

# 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

**CBRE**

DEVELOPED & MANAGED  
BY MERIT PARTNERS





# 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  $\pm 2$  miles to I-10
- Adjacent to the future Union Pacific Manifest Yard
- Adjacent to 69KV APS Substation ( $\pm 2$  miles)
- Water:  $\pm 12''$  provided by the Town of Buckeye
- Sewer:  $\pm 8''$  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  $\pm 2$  miles south of Interstate 10
- Located in high growth corridor designated by Buckeye's General Plan
- Improved lots available from  $\pm 10$  to  $\pm 102$  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

# CONCEPTUAL SITE PLAN

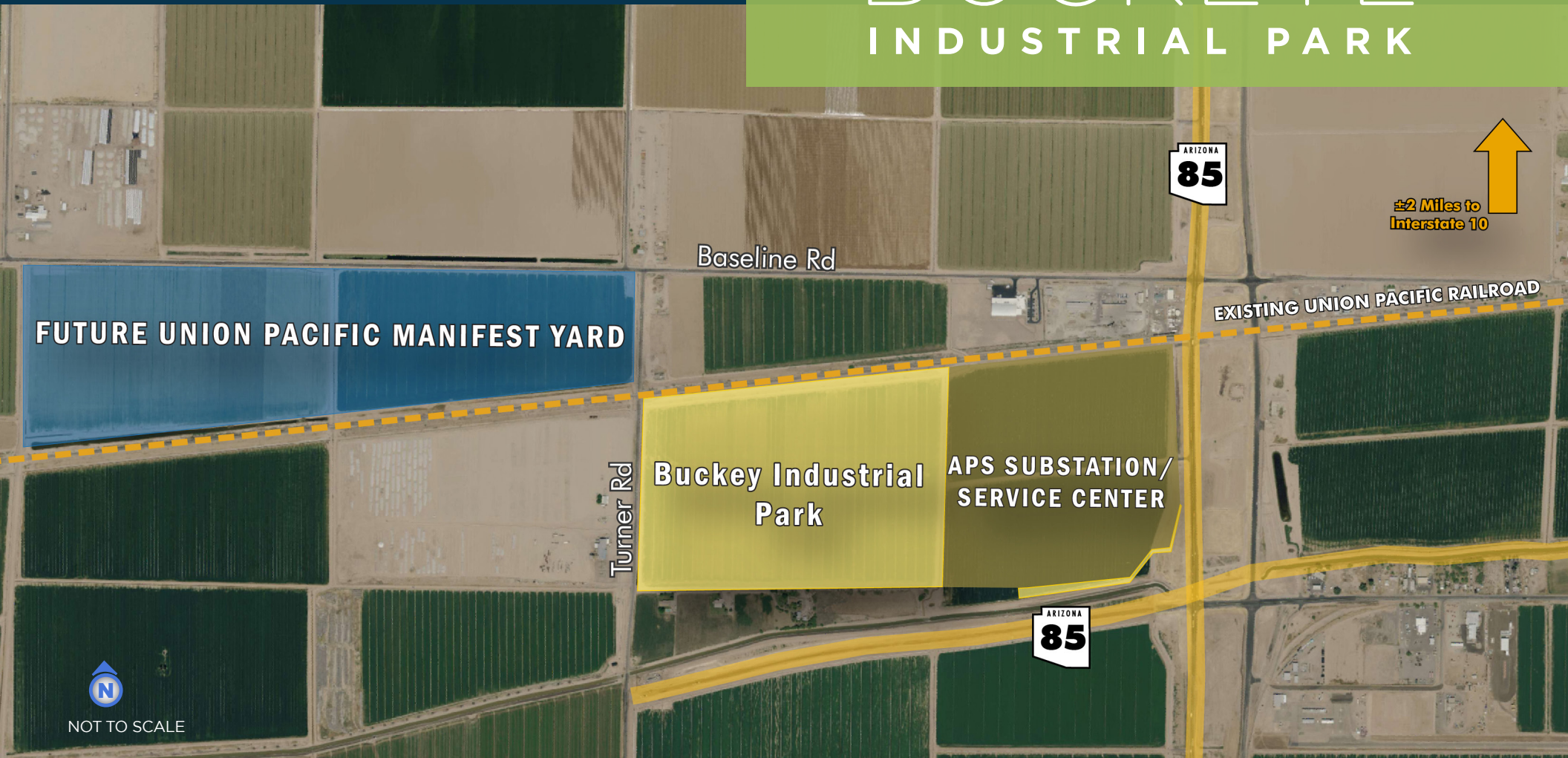
UNION PACIFIC RAILROAD

TO  
BASELINE  
ROAD



NOT TO SCALE  
 ALL MEASUREMENTS ARE APPROXIMATE

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FOR FURTHER INFORMATION CONTACT:



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