

BUCKEYE

INDUSTRIAL RAIL PARK

BUILD TO SUIT FOR LEASE OR SALE



GLOBE CORPORATION

The story of Globe Corporation began in 1901, with the founding of a Chicago coal distribution company. Globe Corporation continues to grow today as a diversified investment company, concentrating on real estate, asset management and private equity, building on the idea that it is more than a capital source - it is a strategic resource.



A Trusted Partner, Ryan's Real Estate Development team has the knowledge, relationships and resources to manage each phase of the real estate process, working as a partner in your investment's success. Ryan has planned, developed and constructed over 30 million sf of distribution space nationwide and rank as one of the top distribution builders in the U.S.



BUCKEYE INDUSTRIAL RAIL PARK

SEC WATSON ROAD & WEST SOUTHERN AVENUE
BUCKEYE, ARIZONA

85



Miller Rd

Broadway Rd

Southern Rd

Watson Rd



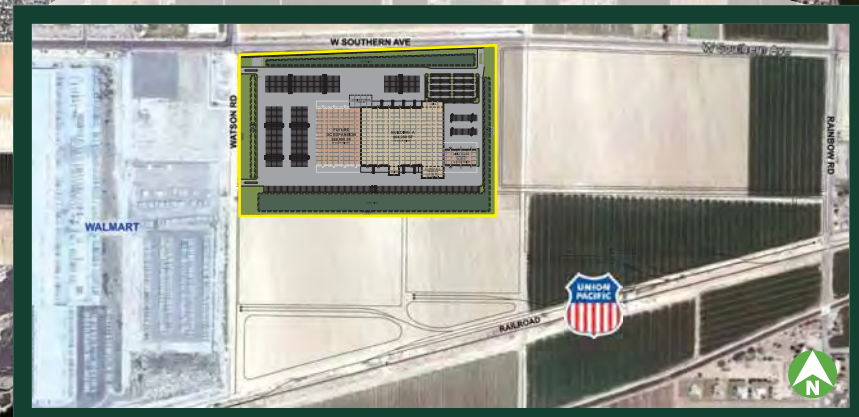
Buckeye Industrial Rail Park is a 260 acre master planned industrial park created to meet the industrial needs in the greater Phoenix area. Located on the SEC of Southern Avenue and Watson Road, minutes from interstate 10 and state highway 85 in Buckeye Arizona, Buckeye Industrial Rail Park is ideally located to serve Arizona as well as the key markets in the Western United States including San Francisco, Ports of Long Beach, New Mexico, Utah and Nevada. This Park is served by Union Pacific Rail and zoned and entitled to accommodate a wide variety of uses including, distribution/logistics, heavy manufacturing, high tech uses, etc. We understand that time is money, and have the processes in place, the full support of the Town and an experienced team in place to get your business up and running in the most expedited timeframe.

FOREIGN TRADE ZONE BENEFITS

- 75% reduction in real property tax
- 75% reduction in personal property (equipment) tax
- Duty Deferral
- Duty Elimination
- Reduced customs reporting entries

EMPLOYMENT ENTERPRISE ZONE BENEFITS:

- Up to \$3,000 tax credit for each new qualified job
- Reimbursable job training grants
- Loans, grants, interest rate subsidies
- 5 year 40% to 60% real & personal property tax reductions





PROPERTY FEATURES

- ±260 Acre Design Build Industrial Rail Park
- Foreign trade zone capable
- Rail Served-Union Pacific
- Utilities:
 - Sewer: Town of Buckeye
 - Electric: APS
 - Gas: SW Gas
 - Water: Existing at site, Town of Buckeye
 - Fiber: Level 3

- Zoning and entitlements in place to accommodate a diverse business base such as:
 - Heavy manufacturing
 - Distribution/Logistics
 - Sustainable Industries
 - High Technology/Data Center
 - Rail Users
 - Extensive transportation infrastructure including: Interstate 10, State Highway 85, Rail and numerous airports.

FREEWAY DISTANCE:

- Watson Road to I-10: 10 mins /5.16 miles
- Southern Ave to I-85: 6 mins /3.06 miles



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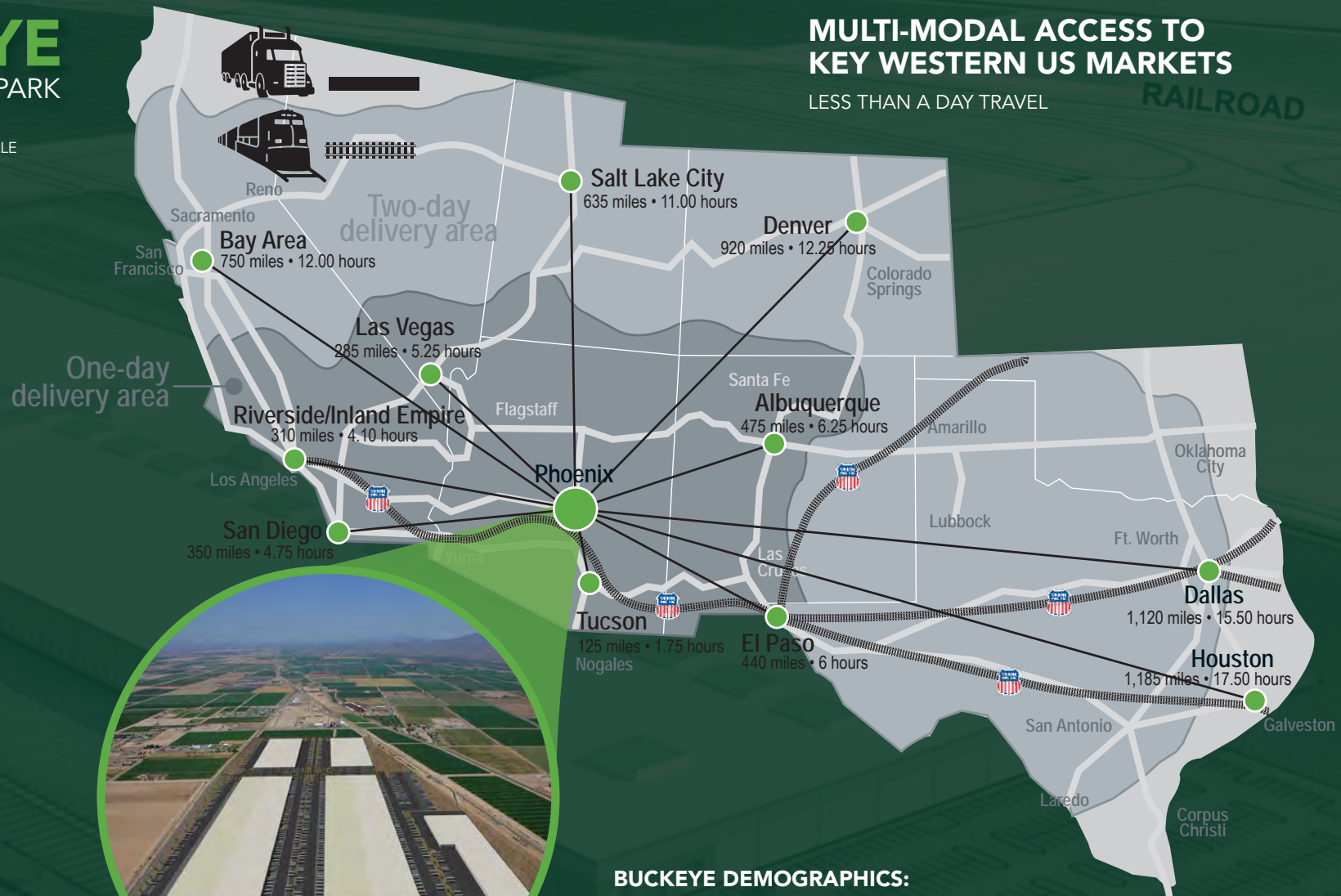


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MULTI-MODAL ACCESS TO KEY WESTERN US MARKETS

LESS THAN A DAY TRAVEL



BUCKEYE DEMOGRAPHICS:

	7-mile	10-mile	15-mile
Population - 2011	50,506	96,043	209,932
Households - 2011	15,499	29,073	65,068

- Approved dwelling units
 - Distance to major cities
- 30 miles** - Phoenix
155 miles - Tucson
348 miles - Los Angeles

315,000