

# BUCKEYE STATION

NWC MCDOWELL RD & JACKRABBIT TRAIL | BUCKEYE, AZ



FOR LEASE OR BTS | UP TO 540,000 SF

SIHI CBRE

# PROPERTY HIGHLIGHTS



**Site Area:** ±32.3 Acres



**Available** for Build-to-Suit or Ground Lease



**Zoning:** General Commerce (GC) – Town of Buckeye



**General Commerce** Allows for Industrial and Commercial Users



**Immediate Access** to Interstate 10



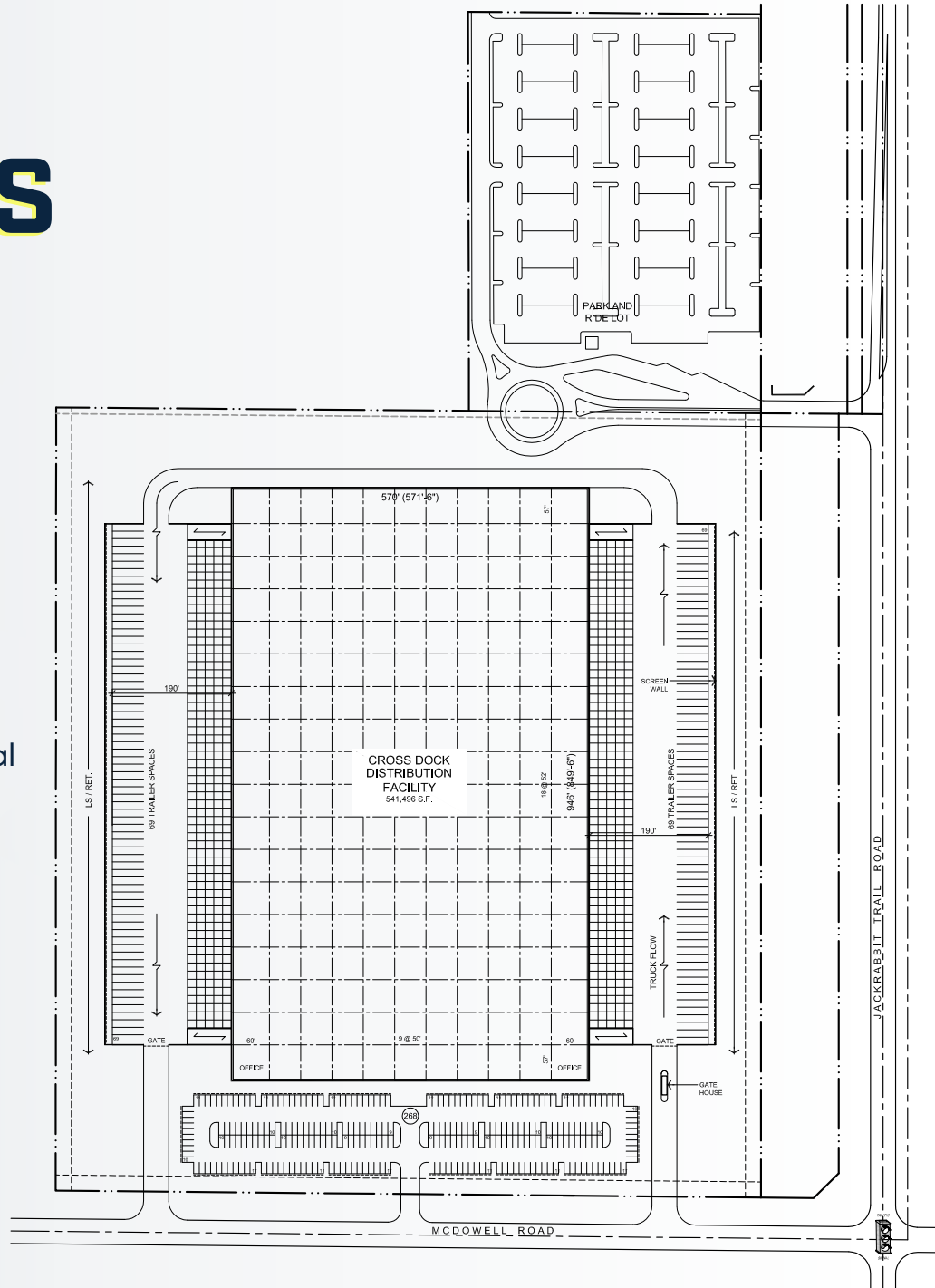
**Freeway Visibility**



**Full Diamond Interchange** at Interstate 10 & Jackrabbit

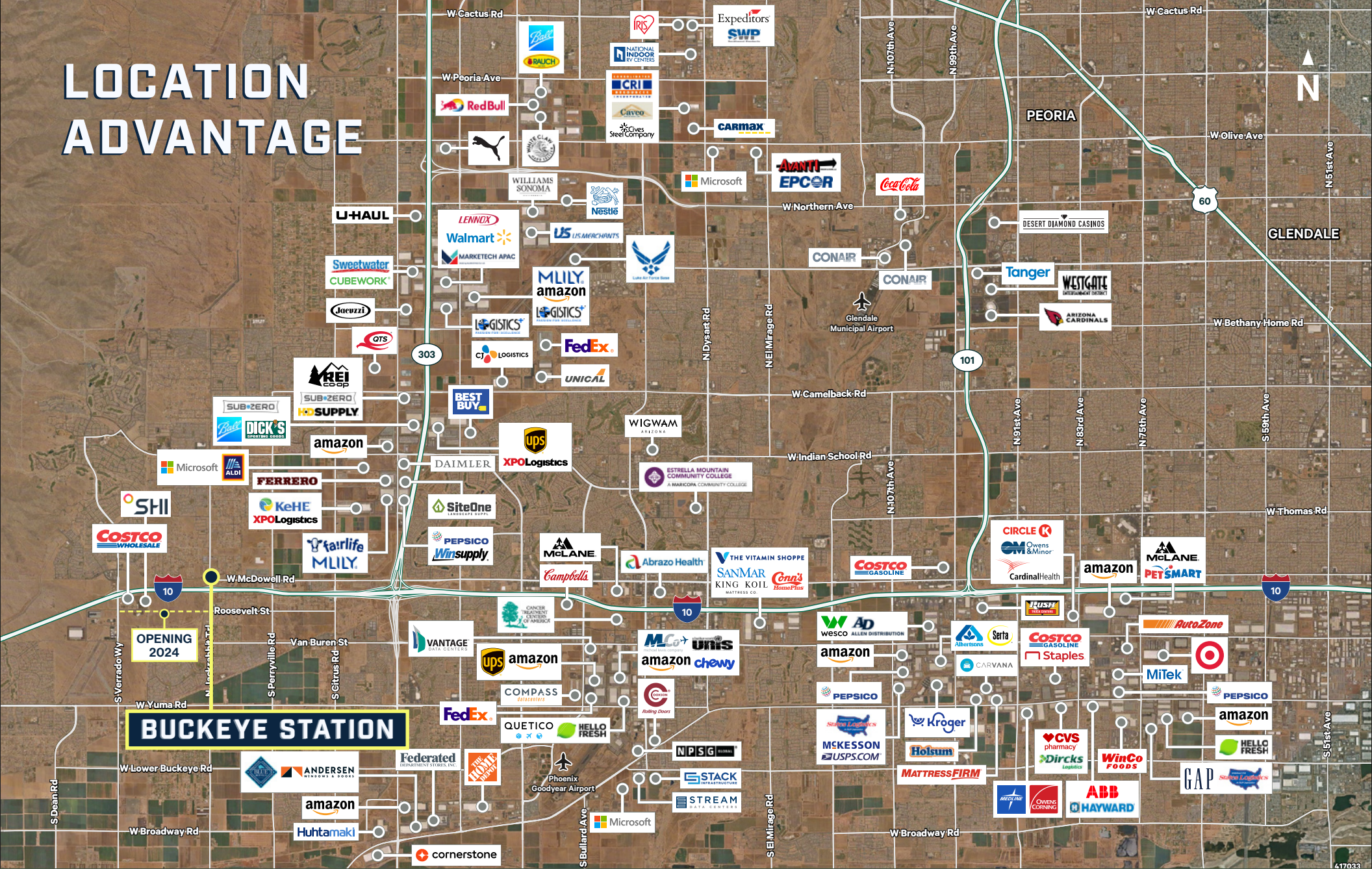


**Interstate 10** Freeway Traffic Count ±115,782 (Source: ADOT)





# LOCATION ADVANTAGE



1.6 million population (40% of Phoenix residents) live west of the I-17 Freeway

\$62K average annual household income

62% of the Southwest Valley population is workforce age

69% of the Southwest Valley workforce commutes outside of the region

28% of manufacturing workers in Maricopa County live in the west valley



# CONTACT US

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## CBRE

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## BUCKEYE STATION



SALT LAKE CITY | 663 MI  
DRIVE TIME: 10 HRS

RENO | 729 MI  
DRIVE TIME: 11.15 HRS

SAN FRANCISCO | 728 MI  
DRIVE TIME: 11 HRS

DENVER | 821 MI  
DRIVE TIME: 12.35 HRS

LAS VEGAS | 261 MI  
DRIVE TIME: 4.30 HRS

PORT OF LOS ANGELES | 349 MI  
DRIVE TIME: 6 HRS

PORT OF LONG BEACH | 351 MI  
DRIVE TIME: 5.45 HRS

PHOENIX

ALBUQUERQUE | 443 MI  
DRIVE TIME: 6.30 HRS

SAN DIEGO | 331 MI  
DRIVE TIME: 5 HRS

EL PASO | 430 MI  
DRIVE TIME: 6 HRS

