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COMMERCIAL REAL ESTATE

Brokered By



TRUE CONTROLLED - ENVIRONMENT CAMPUS

Dedicated Single - Tenant Infrastructure Lease Opportunity

2830 S. Old Hwy 80, Buckeye, AZ 85326 | APN 401-67-004C

INVESTMENT THESIS

The True Controlled-Environment Campus is a specialized infrastructure asset positioned for a single-tenant operator that values speed-to-occupancy, operational autonomy, and risk mitigation over commodity warehouse pricing.

This campus allows a qualified user to bypass 18–24 months of ground-up development time and the heavy capital exposure of building from scratch. Instead, the tenant steps directly into a turnkey, high-security, power-rich, climate-capable environment.

The existing infrastructure — high-amperage power, perimeter security, climate controls, and a campus-format layout — creates a meaningful head start for pharmaceutical, food-grade, controlled-ambient, and secured-inventory operators.

This offering represents Phase 1 of a multi-phase campus development opportunity.

PROPERTY SNAPSHOT

PROPERTY NAME	True Controlled-Environment Campus
ADDRESS	26814 S. 307 th Avenue, Buckeye, AZ 85326
APN	401-67-004C
TOTAL SITE	4.8 Acres
BUILDING FOOTPRINT	± 33,000 SF (8 Buildings)
ONSITE OFFICE	± 1,500 SF
IMPROVED INFRASTRUCTURE	± 211,944 SF
LEASE RATE	\$2.50/ SF + NNN
LEASE STRUCTURE	Single-Tenant Full-Campus Control
ZONING	I-1 Light Industrial (Approval Pending)
POWER	1,800 Amps - Expandable to 3,000 A
SECURITY	160 Fiber-Fed Cameras 10-Ft Block Walls
OFFERING TYPE	Lease / Build-to-Suit

Existing infrastructure that takes 18–24 months and millions in capital to replicate from the ground up.



ELECTRICAL POWER

1,800 AMPS

480V 3-Phase

Verified expansion path to 3,000 Amps from existing utility infrastructure. Supports energy-intensive refrigeration compressors, HVAC, monitoring, and backup power systems.

Expansion Path: +3,000 Amps Available



HARDENED SECURITY

160 CAMERAS

Fiber-Fed Network

Campus enclosed by 10-foot concrete block walls with controlled entry and exit points. Full perimeter surveillance via fiber-connected HD camera system. Built for chain-of-custody and high-value inventory protection.

Perimeter: 10-Ft Concrete Block Walls



CLIMATE CONTROL

TEMP + RH

Controlled Environment

Existing temperature and humidity control systems across the building campus. Infrastructure baseline is in place – final temperature class is defined by tenant operating requirements and engineering scope.

Baseline: Multi-Zone Environmental System

SITE LAYOUT & OPERATIONAL FLOW

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CAMPUS CONFIGURATION

RENTABLE AREA

Buildings 1 - 7 | ±58,437

Core leasable footprint across seven structures on the secured campus.

IMPROVED SITE

± 211,944 SF Total

Includes yard, parking, staging, circulation, and perimeter infrastructure.

TRUCK CIRCULATION

Heavy-Vehicle Access

Campus accommodates full-size semis, reefer staging, and service-yard separation.

ENTRY CONTROL

Single Controlled Access

Perimeter block walls and controlled entry support chain-of-custody and secure parking

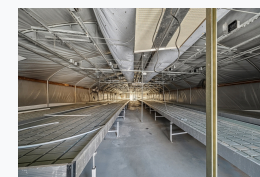
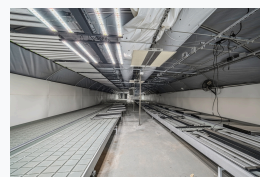
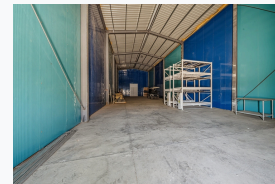
BUILDING SEPARATION

Operational Zones

Multi-building format enables zone separation for different temperature classes or use cases.



CAMPUS BUILDINGS - CORE RENTABLE ZONES



SINGLE-TENANT CONTROL & BUILD-TO-SUIT FLEXIBILITY

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FULL CAMPUS CONTROL

► OPERATIONAL AUTONOMY

One tenant controls all buildings, yard, parking areas, loading zones, and access points. Zero common-area friction or shared-wall conflicts.

► CHAIN-OF-CUSTODY INTEGRITY

Single-user campus format enables dedicated security protocols, visitor controls, and inventory management procedures without interference.

► ABSOLUTE PRIVACY

No co-tenants. No shared loading docks. No visibility of operations from adjacent users. Your program, your protocols.

► CUSTOM OPERATING HOURS

Tenant defines access schedules, staffing protocols, delivery windows, and site management independently.

BUILD-TO-SUIT SCOPE

► REFRIGERATION INTEGRATION

Multi-zone refrigeration, freezer layers, and blast-chill capable configurations available pending engineering validation and LOI.

► POWER EXPANSION

Expandable from 1,800 to 3,000 Amps. Supports compressor loads, mechanical redundancy, UPS systems, and backup generation.

► MECHANICAL REDUNDANCY

Dual-path HVAC and refrigeration systems can be scoped to eliminate single-point failure — critical for pharma and biologics.

► LOADING & STAGING

Dedicated trailer plug-in stations, dock seals, levelers, high-speed doors, and reefer truck parking per tenant operating program.

► COMPLIANCE SCOPE

Build-out can incorporate FDA, USDA, GMP, food-grade, or cold chain monitoring requirements tied to tenant specifications.

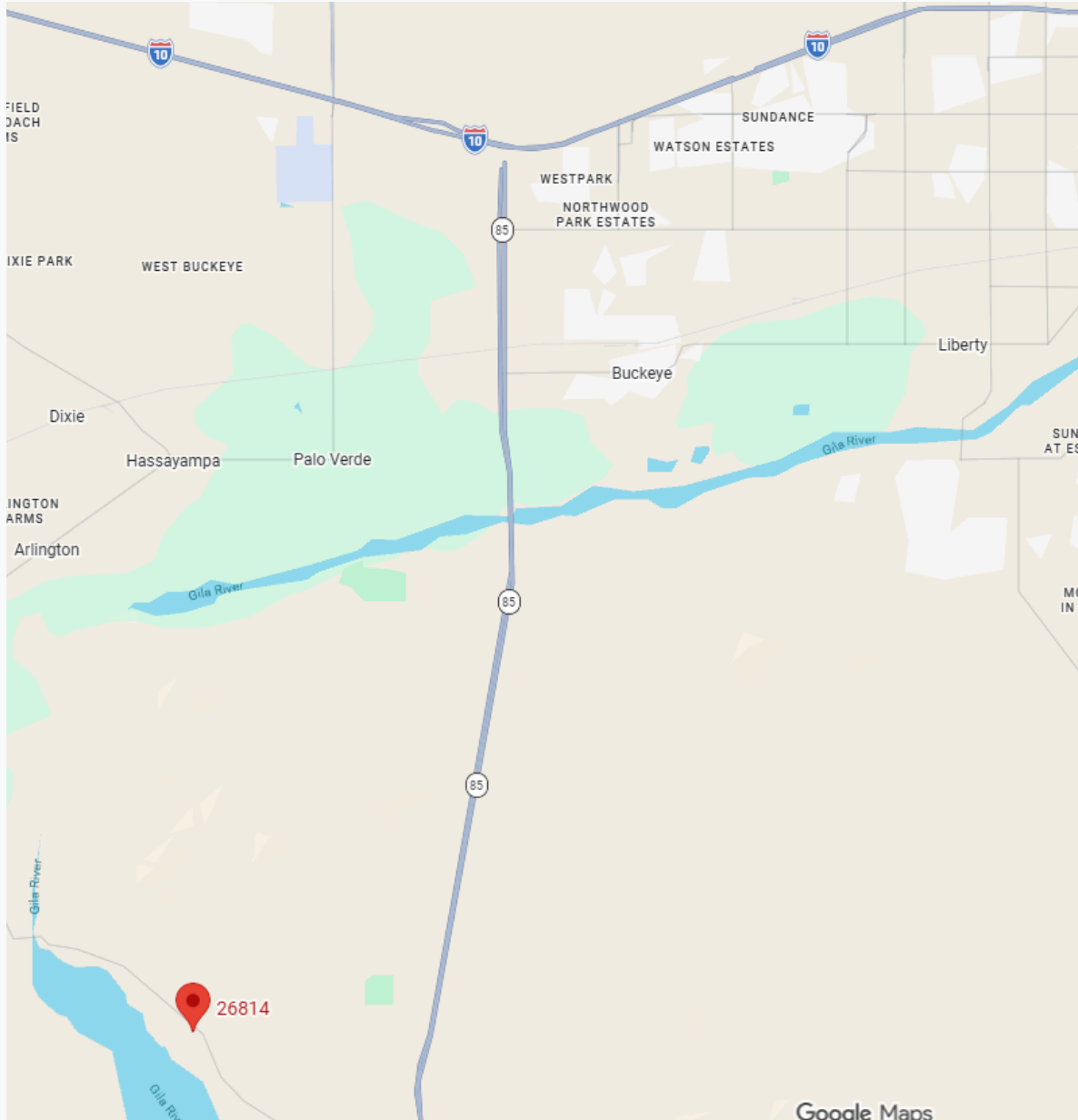
TARGET INDUSTRY ALIGNMENT

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INDUSTRY / TENANT TYPE	Use Case	Key Infrastructure	Example Targets
Pharma & Life Sciences	Controlled ambient pharma, clinical trial supplies, diagnostics, biologics cold chain	Climate control, power, security, chain-of-custody campus format	World Courier, Marken, Cryoport, Langham Logistics, DHL Life Sciences
Specialty Food & Beverage	Refrigerated/frozen specialty ingredients, confectionery, premium produce, meal-kit overflow	Temperature/humidity baseline, power expansion, campus-wide controlled access	KeHE, UNFI, Sysco specialty, Shamrock Foods, US Foods, specialty importers
Critical Infrastructure & Government	Emergency medical reserves, FEMA-adjacent stockpiles, DLA prime-vendor storage	Hardened perimeter, 10-ft block walls, controlled entry, high-security monitoring	DLA contractors, FEMA logistics operators, defense support vendors, GSA partners
Cold Storage Operators	Regional cold storage, overflow/satellite operations, multi-temperature conversion	Existing infrastructure baseline, power expansion path, Southwest distribution position	Arcadia Cold, Cold Summit, Americold, Lineage, NewCold, Mesa Cold Storage
High-Value Secure Storage	Fine art, archives, evidence, sensitive electronics, specialty records, collectibles	Humidity-controlled environment, hardened perimeter, fiber-fed camera coverage	Iron Mountain, Access, VRC, museum/fine-art logistics operators, evidence custodians
Semiconductor & Defense Tech	Controlled ambient support, interim secure warehouse, diagnostics/electronics logistics	1,800A power, secured campus, RH-controlled environment, single-tenant privacy	Aerospace/defense supply chains, semiconductor logistics providers, secure tech operators

REGIONAL ACCESS & LOGISTICS POSITION

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INTERSTATE 10

Direct access via I-10 interchange. Primary freight corridor connecting Phoenix to Southern California ports (POLA/POLB) and the Southeast.

STATE ROUTE 85

SR-85 provides direct north-south access from I-10 through Buckeye to I-8 and the US–Mexico border trade corridor.

OLD US HWY 80

Immediate local arterial connection for site access, local delivery operations, and truck movement.

PHOENIX METRO

Approximately 45–60 minutes to central Phoenix distribution hub and Sky Harbor International Airport cargo operations.

MARKET POSITION

Buckeye is the fastest-growing city in Arizona. Southwest industrial expansion corridor with available labor and utility capacity.



Adam Lewis

Commercial Real Estate | Ironheart Commercial | brokered by Aire



DIRECT

602.478.3711



EMAIL

adam@ironheartcommercial.com



OFFICE

10265 W. Camelback Road, Phoenix, AZ 85037

IRONHEART COMMERCIAL

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