- Aided by steady job growth and strong net immigration, absorption continues to outpace new construction. Phoenix leads the nation in population growth for the fourth consecutive year
- There are currently over 65 tenants in the market seeking space in the Southwest Valley, totaling over 28.1 MSF. Some notable names include: Trader Joe's, Kroger, Wayfair, Frito-Lay, Bose, Samsung, McKesson, Michael's, and UPS

Total Population



	1 Mile	3 Miles	5 Miles	Trade Area
2021	5,798	39,219	76,584	173,539
2026	6,366	43,072	84,759	193,030

Housing Units



	1 Mile	3 Miles	5 Miles	Trade Area
2021	2,134	13,280	24,963	56,879
Owner Occupied	81.2%	79.4%	80.1%	42,820
Renter Occupied	9.5%	11.2%	10.3%	8,076
Vacant	9.3%	0.4%	9.7%	5,983

Daytime Population



	1 Mile	3 Miles	5 Miles	Trade Area
2021	4,419	29,021	54,810	127,848
Workers	1,402	8,758	17,536	40,291
Residents	3,017	20,263	37,274	87,557

Households



	1 Mile	3 Miles	5 Miles	Trade Area
2021	1,935	12,030	22,544	50,896
2026	2,131	13,179	25,077	56,820

2021 Incomes



	1 Mile	3 Miles	5 Miles	Trade Area
Average	\$125,254	\$101,984	\$105,478	\$75,655
Median	\$106,758	\$84,422	\$86,151	\$78,275
Per Capita	\$39,308	\$31,149	\$31,169	\$27,869

Businesses



	1 Mile	3 Miles	5 Miles	Trade Area
2021	45	281	617	1,587

TRADE AREA GROWTH

2020 Permits

3,343



City of Buckeye Permitting Department

2021 Permits

2,617



City of Buckeye Permitting Department

2022 Permit Projection

3,600+



City of Buckeye Permitting Estimate

HOUSING

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 3,600+ SFR permits in 2022, which equates to an additional 12,600+ residents added to the community this year. Residential growth is far exceeding other communities in the valley and has the 2nd largest permit numbers in Greater Phoenix

source: growbuckeye.com

MASTER PLANNED COMMUNITIES



#1

Fastest growing city in the U.S.

(Over past decade)



1.7M SF

Commercial development in 2021



1.4M

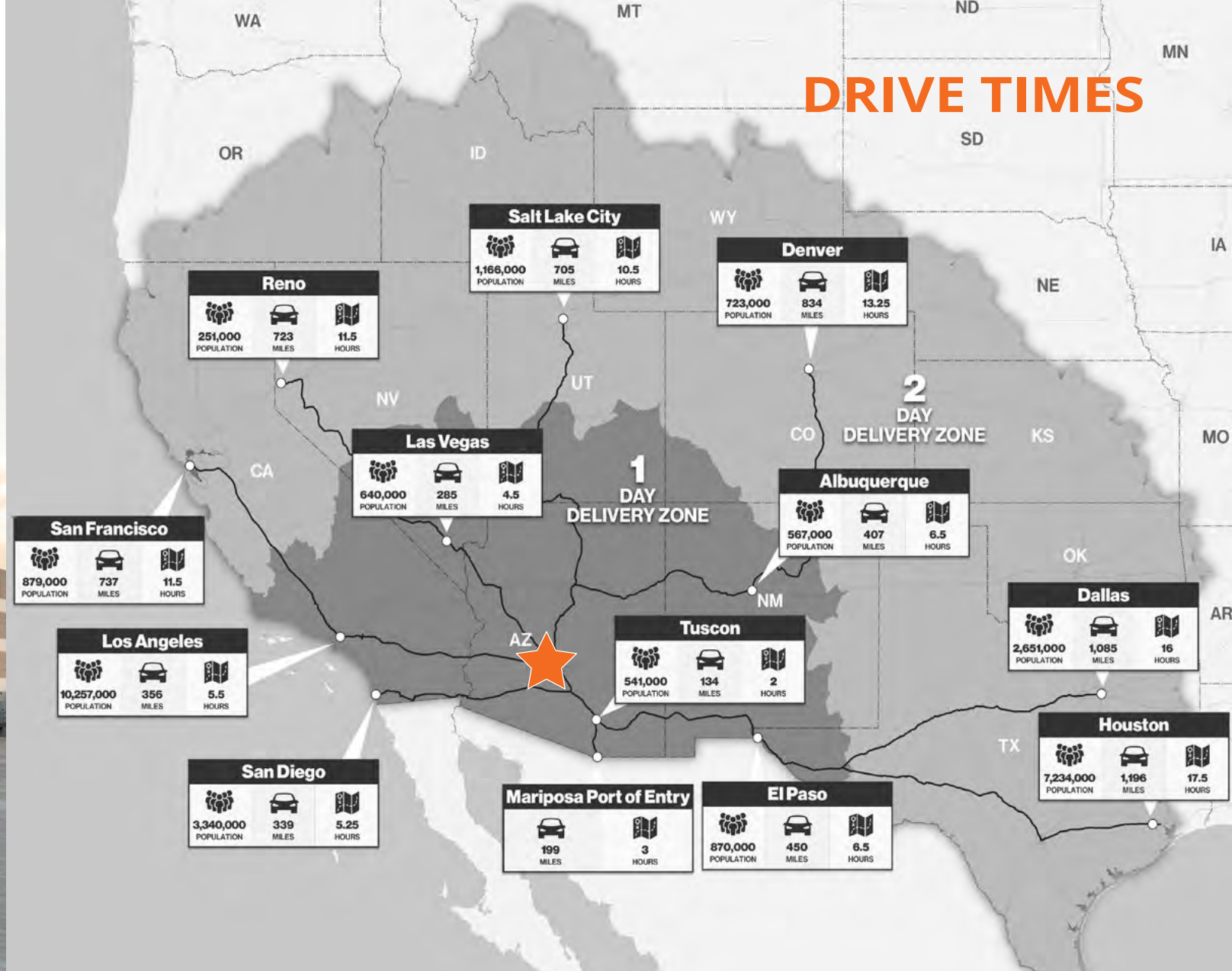
Labor force
(within 45 min. commute)

CORPORATE NEIGHBORS





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