

Parklane Development Group and Miramar Industrial Partners Complete Work on 1.2 msf AZ Logistics Project



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Parklane Development Group and Miramar Industrial Partners have completed work on Southern Industrial Center, an award-winning, 1.2 msf, speculative Class A industrial project located at the southeast corner of Southern Ave and Apache Rd in Buckeye, AZ.



Consisting of a single warehouse and logistics facility, Southern Industrial Center features 40-foot clear height, 202 sectional overhead dock doors, four drive-through dock doors, reinforced speed bays and parking for 914 autos and 250 trailers.

Graycor Construction Company served as the project's design-build partner and Ware Malcomb is the project architect. Development partners include DWS and Westpine Partners (along with original co-developer, Contour). Bank OZK is the construction lender for the project.

Marc Hertzberg, John Lydon and Kelly Royle from the Phoenix Office of JLL are the project's exclusive leasing brokers.

"Southern Industrial Center was designed uniquely for e-commerce, warehouse and logistics tenants seeking space in one of the fastest growing cities – and industrial markets – in the U.S.," said Royle. "Now completed, it gives interested tenants a tremendous speed-to-occupancy advantage in a metro market that year-to-date has recorded 13 msf of leasing activity."

Winner of the WESTMARC 2023 Best of the West award, Southern Industrial Center is located near the geographic center of Buckeye, which is consistently ranked by the U.S. Census Bureau as one of the fastest growing cities in the nation. The project offers direct accessibility to Arizona State Route 85 and Interstate 10, placing it within a day's drive to Southern California's ports of Los Angeles and Long Beach.

To reduce the overall carbon footprint, Graycor fabricated the project's precast panels on site from locally sourced concrete suppliers, incorporated highly reflective TPO roof systems and installed desert landscaping with intelligent irrigation controls. Clerestory windows maximize interior natural light and reduce energy consumption, and shade canopies help to reduce heat gain in the interior environment.