

FOR SALE

PRICE REDUCED TO \$4.15 M (\$90.40/SF)



26815 WEST BASELINE ROAD
BUCKEYE, ARIZONA 85326

COLD STORAGE BOTTLE/CAN DISTRIBUTION FACILITY



**CUSHMAN &
WAKEFIELD**

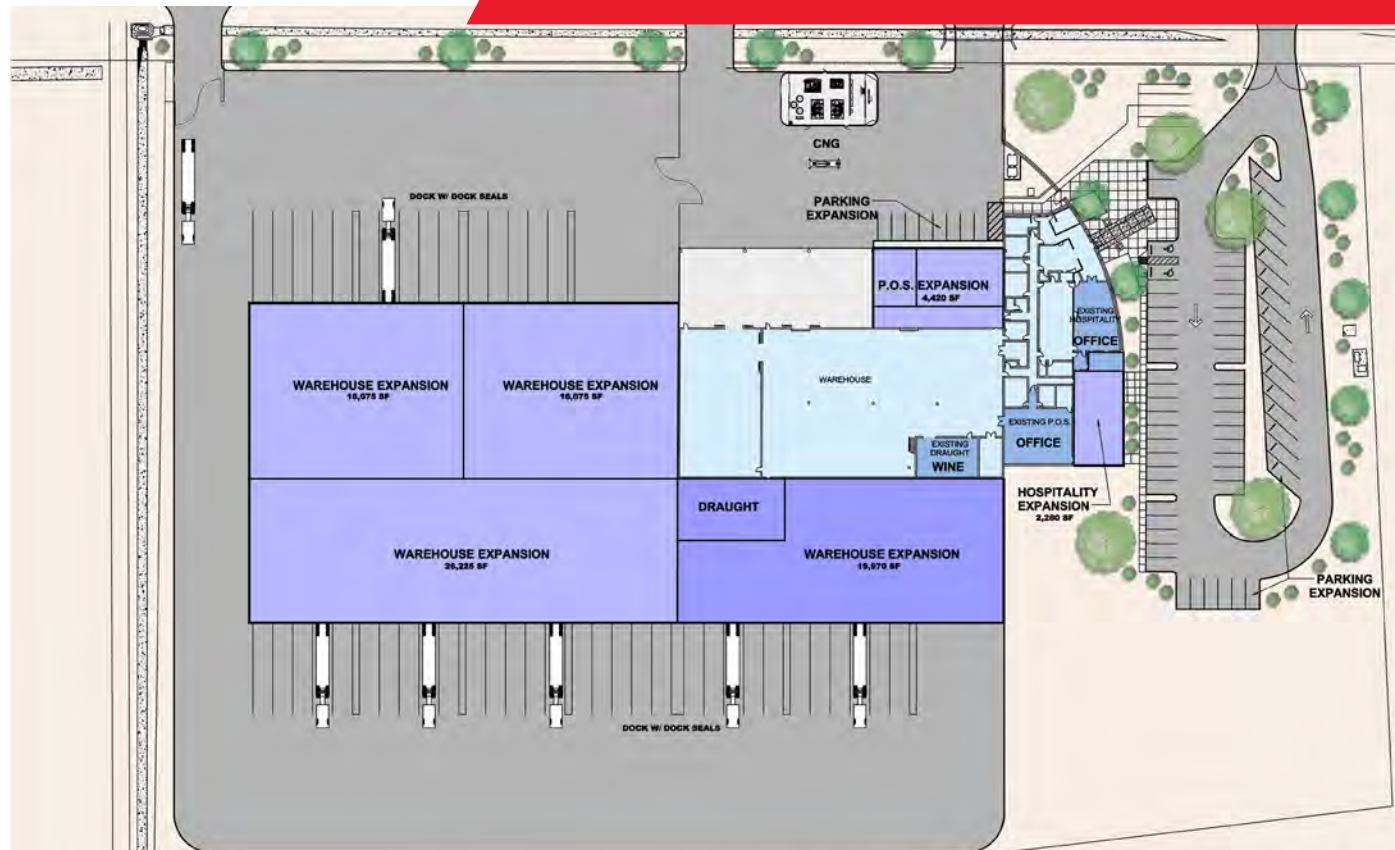


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PROPERTY FEATURES:

- 45,909 square feet
- 9,271 square feet of office space
- 15,960 square feet of cold storage (2015 construction)
- 20,678 square feet of cold storage (2001 construction)
- Excess land to construct additional 62,000 square feet
- GC - General Commerce Zoning
- Clear Height of 22' x 30'
- Three (3) Double Grade Doors
- Three (3) Truckwell Doors
- Five (5) Dock High Doors
- Covered Dock High & Grade-level loading
- 3 ½ miles to the Interstate 10 & Interstate 8 interchange





SITE FEATURES

SIZE	10.21 Acres (442,221 SF)
MARICOPA COUNTY ASSESSOR NUMBER	401-07-002M
2017 REAL ESTATE TAXES	\$78,702.64
UTILITIES	
ELECTRIC	Arizona Public Service (APS)
WATER/SEWER	City of Buckeye, Arizona
GAS	None
TELEPHONE	Century Link Cox Communications
RAIL SERVICE	Union Pacific possible to site

Jim Wilson
Executive Managing Director
+1 602 229 5923
jim.wilson@cushwake.com



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