

WEST VALLEY

INDUSTRIAL RAIL CENTER

10-67 ACRES | RAIL SERVED

AVAILABLE FOR
SALE, LEASE OR BTS!

SWC DYSART RD & PEORIA AVE | EL MIRAGE, AZ

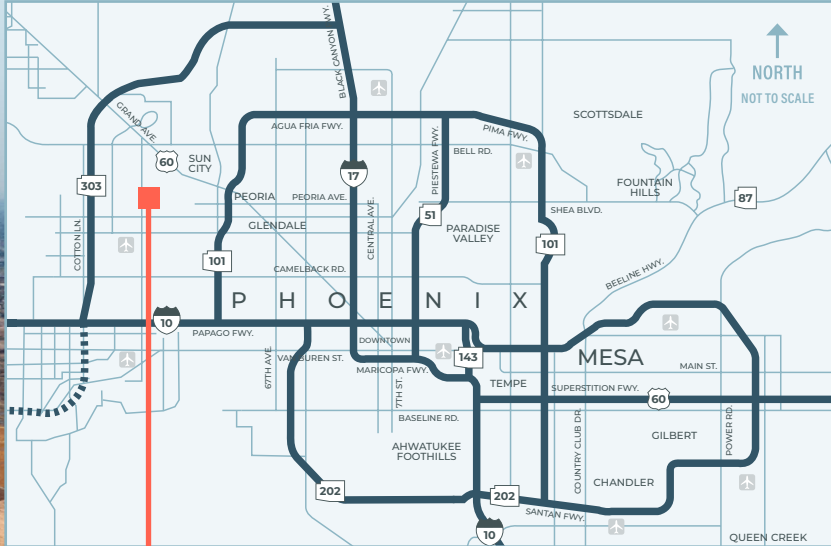
CBRE

Eisenberg Company
Development • Brokerage • Management

SITE AERIAL



WEST VALLEY
INDUSTRIAL RAIL CENTER



SITE OUTLINE NOT TO SCALE

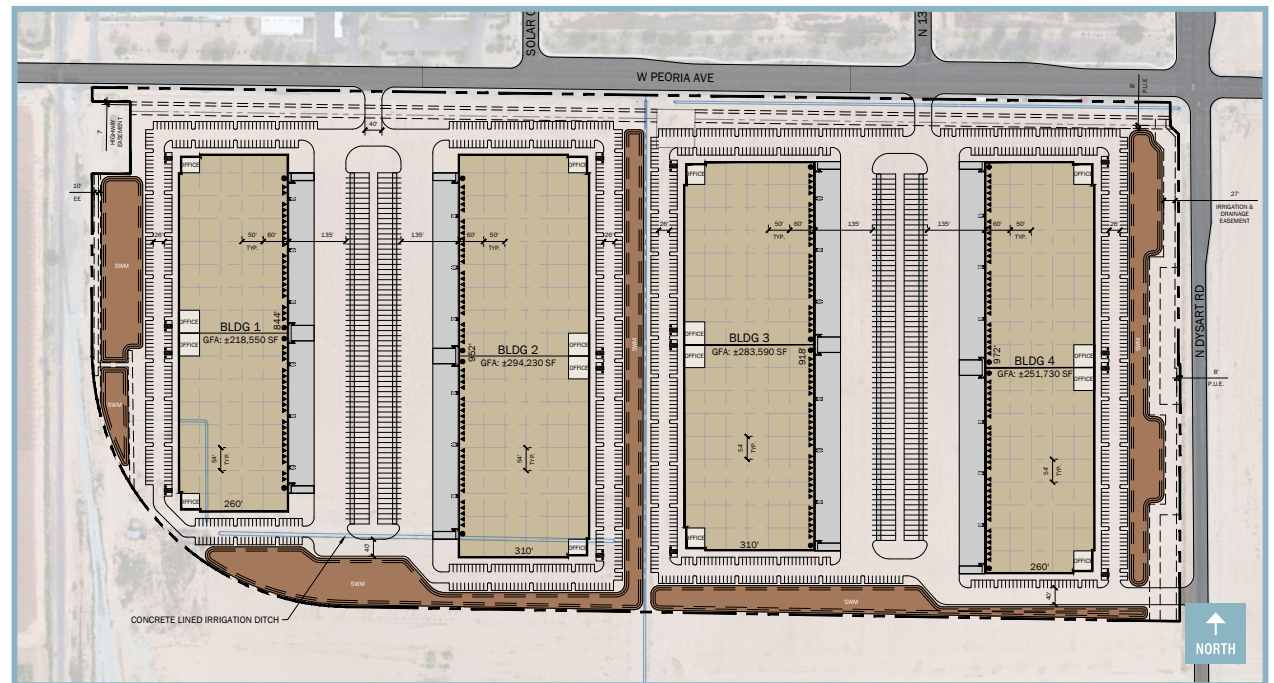
CONCEPTUAL
SITE PLAN A

±235,200 SF – ±312,400 SF



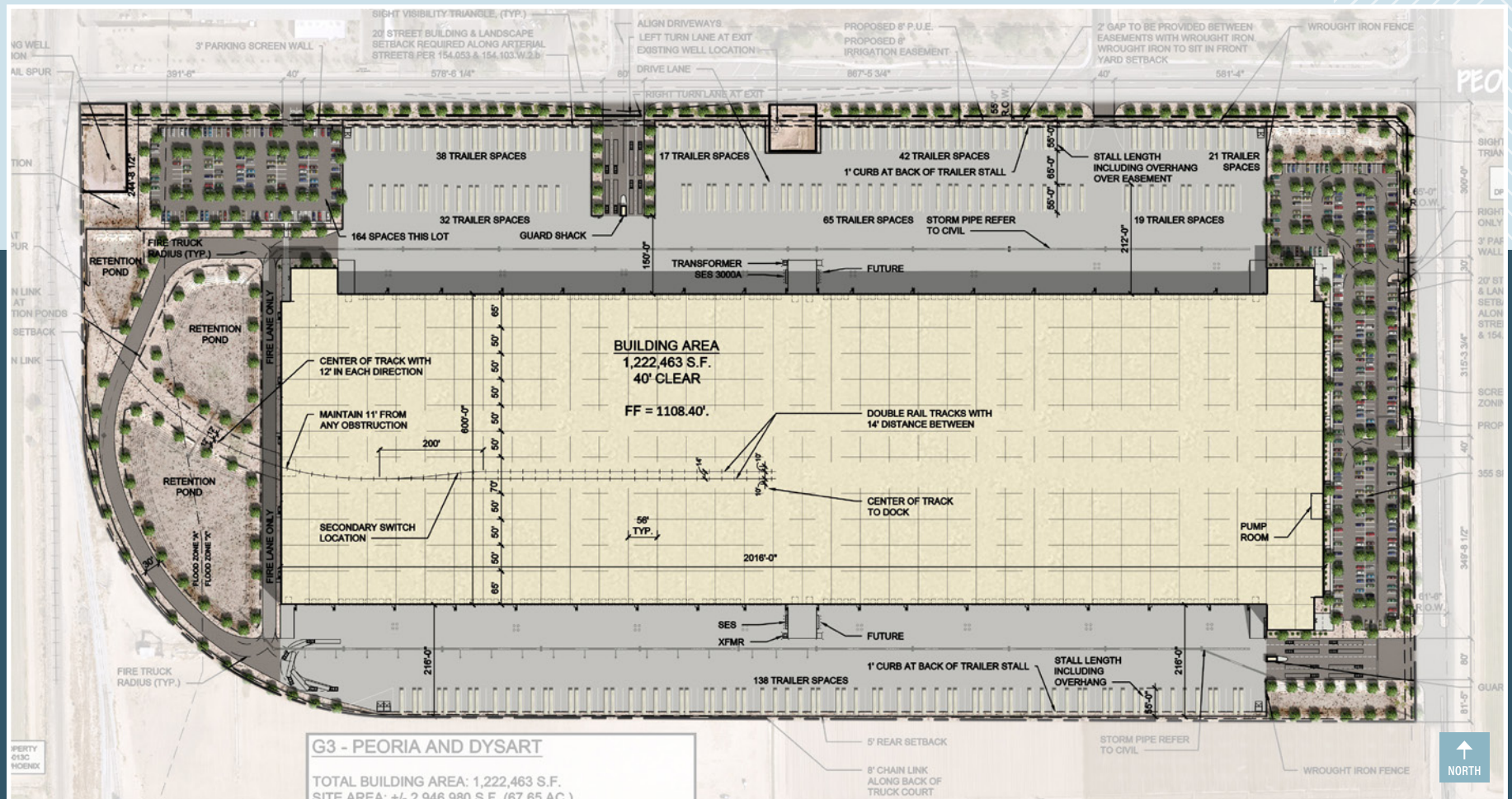
CONCEPTUAL
SITE PLAN B

±235,200 SF – ±312,400 SF



CONCEPTUAL SITE PLAN C


±1,222,463 SF



LOCATION ADVANTAGE

 Strategically located in **Metro Phoenix**

 Top Labor Market: **±1.7M workers**
within a 30-minute commute

 **Immediate access** to BNSF Rail,
one of the largest freight networks
in North America

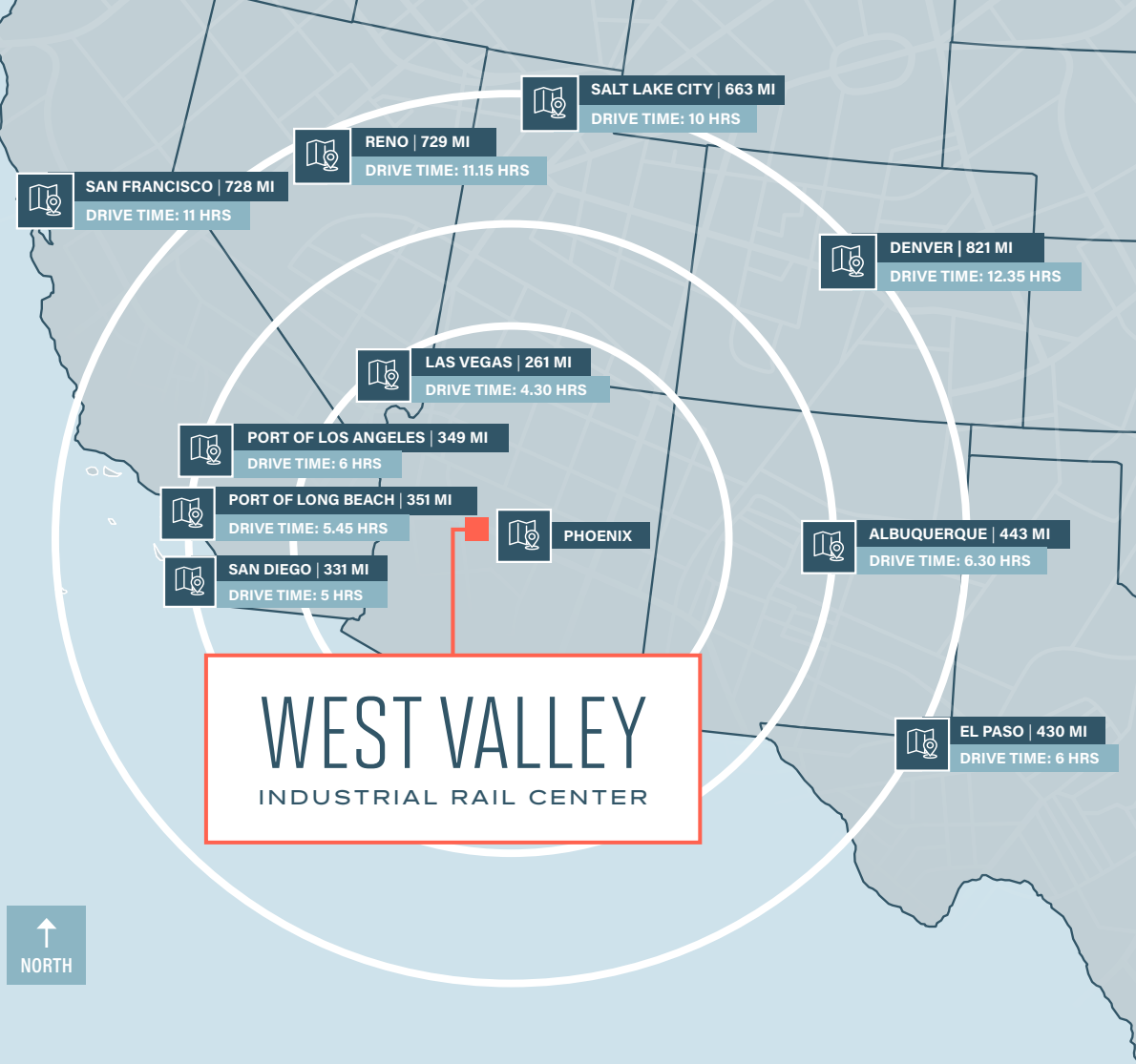
DEMOGRAPHICS

 2024 Population: **196,524**

 2029 Population: **206,303**

 Median Age: **41.3**

 2024 Average Household Income:
\$93,279



FOR MORE INFORMATION, PLEASE CONTACT:

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