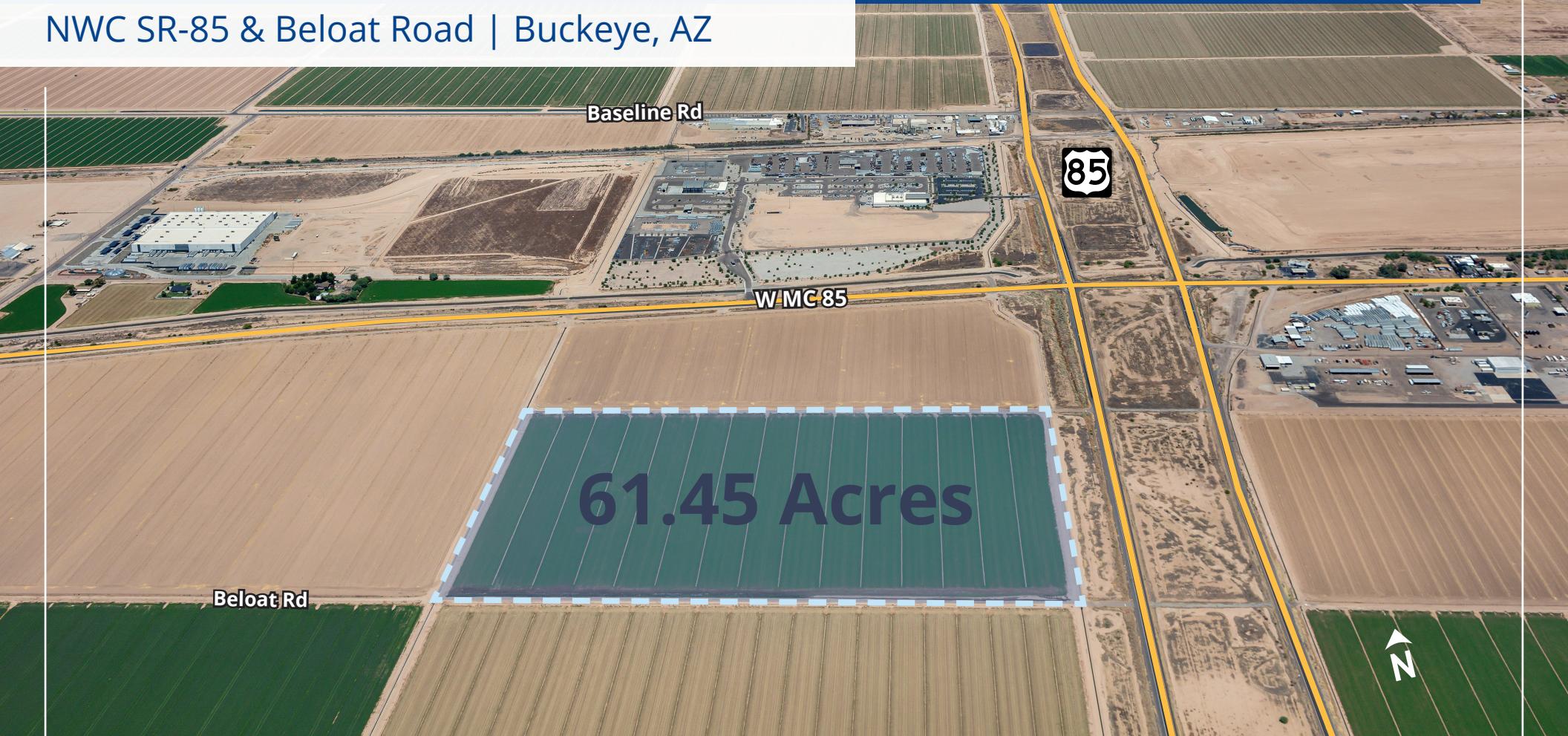


Industrial Land for Sale or Ground Lease

NWC SR-85 & Beloat Road | Buckeye, AZ



Don MacWilliam, SIOR
DIR +1 602 222 5059
don.macwilliam@colliers.com

Payson MacWilliam
DIR +1 602 222 5060
payson.macwilliam@colliers.com

Casey Koziol
DIR +1 602 222 5035
casey.koziol@colliers.com

Colliers

Project Details

±61.45 Acres (2,695,440 SF) of industrial zoned land available in the Buckeye submarket. Located directly adjacent to State Route 85 and only 4 miles from Interstate 10, it is a great opportunity for a build-to-suit or future development. The land is available for sale or ground lease.

Sale Price

\$12.00 PSF
\$32,344,800

Build-to-Suit

OR FUTURE
DEVELOPMENT
OPTIONS

±61.45 AC

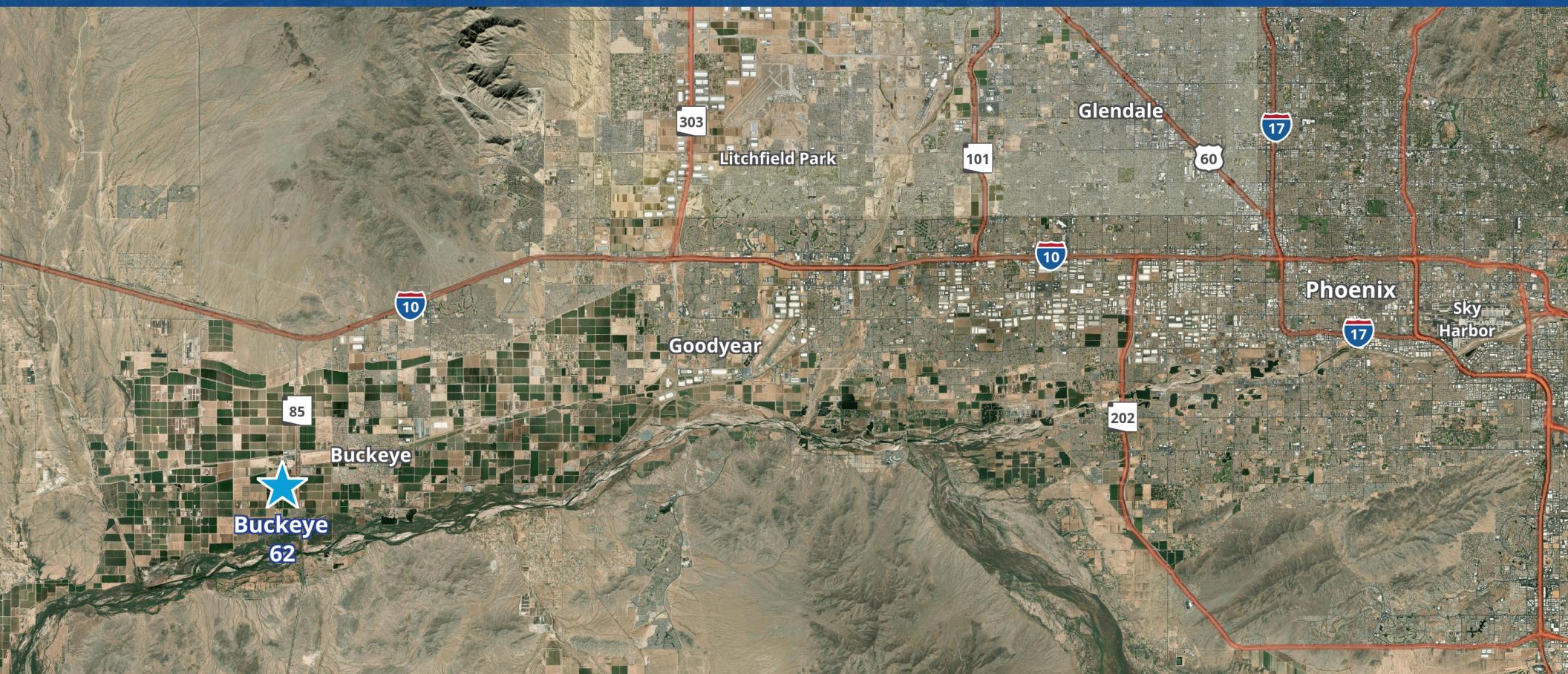
2,695,400 SF
APN 401-07-006A

Utilities

APS (ELECTRIC)
SOUTHWEST GAS
CORPORATION

I-1 Zoning

CITY OF BUCKEYE
LIGHT INDUSTRIAL



Location Highlights

Loop 303 Distribution Corridor

Downtown Phoenix
Sky Harbor
34 Miles

Los Angeles
340 Miles

EXXON

five BELOW

Funko

Future Development
Buckeye 225 Industrial Park

85

Future Development
TEN85 Logistics Park

Baseline Rd

QUIKRETE

aps

HUBwest

Blue Polymers

KORE POWER

WMC85
Value Truck

City of Goodyear
Phx-Goodyear Airport
15 Miles

61.45 Acres

Yuma - 140 miles
San Diego - 310 Miles



Demographics & Projected Growth

2024
 Population: 5,149,752
 Households: 1,922,675
 Income: \$118,826
 Median Age: 38.2

2029
 Population: 5,399,639
 Households: 2,048,005
 Income: \$138,376
 Median Age: 39

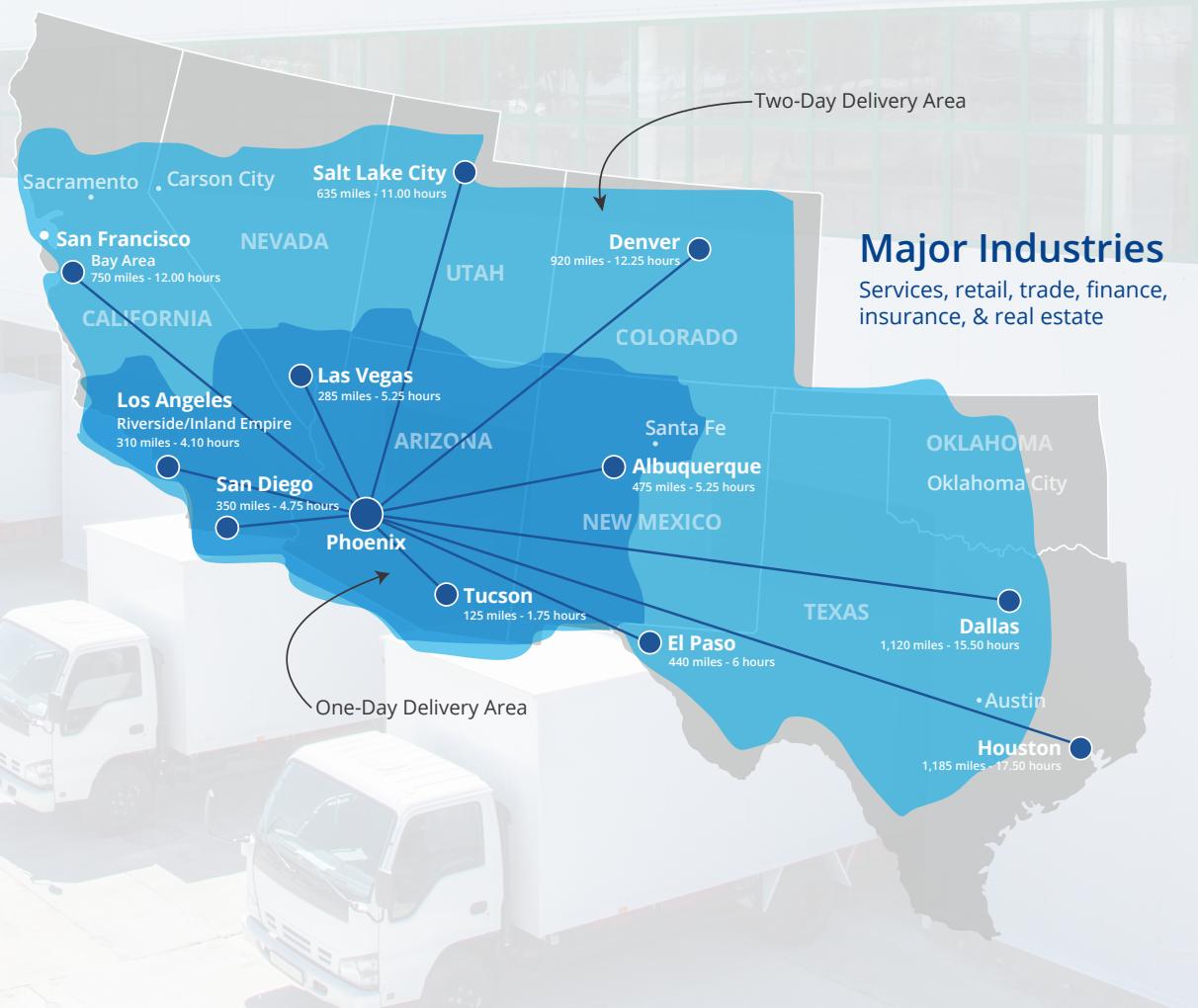
Abundant Local Labor

 **2.65 Million**
 Workers In Greater Phoenix Area

 **37.6 Years**
 Average Age Of AZ Workforce

 **86.7% Educated**
 Population With High School Degree Or Higher

Arizona Drive Times



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 payson.macwilliam@colliers.com

Casey Koziol
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 casey.koziol@colliers.com



Colliers | 2390 E Camelback Rd Ste 100, Phoenix, AZ 85016 | colliers.com/arizona

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