BLE 85

1.4MSF | EXPANDABLE TO 1.8MSF

42′ CLEAR HEIGHT | UP TO 15,000 AMPS POWER

Delivering Q1 2028

SEC SR 85 & Baseline Rd ▪ Buckeye, AZ 85326

TRATT PROPERTIES LLC

JLL

Jones Lang LaSalle Americas, Inc. AZ License #CO508577000

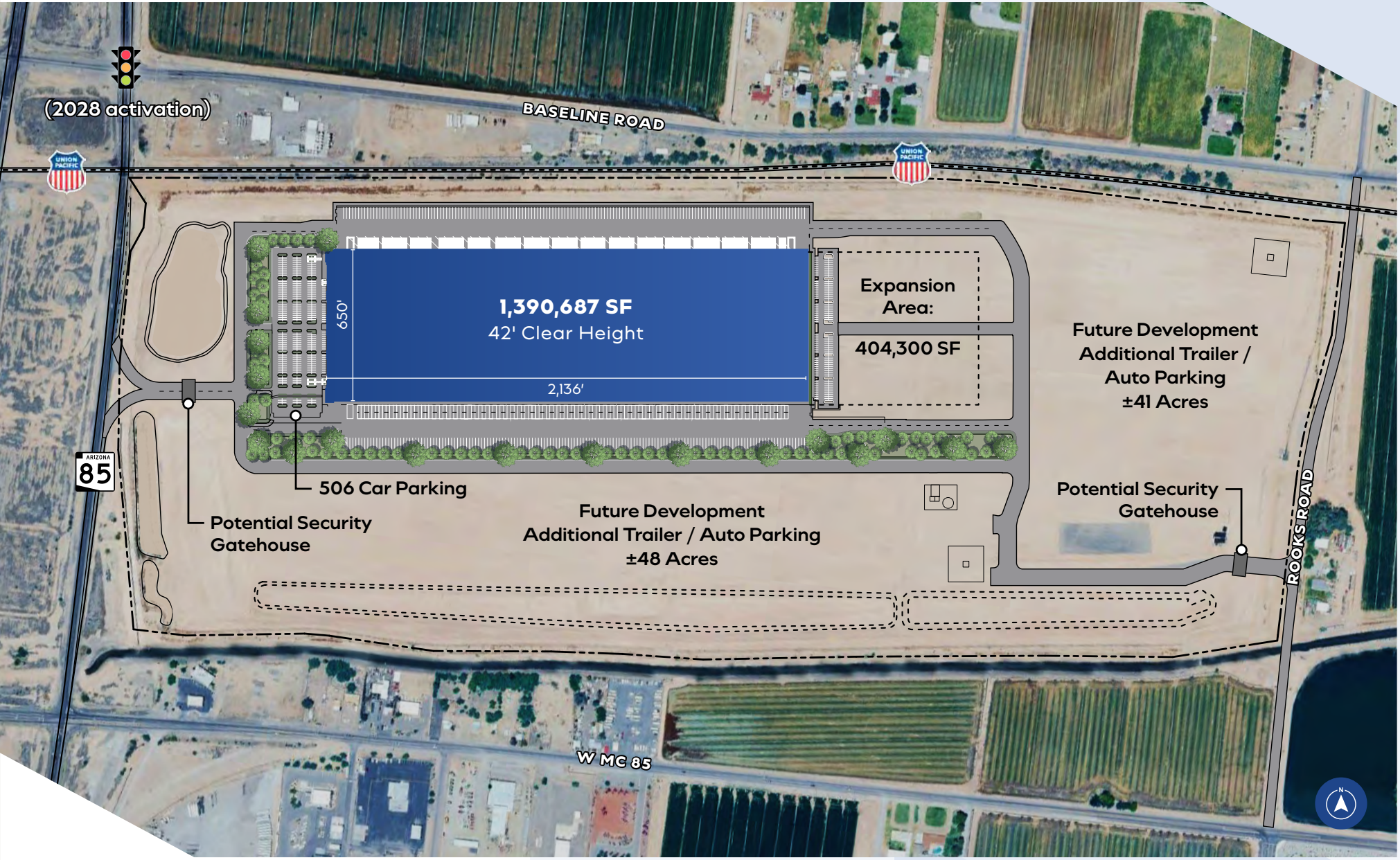
REDEFINING LOGISTICS EXCELLENCE

1.4M SF of Premium Space in Buckeye's Industrial Core
Unprecedented Power Capability

- Up to 15,000 amps of power via APS
- South of the SEC of State Route 85 & Baseline Road
- Direct access to State Route 85
- 506 car parking spaces (expandable)
- 208 trailer parking spaces (expandable)
- 42' clear height
- 210 dock doors (9'x10')
- 4 drive up doors (14'x16')
- Dock doors are 14' on center
- K-25 ESFR Sprinklers
- 60 mil TPO single ply roof over R-30 rigid insulation
- Concrete driveway entrances and truck courts
- Union Pacific rail frontage
- 213.8 acre site

SITE PLAN

Q1 2027: targeted construction commencement
Q4 2027 / Q1 2028: substantial completion



CORPORATE NEIGHBORS

Buckeye is home to these notable neighbors: Walmart, ROSS DRESS FOR LESS, Burlington, Funko, five BELOW, CARDINAL Glass Industries

CITY & STATE INCENTIVES

Greater Maricopa Foreign Trade Zone No. 277

Companies utilize FTZ's in order to reduce operating costs associated with a U.S. location that can be avoided when operating from a foreign site. In Arizona, in addition to federal benefits, Foreign Trade Zones can reduce real and personal property taxes by 72%. These benefits allow firms to be cost competitive at their U.S.-based operations.

Manufacturing Sales Tax Exemption

The program eliminates the state sales tax on electricity and natural gas bills for qualifying manufacturers.

The City of Buckeye is the ONLY CITY IN ARIZONA to also eliminate the city sales tax for qualifying manufacturers.

State of Arizona Incentive Programs

- Manufacturing Opportunities
  - Arizona MEP - mission is to make every Arizona manufacturer the most successful business it can be.
  - Qualified Facility program - offers a refundable income tax credit for companies making capital investments to establish or expand facilities.
  - The Sales Tax Exemption for Machinery and Equipment

Tax Relief & Incentives

- Additional depreciation
- Arizona Finance Authority
- Research & Development
- Quality Jobs
- Qualified Facility

Visit **azcommerce.com/programs** to learn more and view all State of Arizona programs.

Top Southwest Valley Employers

	COMPANY NAME	JOBS	FACILITY SIZE	OPERATION TYPE
BUCKEYE, AZ	**Amazon**	1,400	1,500,000	Distribution
	Ross Distribution Center	1,300	1,700,000	Distribution
	Cardinal Glass	388	250,000	Manufacturing
	Funko	300	862,622	Distribution
	Five Below	290	858,000	Distribution
City of Goodyear	**UPS**	1,852	603,346	Logistics
	Macy's-Bloomingdale's	1,550	603,000	Distribution
	Chewy.com	1,547	801,424	Distribution
	Sub-Zero	693	687,862	Manufacturing
	Cavco Industries	385	205,998	Manufacturing
Glendale Arizona	**Walmart**	500	1,200,000	Warehouse/Distribution
	Parts Town	100	420,536	Warehouse/Distribution
	Saddle Creek Logistics Service	196	570,080	Warehouse/Distribution
	Unical Aviation	80	599,486	Light Manufacturing
Peoria Arizona	**Amkor**	803	650,000	Adv/High Tech Manuf.
	ACCO Engineered Systems	72	92,615	Light Manufacturing
Surprise Arizona	**Arctic Ammo, LLC**	82	45,000	Light Manufacturing
	Triple S Steel	39	125,000	Heavy Manufacturing
	Exhibitus	19	42,510	Warehouse/Distribution
	Tricolor Auto	204	258,000	Warehouse/Distribution
	Castrol	22	168,000	Warehouse/Distribution

Recent GPEC Locates (FY24-FY25 YTD)

BUCKEYE AMENITIES

Verrado

A master planned mixed-use community by DMB, encompassing 8,800 acres and approved for 14,000 residential dwelling units. Verrado has a walkable main street with ample dining and shopping, five high performing schools, and 86 neighborhood parks.

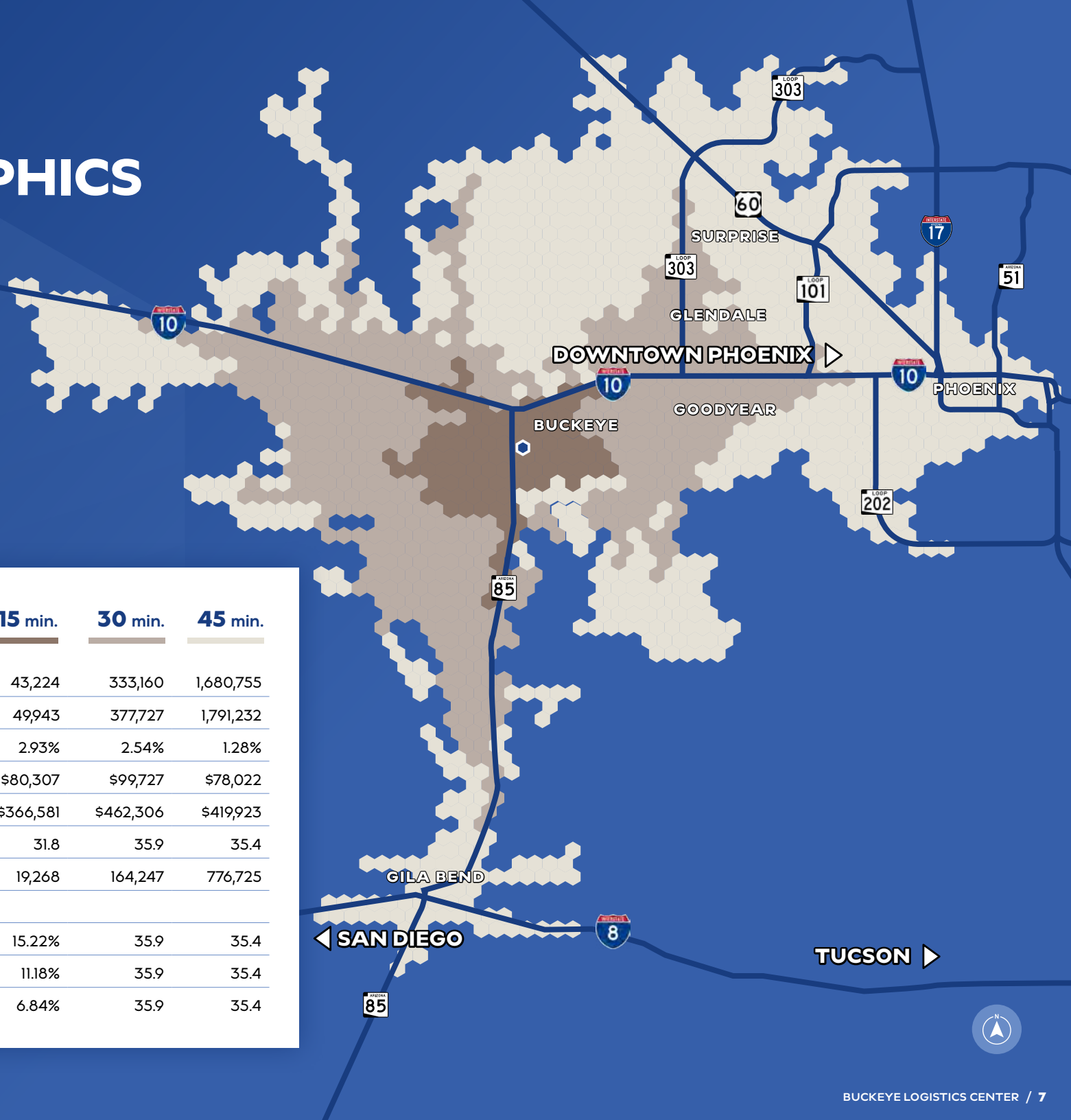
Verrado Marketplace

A 500,000 square-foot retail, dining, and entertainment development by Vestar. Anchor tenants include: Target, Safeway, Marshalls, Ross, and Harkins Backlot.

The Landing

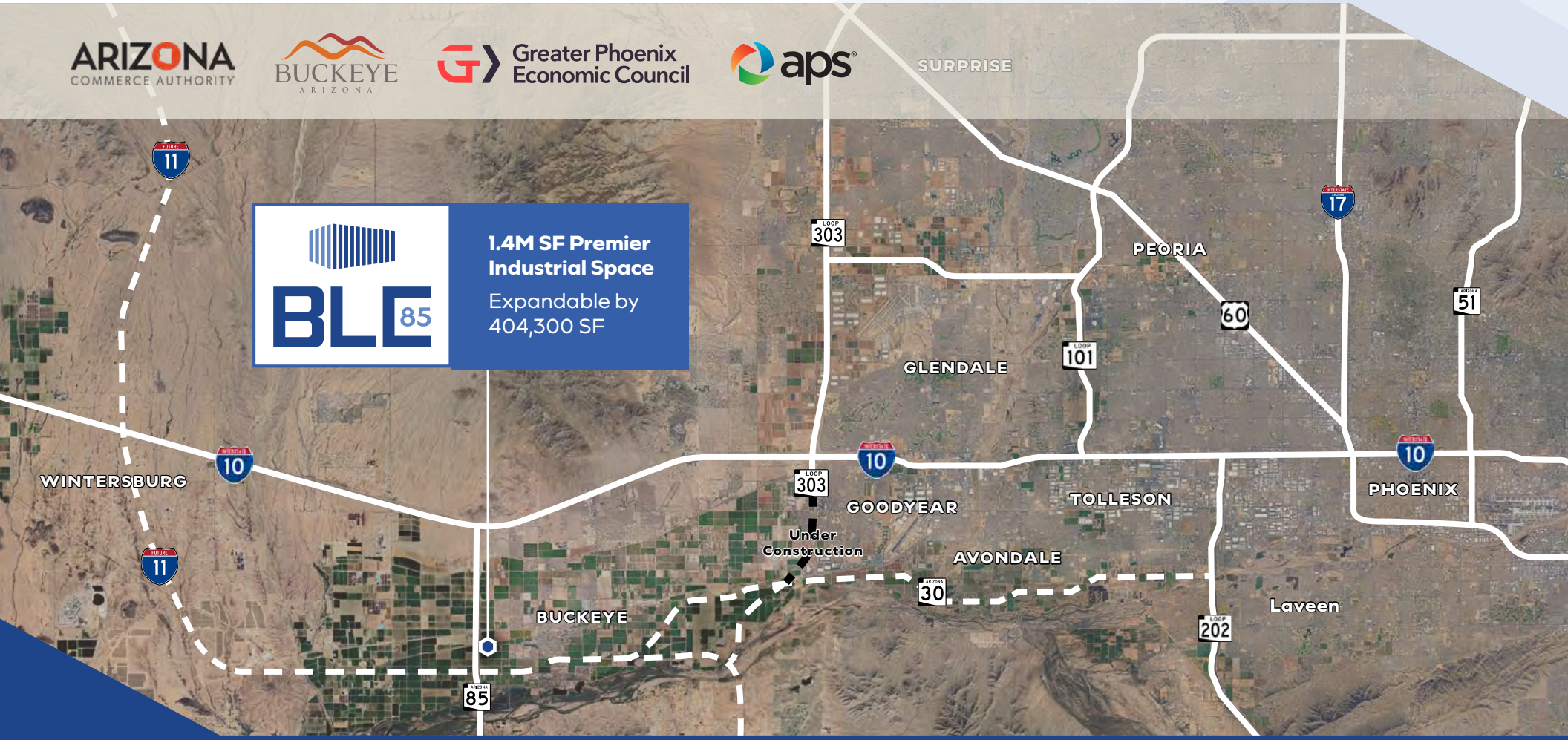
A 2,100 acre Buckeye Specific Area Plan. The Landing in Buckeye is envisioned to be West Valley's premier destination for all things working, shopping and living. Planned uses include Costco, retail, dining, entertainment, hospital, residential and industrial.

AREA DEMOGRAPHICS



	15 min.	30 min.	45 min.
2025 Population	43,224	333,160	1,680,755
2030 Est. Population	49,943	377,727	1,791,232
Est. Annual Growth Rate	2.93%	2.54%	1.28%
Med HH Income	$80,307	$99,727	$78,022
Med. Home Value	$366,581	$462,306	$419,923
Median Age	31.8	35.9	35.4
Labor Force Population	19,268	164,247	776,725
Education			
Associate Degree	15.22%	35.9	35.4
Bachelor Degree	11.18%	35.9	35.4
Graduate/Professional Degree	6.84%	35.9	35.4

PRIME LOCATION FOR SEAMLESS CONNECTIVITY



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