

# CRIMSON CANYON CENTER

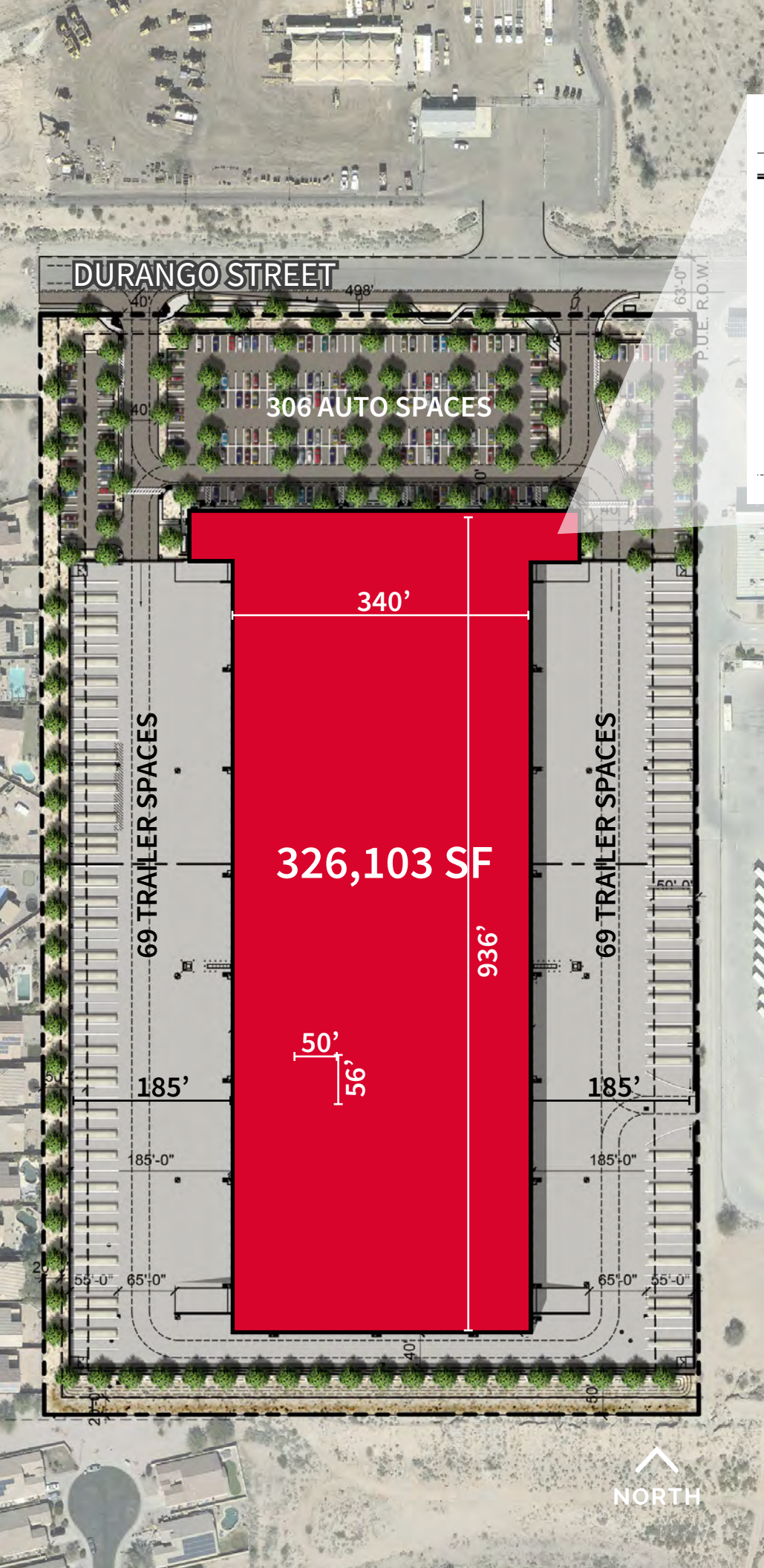


**±326,103 SF**

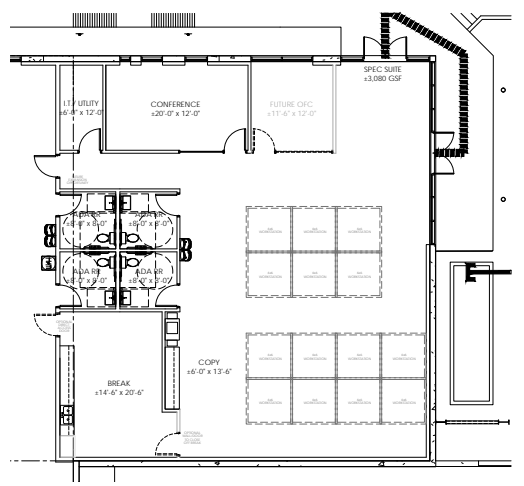
25651 West Durango Street  
Buckeye, Arizona



Jones Lang LaSalle Americas, Inc. License #: CO508577000



### 3,080 SF Office Suite



### Property Features

- 326,103 SF
- ±3,080 SF spec office suite
- 36' clear height
- 340' x 936' building dimensions
- 50' x 56' column spacing
- 70' speed bays
- 0.85/1000 parking (306 parking stalls)
- 138 trailer stalls
- 108 dock high doors
- 4 ramp to grade doors
- Immediate access to I-10 from Miller Road
- 185' fully secured / concrete truck courts
- R-30 roof insulation
- Power: (2) 3000 amp 480 / 277v SES Systems
- ESFR K22.4 fire sprinklers
- Floor slab: 7" unreinforced on 4" ABC - 3,000 PSI
- Clerestory windows
- Zoning: General Commerce, City of Buckeye
- Proximate corporate neighbors include Five Below, Walmart, and Cardinal Glass
- ±4.5 hour drive to Inland Empire, CA

# Buckeye, AZ

Buckeye is emerging as a center of logistics, distribution, & manufacturing.

Buckeye is located within some of the most robust and redundant fiber optics and power corridors in the State.

## Positioned for connectivity

Buckeye's strategic location positions the city as the premier gateway location between Arizona, California and the western United States.

## Established infrastructure

Buckeye is located along the major transportation corridor of Interstate 10 and is proximate to the new Loop 303.

**154%** population growth since 2001

**1m** Buckeye's immediate regional workforce is 1 million

**2<sup>ND</sup>** Buckeye is the nation's 2nd fastest growing city

**35** 35 minutes west of Downtown Phoenix



## Buckeye Corporate Neighbors



"The City of Buckeye offers employers a talent rich employment base as well as a deep sense of community."

- Clayton Watson,  
Plant Manager,  
Cardinal IG

