

# EXCLUSIVE LISTING



Union Pacific Railroad

Baseline Road

## BASELINE ROAD & BRUNER ROAD

**Location:** SEC of Baseline Road & Bruner Road, Maricopa County, Arizona

**Size:** +/-160.48 Acres

**Price:** Submit

**General Plan:** Employment- City of Buckeye

**Utilities:**

-Water & Sewer- City of Buckeye. *Further analysis required to determine available capacity and transmission.*

-Southwest Gas

-APS Substation east of site

**Comments:** Great industrial land opportunity. Property has a half mile of frontage on the Union Pacific Railroad and a half mile of frontage along Baseline Road. The property is also located within a designated Opportunity Zone.

The property is also located just west of the planned Union Pacific Railroad switching yard.

The property has not been annexed into the City of Buckeye, which provides for additional flexibility on development opportunities.

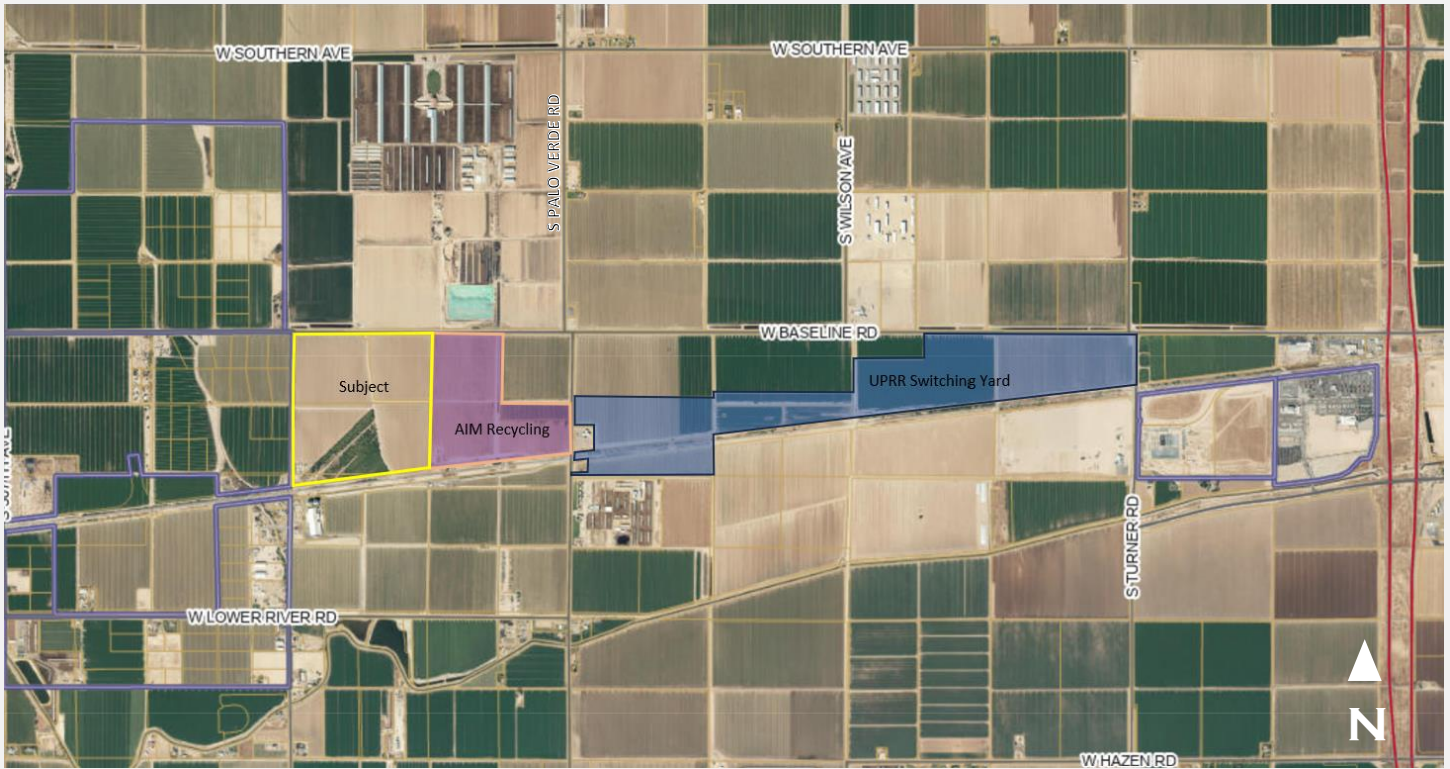


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104 W. BASELINE RD.  
BUCKEYE, AZ 85326

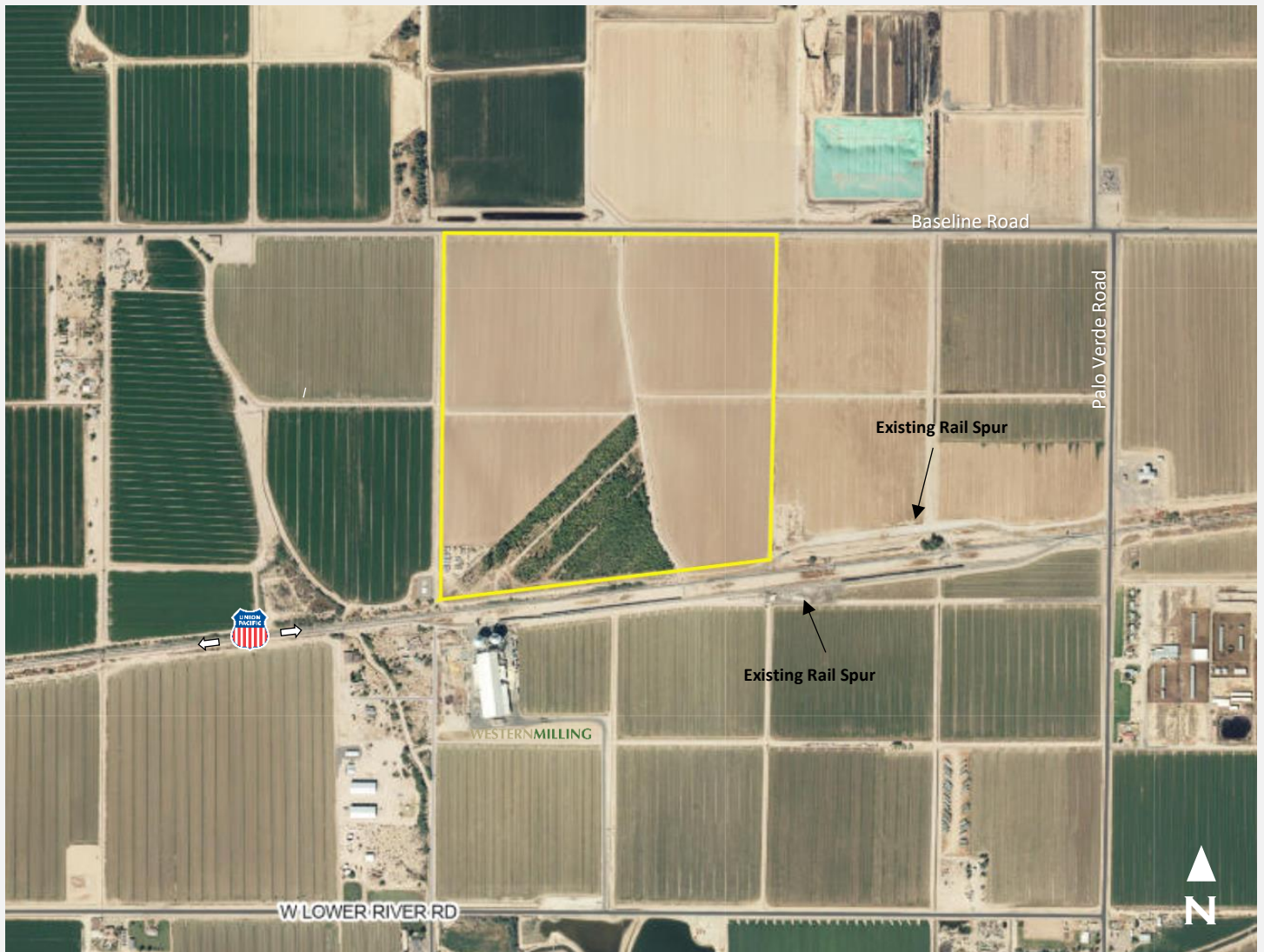
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