

I-10 COMMERCIAL/INDUSTRIAL SITE

BUCKEYE, ARIZONA

LOCATION: SWC 247th Avenue & Yuma Road

PRICE: \$3,250,000.00

TAXES: \$3,316.62

PROPERTY SIZE: 18.90 +/- net acres

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:

- Excellent Interstate 10 visibility from both eastbound and westbound lanes.
- Ideal for many commercial and industrial uses.
- Current population is 85,000 ([link](#)).
- 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
- Easy access to Southern California via I-10



SCOTT TRUITT - DESIGNATED BROKER

8040 E MORGAN TRAIL, SUITE 22

SCOTTSDALE, AZ 85258

OFFICE: 623-977-4900

MOBILE: 602-622-9099

FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

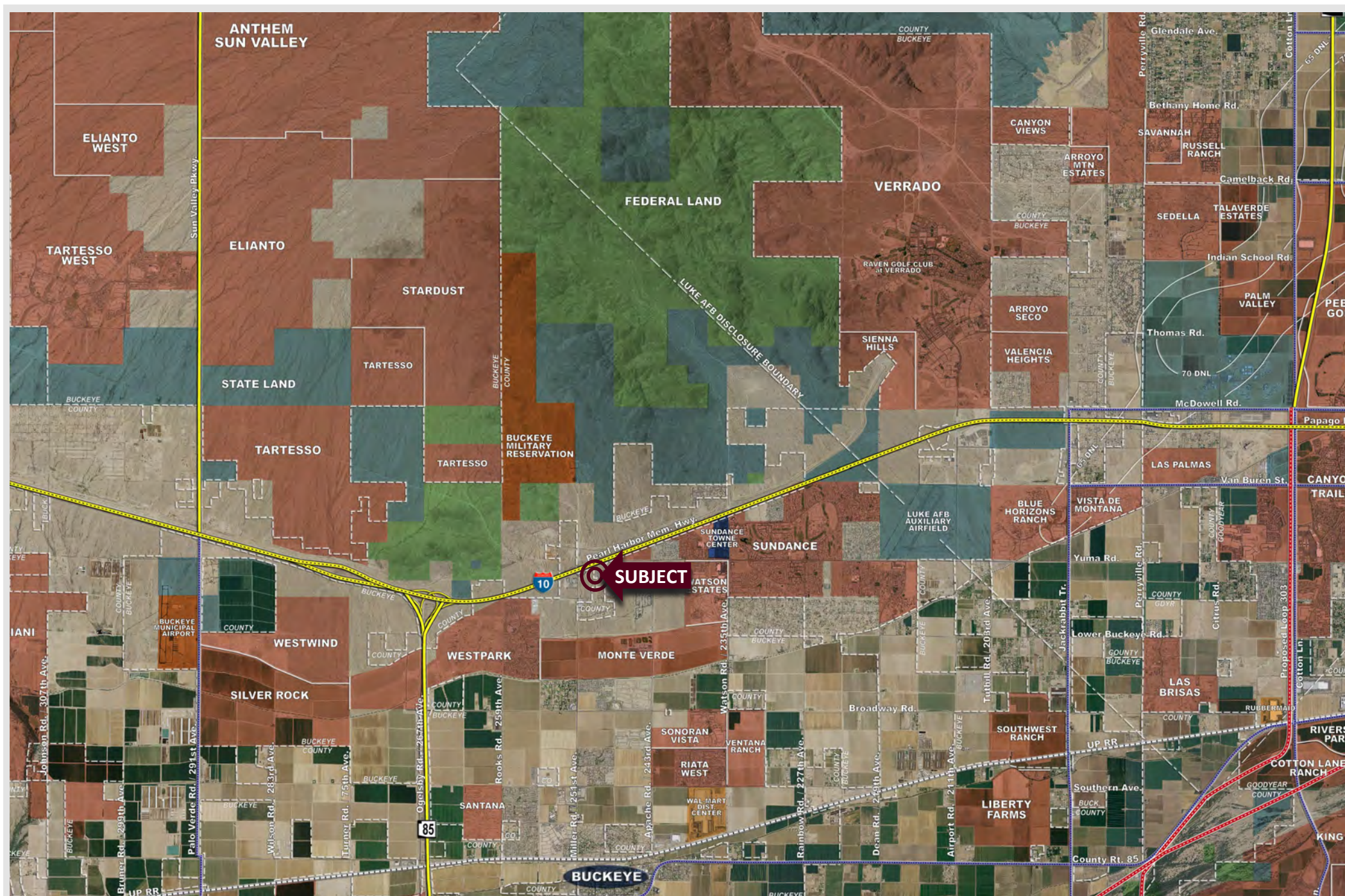


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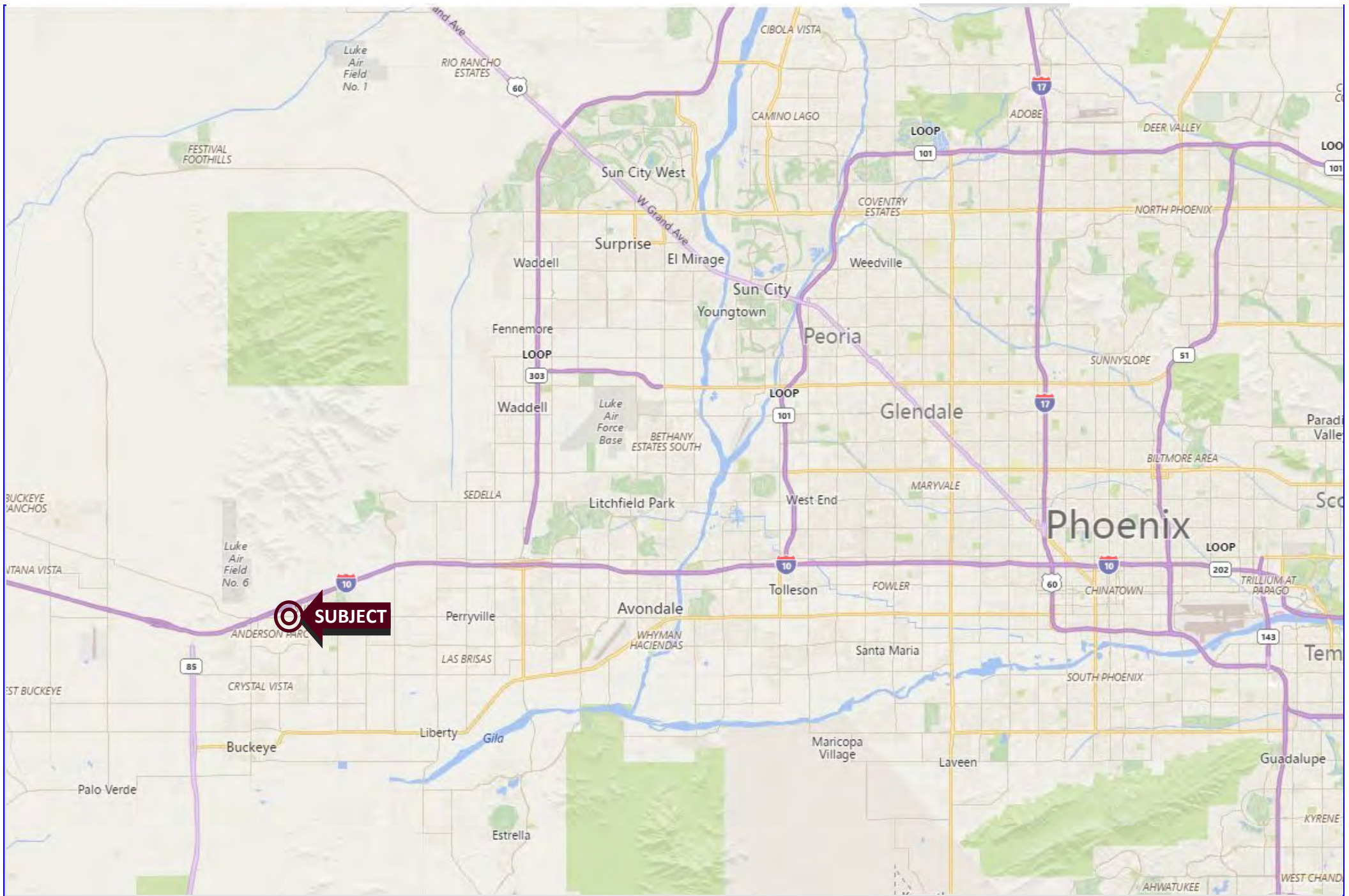


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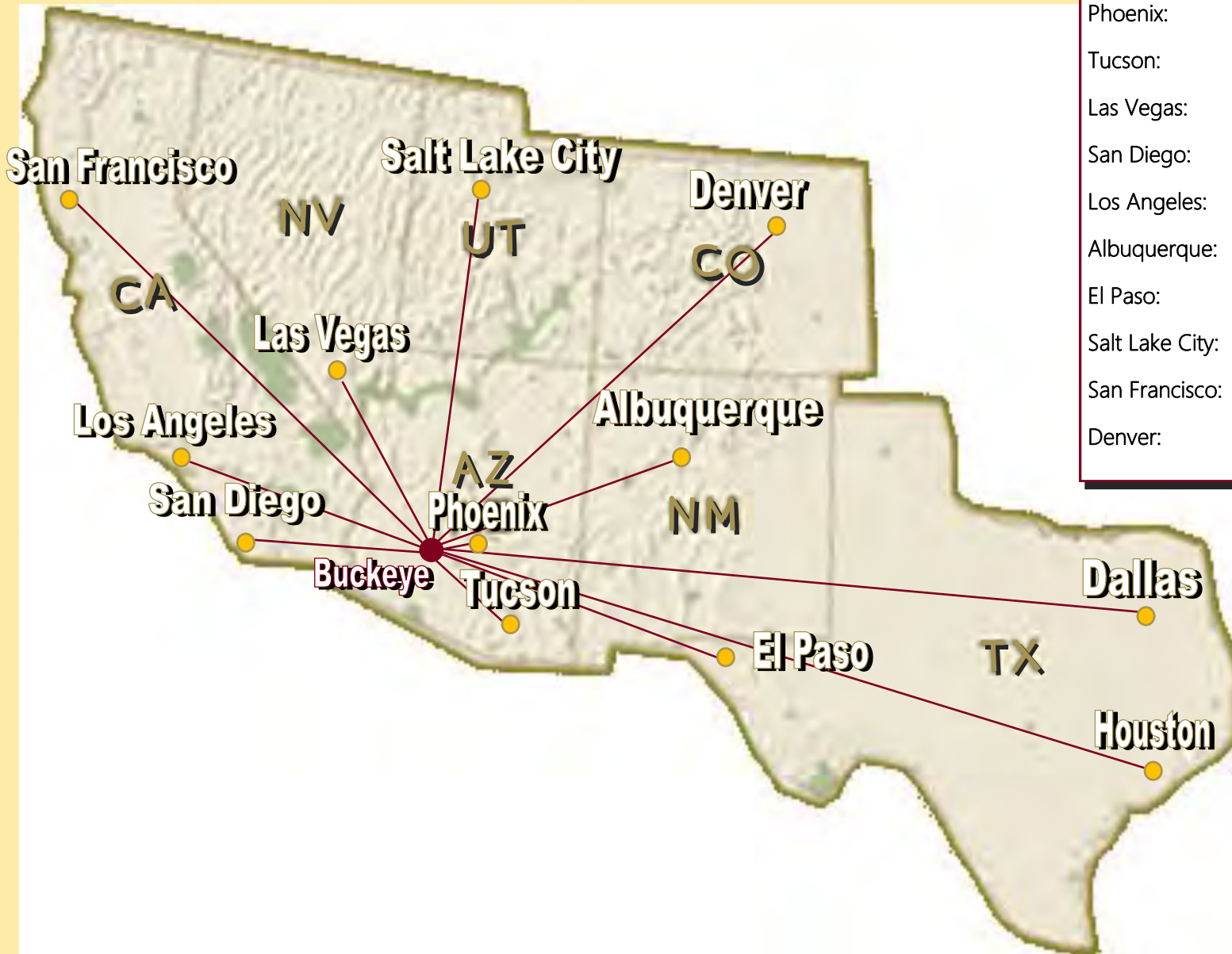
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DISTANCE AND DRIVE TIME TO MAJOR CITIES



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



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