



Industrial Land for Sale or Ground Lease

NWC SR-85 & Beloat Road | Buckeye, AZ

Baseline Rd

85

W MC 85

61.45 Acres

Beloat Rd



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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

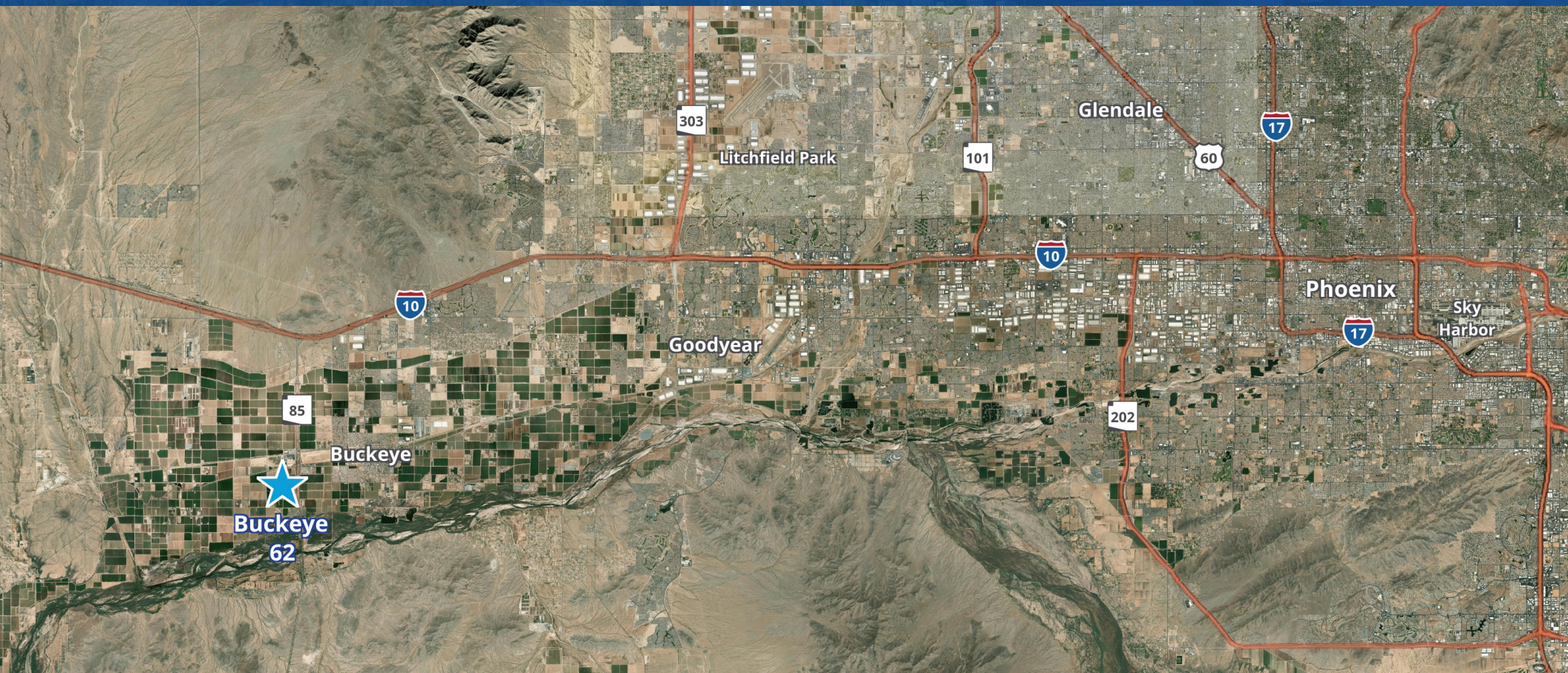
2,695,400 SF
APN 401-07-006A

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



Funko

EXXON

five BELOW

Los Angeles
340 Miles

Future Development
TEN85 Logistics Park



Future Development
Buckeye 225 Industrial Park

Union Pacific Railroad

KORE POWER

Baseline Rd

QUIKRETE

aps

HUBwest

Blue Polymers

W MC 85

VT
Value Truck

City of Goodyear
Phx Goodyear Airport
15 Miles

61.45 Acres

Beloat Rd

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

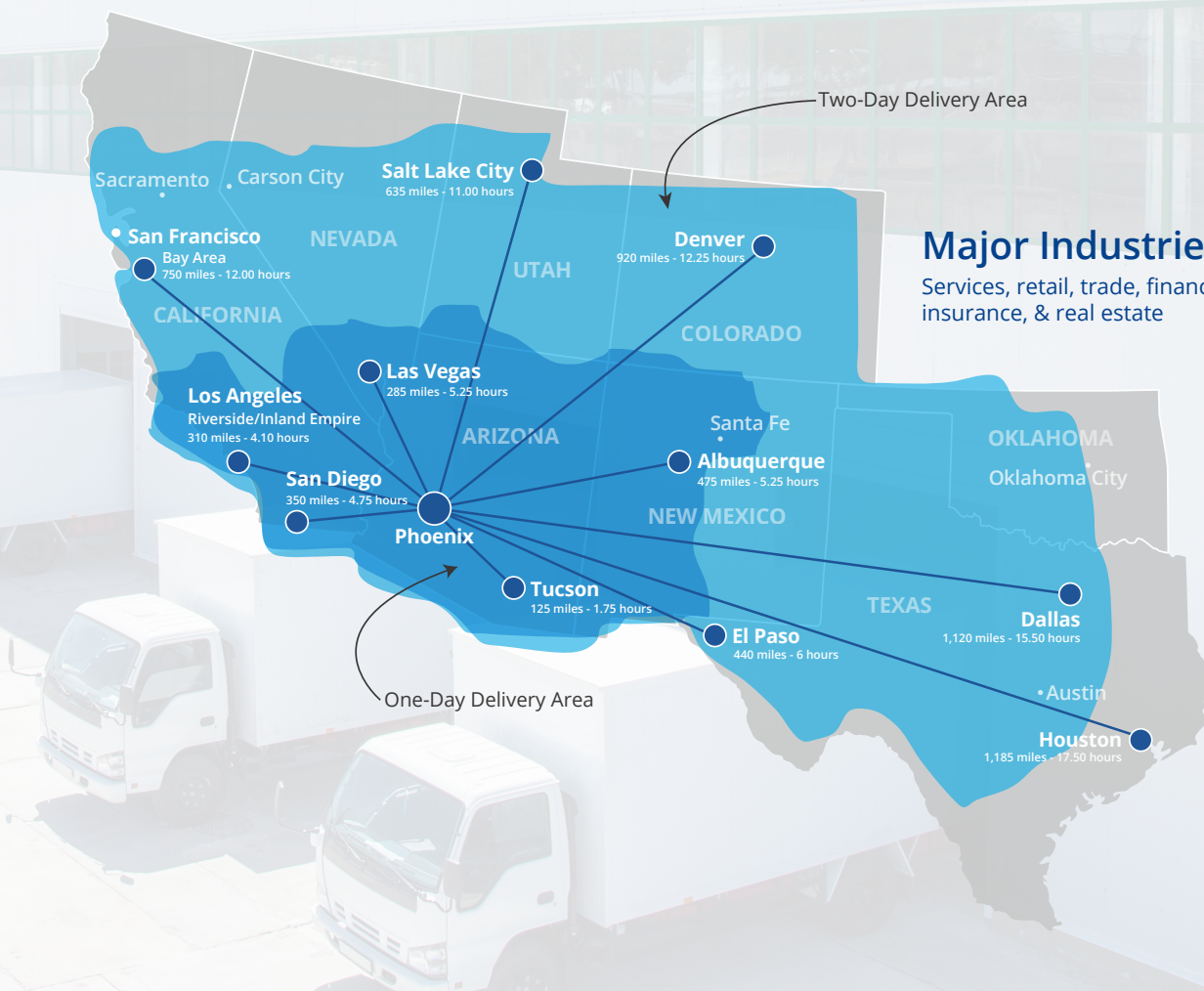


37.6 Years
Average Age
Of AZ Workforce



86.7% Educated
Population
With High School Degree
Or Higher

Arizona Drive Times



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