



Ironheart Commercial
Closing Deals & Protecting Trust
10265 W Camelback Rd., Ste. 104
Phoenix, AZ 85017
brokered by AIRE

Buckeye Storage Lot Bonanza

25516 W Southern Ave Buckeye AZ 85326

DON'T MISS THIS RARE OPPORTUNITY IN BUCKEYE'S BOOMING INDUSTRIAL CORRIDOR!

Strategically positioned with excellent access to major transportation routes, this versatile industrial property offers flexible leasing options for businesses of all sizes. From vehicle and equipment storage to contractor yards and fabrication facilities, this prime location provides the space you need to grow your operation.

With Buckeye's explosive growth and major distribution centers from Ross, Walmart, and other national brands establishing nearby, secure your space in this rapidly developing industrial hub before it's gone!



AVAILABLE SPACES:

FLEXIBLE ACREAGE PARCELS: Starting at 2 acres, fully customizable for your storage or operational needs

WAREHOUSE SPACE: Divisible portions of ±14,078 SF office/warehouse building (4,000 SF already leased)

PREMIUM OFFICE SPACE: 1,652 SF newly refurbished office building | \$2,500 per month

ADDITIONAL OFFICE SUITES: 450 SF remaining in warehouse office space | \$1.10 PSF per month

STORAGE BUILDINGS: ±4,828 SF & ±1,488 SF metal storage buildings available



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PROPERTY SPECIFICATIONS:

ADDRESS: 25516 W Southern Ave, Buckeye, AZ 85326

PARCEL SIZE: ±18.5 Acres (Additional ±19.5 Acres coming Fall)

BUILDINGS: (4) structures totaling ±22,046 SF

ZONING: RU-43 Maricopa County

UTILITIES: Septic Tank, On-Site Well Water (provided), Electric (APS)

FRONTAGE: ±1,300' on W Southern Ave

LEASE TERMS: Minimum 1-year lease

TENANT RESPONSIBILITY: Tenant pays all utilities except water



Property Data

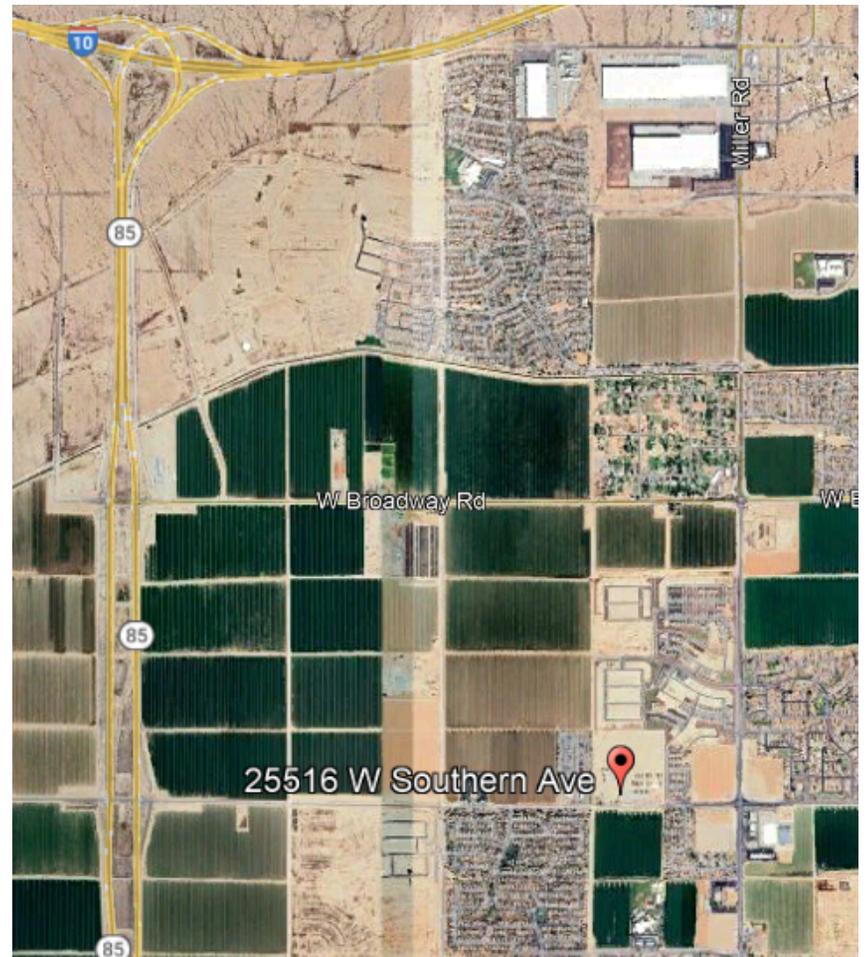
Price Lots starting at \$1.10 PSF

Size Parcels up to 5 Acres

Zoning RU-43

APNs 504-40-010A
504-40-011A







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Ironheart Commercial Real Estate is a Phoenix, Arizona–based commercial real estate team operating under AIRE, an Arizona–licensed real estate brokerage. Ironheart Commercial provides full–spectrum commercial real estate services, including investment sales, owner–user representation, leasing, and advisory services throughout Arizona.

As a dedicated commercial team within AIRE, Ironheart Commercial is built around disciplined execution, market knowledge, and accountability. The team combines transactional experience with a practical, data–informed approach to advising clients and executing commercial real estate assignments. Ironheart Commercial operates with a focus on clarity, responsiveness, and alignment with client objectives.

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