

I-10 COMMERCIAL/INDUSTRIAL SITE

BUCKEYE, ARIZONA

VERRADO MPC



LOCATION: SWC 247th Avenue & Yuma Road

PRICE: \$3,250,000.00

PROPERTY SIZE: 18.90 +/- net acres

TAXES: \$3,316.62

ASSESSOR'S PARCEL NUMBERS: 504-25-008, 504-25-014A

ZONING: General Commerce

UTILITIES:

Phone—CenturyLink

Power—APS

Water—City of Buckeye

Sewer—City of Buckeye

BILLBOARD: 14' x 50' single face static billboard currently being used by selling broker.

HIGHLIGHTS:

- Ideal owner/user industrial site
- Rectangular site dimensions for functional building design
- Yuma Road frontage
- Abundant labor force
- The southwest Phoenix distribution submarket is the largest distribution and manufacturing submarket in Phoenix
- Interstate 10 visibility from both eastbound and westbound lanes.
- Easy access to Southern California via I-10



Trade Area Polygon Demographics	Trade Area
Estimated Population	83,000
Ave Household Income	\$58,553
Estimated Households	20,058
Projected 2020 Population	87,700



SCOTT TRUITT - DESIGNATED BROKER
 2711 EAST INDIAN SCHOOL ROAD SUITE 205
 PHOENIX, ARIZONA 85016

OFFICE: 623-977-4900
 MOBILE: 602-622-9099
 FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

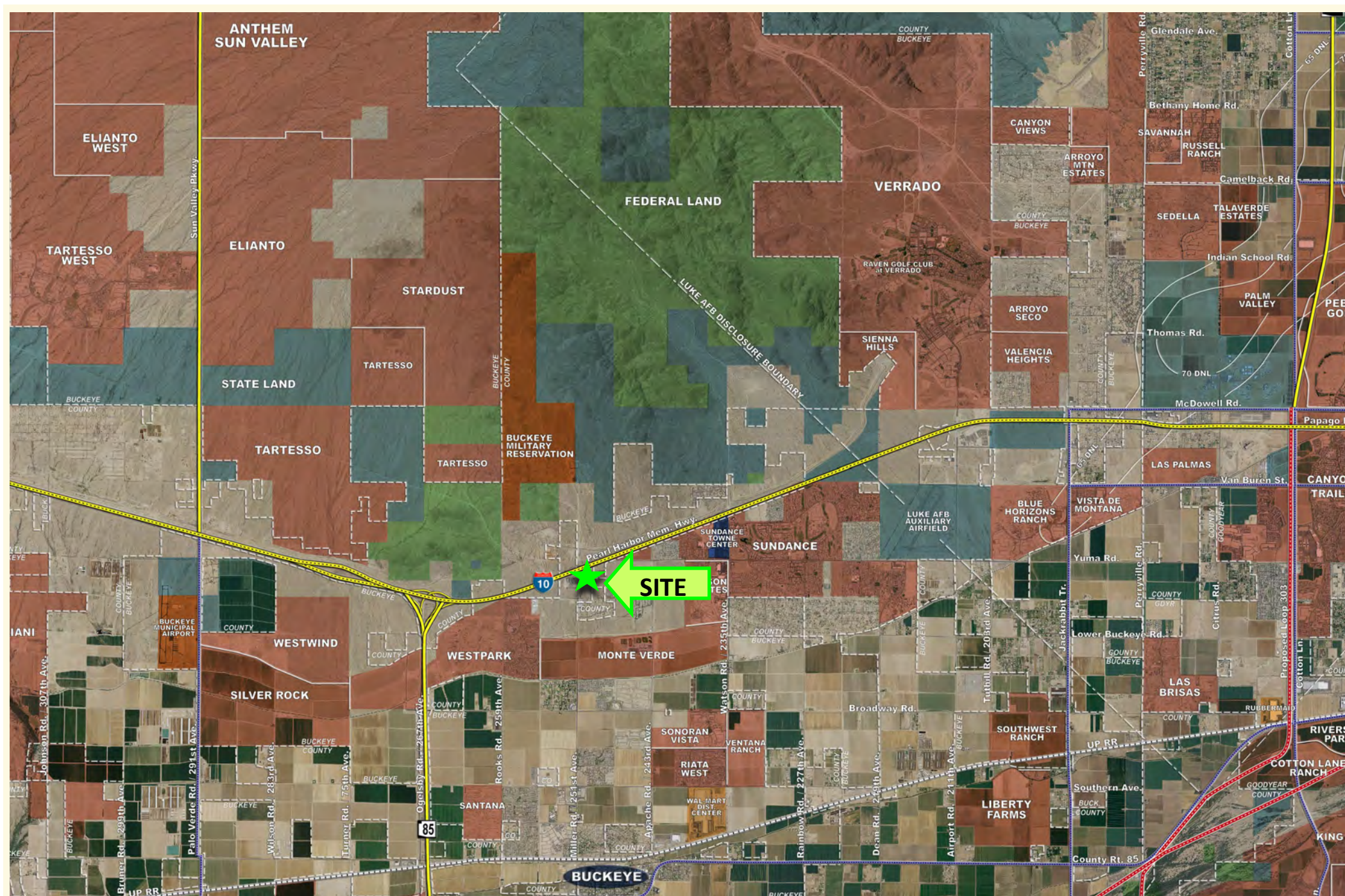


SCOTT TRUITT - DESIGNATED BROKER
 2711 EAST INDIAN SCHOOL ROAD SUITE 205
 PHOENIX, ARIZONA 85016

OFFICE: 623-977-4900
 MOBILE: 602-622-9099
 FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

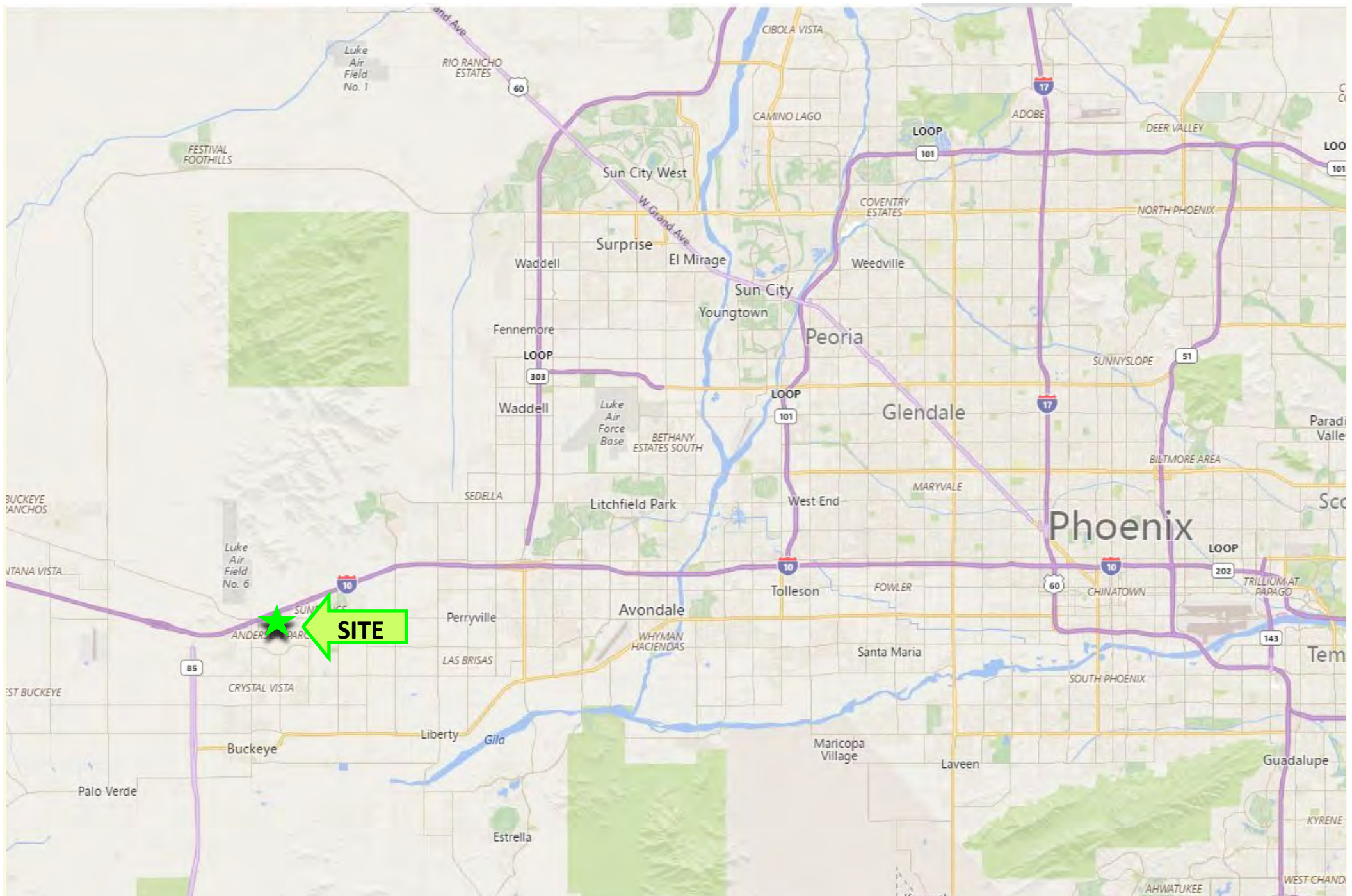


SCOTT TRUITT - DESIGNATED BROKER
 2711 EAST INDIAN SCHOOL ROAD SUITE 205
 PHOENIX, ARIZONA 85016

OFFICE: 623-977-4900
 MOBILE: 602-622-9099
 FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.



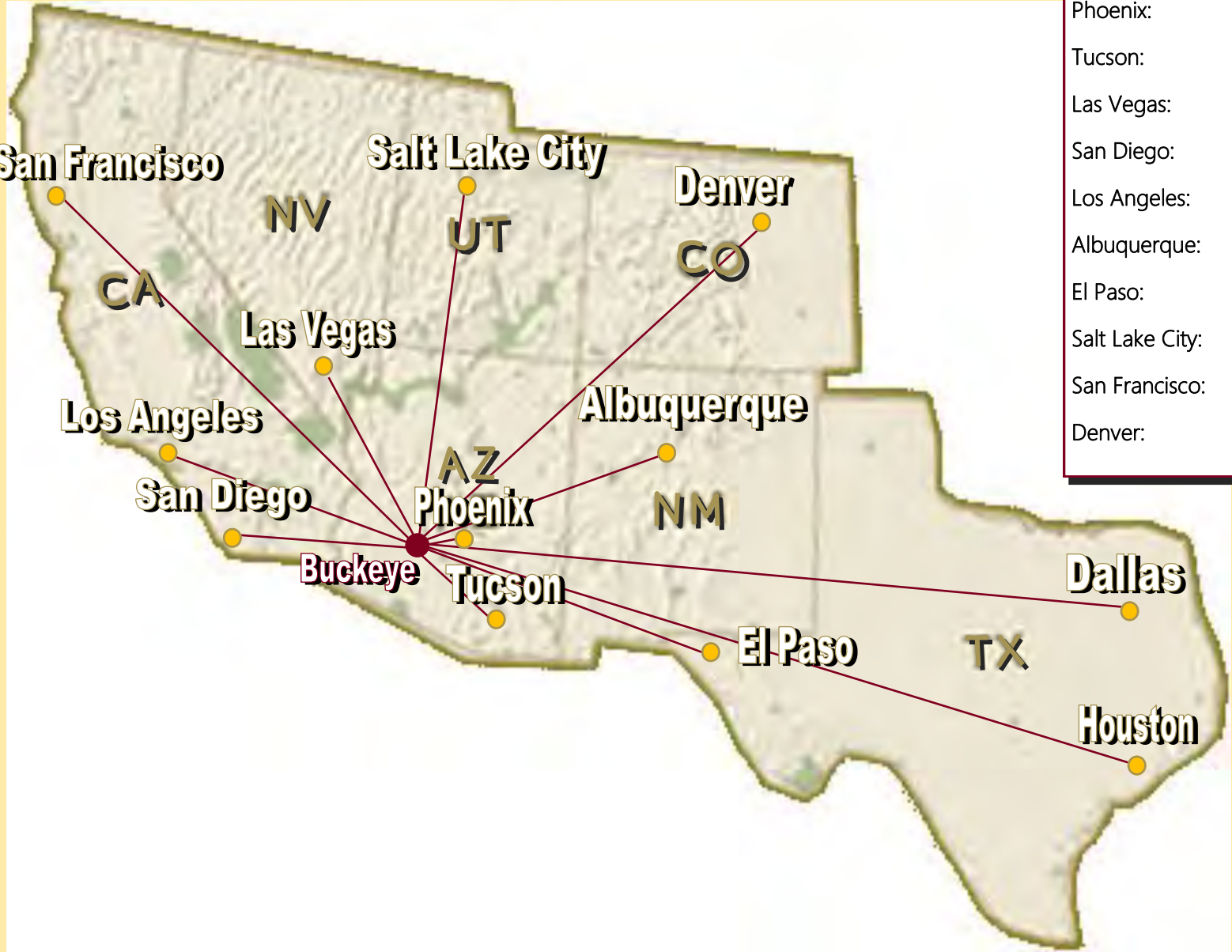
SCOTT TRUITT - DESIGNATED BROKER
2711 EAST INDIAN SCHOOL ROAD SUITE 205
PHOENIX, ARIZONA 85016

OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

DISTANCE AND DRIVE TIME TO MAJOR CITIES



Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours



SCOTT TRUITT - DESIGNATED BROKER

2711 EAST INDIAN SCHOOL ROAD SUITE 205

OFFICE: 623-977-4900

MOBILE: 602-622-9099

TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.