BUCKEYE INDUSTRIAL PARK

IMPROVED RAIL SERVED LAND

±102 ACRES BUILD-TO-SUIT FOR SALE OR LEASE

SOUTH/SEC OF TURNER ROAD & BASELINE ROAD, BUCKEYE, ARIZONA



LEASED BY







BUCKEYE INDUSTRIAL PARK

PROPERTY OVERVIEW

- Frontage on Turner Road
- Easy access to MC-85 and SR-85
- Adjacent to the full diamond interchange at MC-85 and SR-85
- Access to Interstate 8 and Interstate 10 via SR-85
- Approximately ±2 miles to I-10
- Adjacent to the future Union Pacific Manifest Yard
- Adjacent to 69KV APS Substation (±2 miles)

- Water: ±12" provided by the Town of Buckeye
- Sewer: ±8" provided by the Town of Buckeye
- Fiber/Telecom: Qwest
- Power: APS
- Zoning: General Commercial, Town of Buckeye

SITE FEATURES

- Great visibility from SR-85 (future Interstate
 9) and MC-85, located approximately ±2 miles
 south of Interstate 10
- Located in high growth corridor designated by Buckeye's General Plan
- Improved lots available from ±10 to ±102 acres
- Rail served site (not yet installed but planned and approved by Union Pacific)
- Site approved for Foreign Trade Zone No. 277
- · Only fully improved site in Buckeye





FOR FURTHER INFORMATION CONTACT:



JOHN WERSTLER BILL BAYLESS +1 602 735 5504

+1 602 735 5652 john.werstler@cbre.com bill.bayless@cbre.com **KEVIN CZERWINSKI** +1 480 483 0360 kczerwinski@meritpartnersinc.com nfischer@meritpartnersinc.com

NIC FISCHER +1 480 483 0360



2415 East Camelback Road | Phoenix, AZ 85016-4290 T 602.735.5555 | F 602.735.5655 | www.cbre.com/phoenix

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_May2017