







150 ACRE MASTER PLANNED LOGISTICS PARK

SWC I-10 FREEWAY AND VERRADO WAY BUCKEYE, ARIZONA

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PROPERTY FEATURES

- $> \pm 150$ acre master planned industrial park
- > I-10 Frontage
- > Fully Improved
- > Full Diamond Interchange at Verrado Road
- > Zoning: I-2 General Industrial Park
- > Pro business City of Buckeye
- > Corporate neighbors: Amazon, Huhtamaki, Anderson Windows, Blue Buffalo, Macy's, Microsoft, Walmart, Fairlife, Cardinal Glass
- > Utilities:
 - Water & Sewer provided by City of Buckeye
 - Communication/Fiber provided by Cox and CenturyLink
 - Gas provided by Southwest Gas
 - Power provided by APS with potential district service savings



WEST VALLEY STATS



BUILDING FEATURES:

- > 640,937 SF (divisible)(Phase I)
- > 448,913 SF (divisible)(Phase II)
- > 40' Clear height
- > 124 Dock doors
- > 4 Grade level doors

- > 500 Parking stalls
- > 60' Speed Bays
- > 570' Building Depth
- > 50 X 56 column spacing
- > 190 Foot All Concrete Truck Courts

- > Clerestory lights
- > R-38 Insulation
- > 7" Slab reinforced
- > 3 Office Entrances

Phoenix and Buckeye are leading the nation in population growth measures (US Census Bureau)

Buckeye is the fastestgrowing city in the nation by 8.5%

(US Census Bureau)

Arizona ranked #2 in the nation for attracting, retaining and producing talent.

(CNBC July 2019)

Arizona is ranked #4 for economic momentum
(State Policy Reports index)

#1 most competitive state mountain region (Site Selection magazine)

#2 state for workforce (CNBC)

Top 5 state for projected growth prospects (Forbes)

TOP EMPLOYERS















Huhtamaki



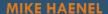












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