



# Industrial Land for Sale or Ground Lease

NWC SR-85 & Beloat Road | Buckeye, AZ

Baseline Rd



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

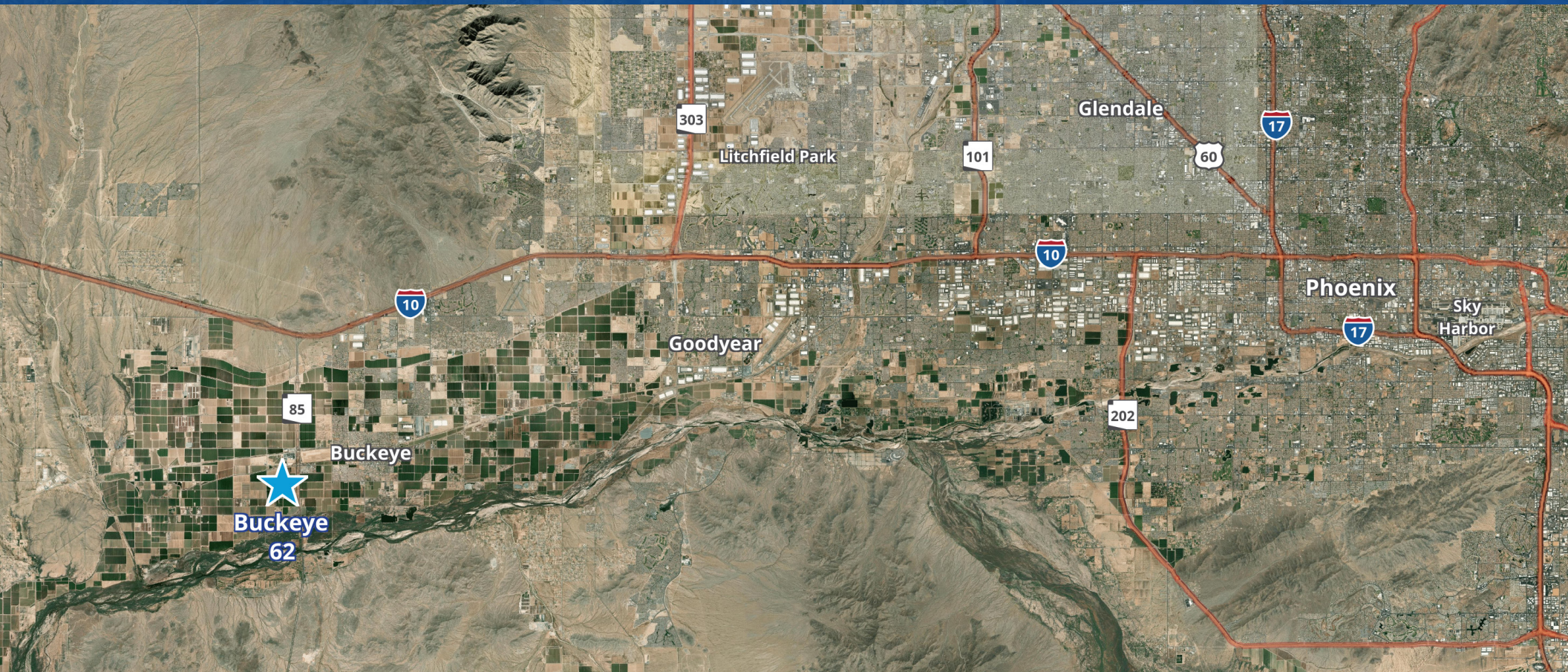
2,695,400 SF  
APN 401-07-006A

## 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



Los Angeles  
340 Miles

City of Buckeye

Future Development  
TEN85 Logistics Park



Union Pacific Railroad

Future Development  
Buckeye 225 Industrial Park



Baseline Rd



City of Goodyear  
Phx-Goodyear Airport  
15 Miles



HUBwest

W MC 85



61.45 Acres

Yuma - 140 miles  
San Diego - 310 Miles



Beloat Rd

## Demographics & Projected Growth

**2020**  
 Population: 248,267  
 Households: 85,298  
 Income: \$75,273  
 Median Age: 33

**2025**  
 Population: 262,420  
 Households: 90,016  
 Income: \$83,447  
 Median Age: 34

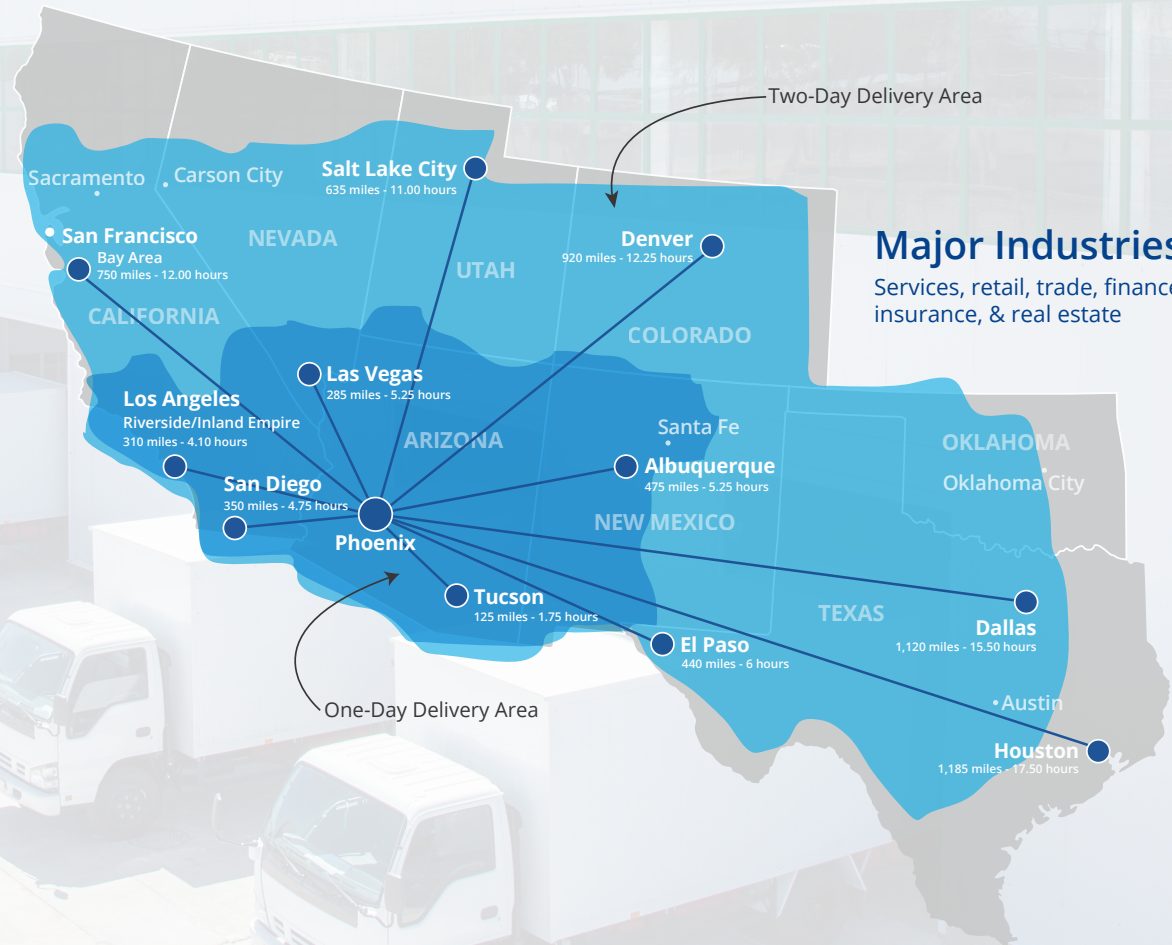
## Abundant Local Labor

**2 Million**  
 Workers In Greater  
 Phoenix Area

**36 Years**  
 Average Age  
 Of AZ Workforce

**84.6% Educated**  
 Population  
 With High School Degree  
 Or Higher

## Arizona Drive Times



## Major Industries

Services, retail, trade, finance, insurance, & real estate

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