

# BUCKEYE 40

## INDUSTRIAL ZONED LAND FOR SALE

SEC Apache Road & Maricopa Road  
Buckeye, Arizona

Water & Sewer to the Site



ZEITLIN  
CAPITAL

Jones Lang LaSalle Americas, Inc. License #: CO508577000

An aerial photograph of an industrial site in Buckeye, Arizona. A large white industrial building is visible in the upper right. A dark green rectangular overlay with a white border is positioned over the site, containing the text "SITE PLAN APPROVED".

**SITE PLAN APPROVED**

A dark teal circular overlay with a white border, containing the price "\$8 PSF".

**\$8 PSF**

A dark teal rectangular overlay with a white border, containing the text "DIVISIBLE".

**DIVISIBLE**

# PROPERTY FEATURES

- ◆ ±40 acres (divisible)
- ◆ Rectangular configuration
- ◆ Maricopa County Parcel #'s: 504-46-024H, 504-46-024F, and 504-46-025D
- ◆ General Commerce Zoning, City of Buckeye
- ◆ ±4.3 miles from Interstate 10
- ◆ ±3.5 miles from MC-85
- ◆ ±1 mile from downtown Buckeye
- ◆ Apache Road access
- ◆ Adjacent to Cardinal Glass, Clayton Homes, and Walmart
- ◆ Existing utilities to the site
- ◆ Sewer: City of Buckeye
- ◆ Water: City of Buckeye
- ◆ Power: APS
- ◆ Metal frame construction permitted
- ◆ Foreign Trade Zone (FTZ) capable

# BUCKEYE, AZ

Buckeye is emerging as a center of logistics, distribution, and manufacturing.

Buckeye is located within some of the most robust and redundant fiber optics and power corridors in the State.

## Positioned for connectivity

Buckeye's strategic location positions the city as the premier gateway location between Arizona, California and the western United States.

## Established infrastructure

Buckeye is located along the major transportation corridor of Interstate 10 and is proximate to the new Loop 303.

**154%**

population growth since 2001

**#1**

Buckeye is the nation's fastest growing city

**1.5M**

Buckeye's immediate regional workforce

**35**

35 minutes west of Downtown Phoenix



NORTH

# BUCKEYE 40



Walmart \* Lowe's  
verizon AutoZone  
PETSMART Wendy's  
Denny's WELLS FARGO #  
Red Lobster K McDonald's goodwill

HAJOCA Safelite AutoGlass COSTCO WHOLESALE

EMPIRE CAT U-HAUL

ExxonMobil five BELOW Funko

CARDINAL Glass Industries Walmart \*

ROSS DRESS FOR LESS

BUCKEYE 40 Clayton homes

Huhtamaki

Andersen

BLUE

“The City of Buckeye offers employers a talent rich employment base as well as a deep sense of community.”

- Clayton Watson,  
Plant Manager, Cardinal IG

APS SUBSTATION / SERVICE CENTER



## ARIZONA COMPETES

- ◆ Quality jobs income tax credit
- ◆ Job training reimbursable grants
- ◆ R&D tax credit
- ◆ Foreign Trade Zone capable
- ◆ Qualified facility tax incentives
- ◆ Renewable energy tax program
- ◆ 100% electable sales factor for multi-state corporations
- ◆ 30% reduction in corporate income tax rate
- ◆ Improved accelerated depreciation schedule

## BUCKEYE DEMOGRAPHICS

### 2023 Population

10 mile: 149,815  
15 mile: 301,798

### 2023 Households

10 mile: 143,834  
15 mile: 90,388

# BUCKEYE 40

## FOR ADDITIONAL INFORMATION

**MARC HERTZBERG, SIOR**  
Exec. Managing Director  
+1 602 282 6269  
marc.hertzberg@jll.com

**JOHN LYDON**  
Senior Managing Director  
+1 602 282 6326  
john.lydon@jll.com

**HAGEN HYATT**  
Vice President  
+1 602 282 6275  
hagen.hyatt@jll.com

## Less than a day travel

Multi-modal access to key western U.S. markets



## Distance to major cities

Phoenix: 30 miles  
Tucson: 125 miles  
Los Angeles: 310 miles

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