

VERRADO

LOGISTICS CENTER

PHASE 1 | 640,937 SF (DIVISIBLE)



150 ACRE MASTER PLANNED LOGISTICS PARK

**SWC I-10 FREEWAY AND VERRADO WAY
BUCKEYE, ARIZONA**

MIKE HAENEL

Executive Managing Director
+1 602 224 4404 | mike.haenel@cushwake.com

ANDY MARKHAM, SIOR

Executive Managing Director
+1 602 224 4408 | andy.markham@cushwake.com

PHIL HAENEL

Director
+1 602 224 4409 | phil.haenel@cushwake.com

PROPERTY FEATURES

- ±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
- SIGNAGE
- > 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 **fastest-growing 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



CORPORATE NEIGHBORS

> **1.6 million**
people live in the West Valley

> **89,000**
people live in Buckeye

> **MULTIMODAL TRANSPORTATION**
seven major interstates
or highways in close
proximity



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2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016
ph: +1 602 954 9000 | fx: +1 602 253 0528
cushmanwakefield.com

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