

EXCLUSIVE LISTING



NORTHERN PKWY & DYSART RD

Location: Northern Parkway and Dysart Road, Glendale, AZ (Maricopa County)

Size: 131.37 acres

Price: Submit

General Plan: Luke AFB Compatibility Use, Maricopa County

Utilities

Water: Valley Utilities Water Co. Inc.

Sewer: Liberty Utilities

Electric: APS and Electrical District No. 7

Regional Highlights: Rare 131.37-acre campus-scale site anchored by Luke Air Force Base within West Valley Industrial Corridor along Northern Parkway. Located among major corporate and large-format industrial users including Microsoft, Vantage Data Centers, QTS, Takanock, Amazon, Ball Corp, Red Bull, Walmart, and Rauch. The corridor continues to attract advanced manufacturing, logistics, and energy-intensive users requiring scale, power, and long-term growth capacity.



COPPER STAR
Real Estate

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104 W. BASELINE RD.
BUCKEYE, AZ 85326

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NORTHERN PKWY & DYSART | MARICOPA COUNTY



Industrial & Technology Hub Anchored by Luke AFB



MARK ANTHONY BREWING INC.



U.S. AIR FORCE



takanock

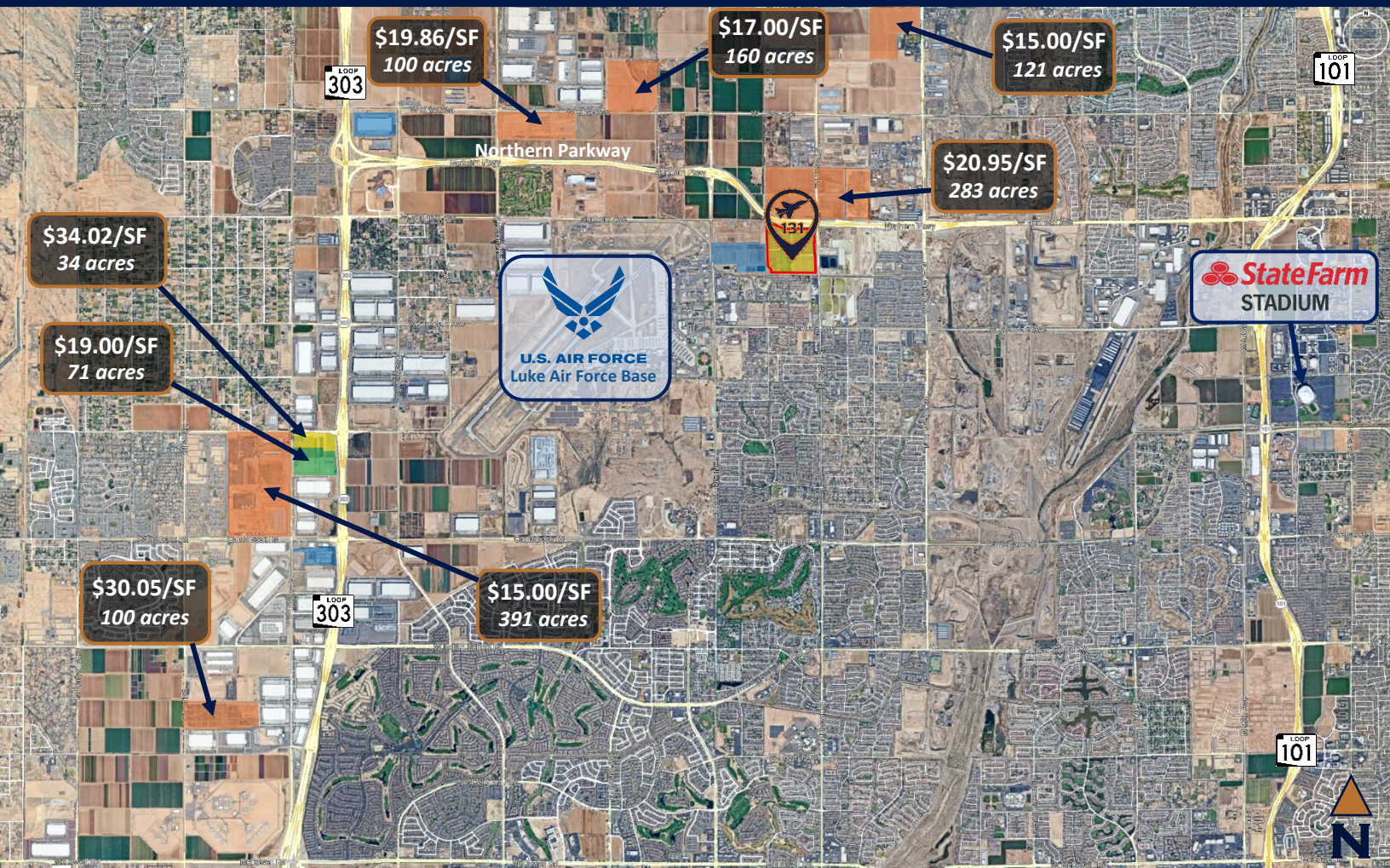


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FALCON 131 COMPARABLE LAND SALES

DATE OF SALE	TOTAL ACRES +/-	PRICE PER ACRE	PRICE PER SF	TOTAL SALES PRICE	BUYER
05/29/2026	100.21	\$1,309,011	\$30.05	\$131,176,003	Microsoft
12/22/2025	70.63	\$827,839	\$19.00	\$58,470,283	Vantage Data Centers
10/23/2025	159.50	\$740,539	\$17.00	\$118,115,902	Takanock
12/13/2024	100.01	\$865,134	\$19.86	\$86,522,060	Aligned Data Centers
06/04/2024	121.37	\$653,392	\$15.00	\$79,302,243	Compass Datacenters
05/31/2024	282.78	\$912,657	\$20.95	\$258,081,239	Microsoft
03/31/2023	33.80	\$1,479,290	\$34.02	\$50,000,000	Vantage Data Centers
07/05/2022	390.71	\$653,410	\$15.00	\$255,287,250	QTS Data Centers

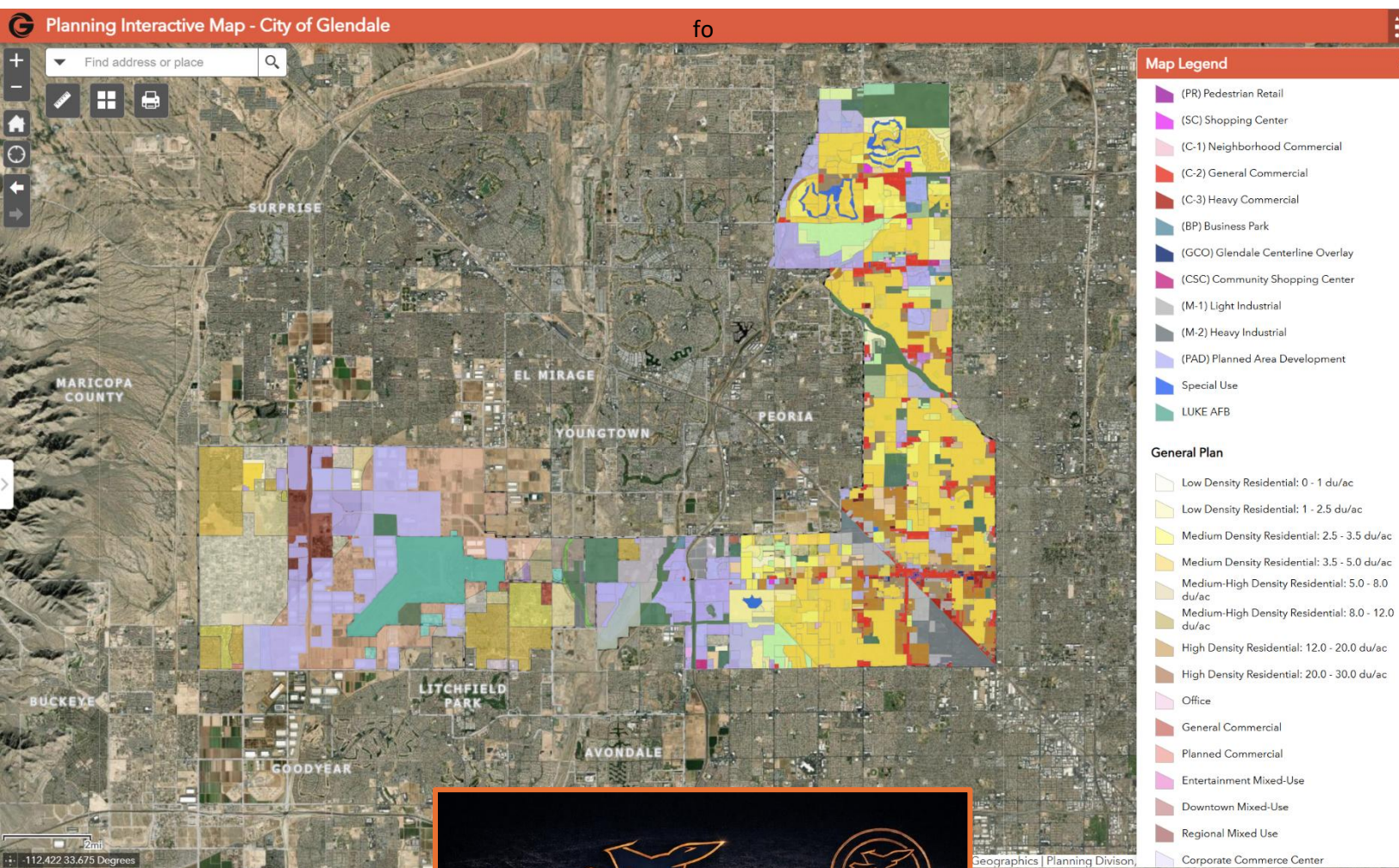


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FALCON 131

CITY OF GLENDALE

PAD ZONING

Zoning Case: ZON22-13

±131.37 ACRES

Potential Uses:

Industrial, data center, or advanced manufacturing (subject to City of Glendale approval)

[City of Glendale Interactive Zoning Map](#)



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PREMIUM FRONTAGE.
SUPERIOR CONNECTIVITY.

Falcon 131 offers exceptional frontage along two major transportation corridors, providing outstanding visibility, access, and exposure in one of the fastest-growing industrial markets in the Southwest.

FALCON 131



NORTH DYSART ROAD FRONTAGE

±2,250 FT
STRAIGHT FRONTAGE

31,271 VPD

Walmart
Fulfillment Services

NORTH DYSART ROAD

NORTHERN PARKWAY

NORTHERN PARKWAY FRONTAGE

± 2,400 FT
FRONTAGE

48,828 VPD

Microsoft

FALCON 131 | PREMIER WEST VALLEY INDUSTRIAL LAND

STRATEGIC LOCATION • PROVEN ACCESS • EXCEPTIONAL POTENTIAL



DUAL MAJOR FRONTAGE

±2,400 FT

Northern Parkway Frontage

±2,250 FT

N. Dysart Road Frontage

80,099

COMBINED VPD

48,828 VPD Northern Parkway
31,271 VPD N. Dysart Road



STRATEGIC ACCESS

- ✓ Direct access to the grade-separated Northern Parkway / Dysart Road interchange
- ✓ Immediate access to Loop 303
- ✓ Regional access to I-10, Loop 101 & US 60



PREMIER INDUSTRIAL CORRIDOR

Immediately adjacent to
Walmart Fulfillment Services

Directly across Northern
Parkway from
Microsoft



STRONG MARKET FUNDAMENTALS

- ✓ Phoenix MSA: One of the fastest-growing large metros in the U.S.
- ✓ Arizona: Pro-business environment with competitive operating costs
- ✓ Robust demand for industrial, logistics and technology users



DEEP & GROWING LABOR POOL

- ✓ 2M+ people within 20 miles
- ✓ Access to one of the nation's largest and fastest-growing labor sheds
- ✓ Skilled workforce across logistics, manufacturing and technology sectors



PAD-READY SITE

±131.37 ACRES

Planned Area
Development (PAD)

Flexible site configuration to
accommodate a variety of
industrial, logistics and
technology users



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