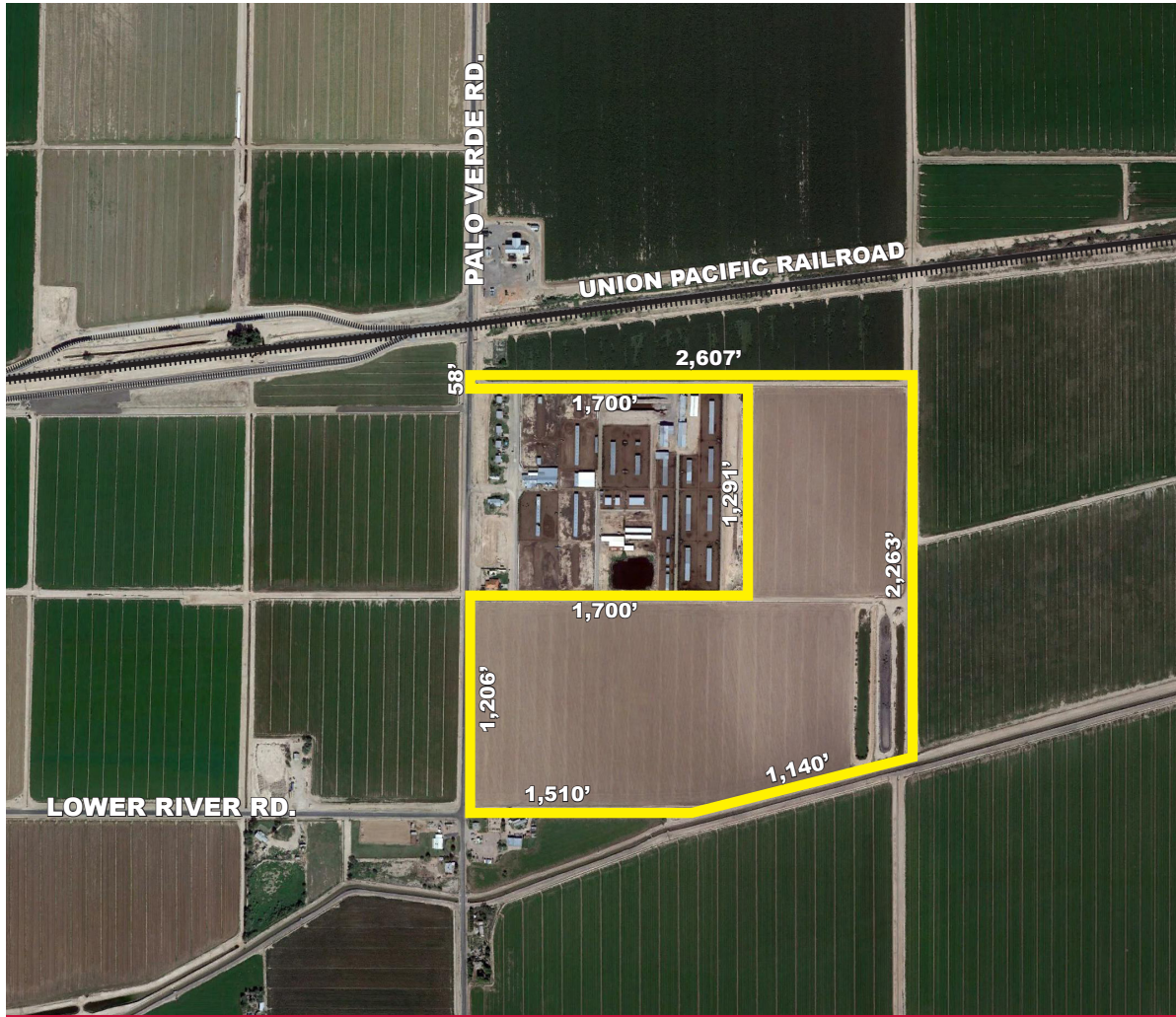


8600 S PALO VERDE RD BUCKEYE, AZ 85326



PROPERTY OVERVIEW

SIZE:	± 100 Acres
CURRENT ZONING:	RU-43, County Island
GENERAL PLAN:	Industrial, City of Buckeye
APN:	401-17-010D; 011B
TAXES:	\$5,075 (2021)
UTILITIES:	Electric: APS Water: Roosevelt Irrigation District
SALES PRICE:	\$9,800,000 (\$2.25/SF)



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PV 10 CORRIDOR

Located 2 miles west of the Loop 303 and I-10 mini-stack, the PV 10 Corridor offers over 640 acres of industrial development opportunities. Prime for advanced manufacturing, distribution & logistics, and business park developments the corridor provides direct free-way visibility and access to Interstate 10.

MILLER CORRIDOR

Located off the I-10 and Miller Road interchange the Miller Corridor is prime for business park, distribution & logistics, light manufacturing, and flex industrial developments. The corridor includes over 160 acres and successful businesses include Five Below, Empire Southwest, Love's Travel Stop and QT.

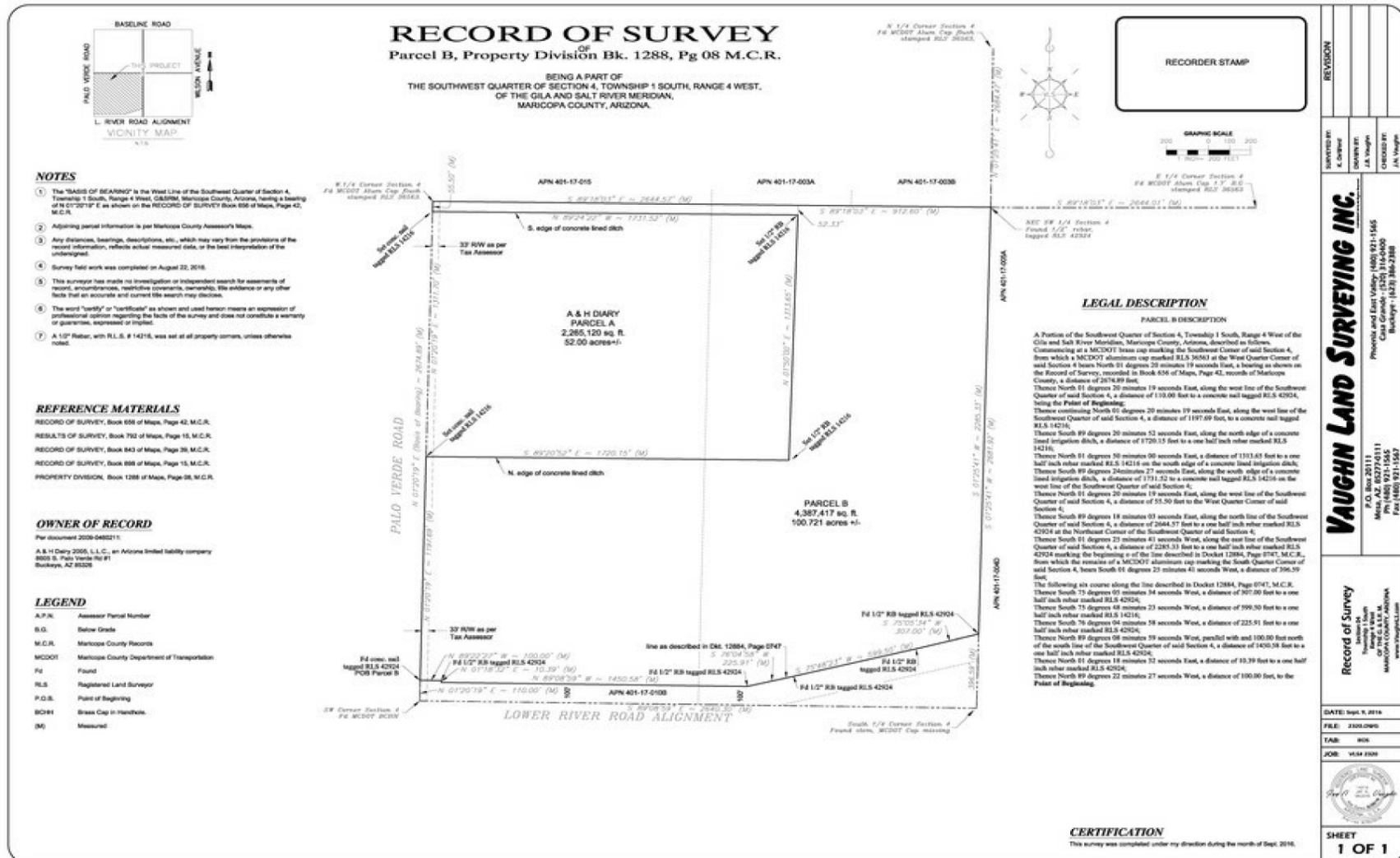
85 RAIL CORRIDOR

Located in the heart of Buckeye, this rail-served complex is home to over 3 million square feet of existing industrial development including the Cardinal Glass Industries, Parker Fasteners, Walmart Distribution Center, Clayton Homes, Duncan & Son Lines, Canam Steel and Fertizona. The Complex is prime for advanced manufacturing facilities, large scale industrial campuses, and rail served developments.

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