



35 to 73+ Acres: Baseline Rd & Palo Verde Rd - Buckeye, AZ

CITY/STATE/ZIP	<u>Buckeye, AZ 85326</u>	LAND SIZE	<u>73.534 Acres (Divisible)</u>
MAJOR X-ROADS	<u>Baseline Rd & Palo Verde Rd</u>	ZONING	<u>GC (General Commerce)</u> <u>Town of Buckeye</u>

NOTES Excellent "West Valley" industrial site, 4.2 miles from the full diamond interchange at the I-10 freeway and 3.0 miles from State Highway 85

LAND	UTILITIES
DIMENSIONS <u>2,645' x 1,210'</u>	POWER CO <u>APS</u>
	GAS CO <u></u>
	WATER CO <u>Town of Buckeye</u>
	SEWER CO <u>None</u>

OFFERING INFORMATION	PRICE	PER ACRE	TAXES
73.534 Acres (Total)	<u>\$3,897,000</u>	<u>\$53,000</u>	AMOUNT <u>\$1,108.24</u>
35 Acres (Palo Verde Frontage)	<u>\$2,275,000</u>	<u>\$65,000</u>	YEAR <u>2008</u>
35 Acres (Eastern Most Portion)	<u>\$1,855,000</u>	<u>\$53,000</u>	TAX PARCEL <u>401-17-015-B</u>

INSPECTION & POSSESSION

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The information herein has been obtained from various sources. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer or lessee should independently verify all information contained herein. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. By accepting this information, it is agreed that all negotiations regarding this property shall be made through DAUM Commercial Real Estates Services.