PROPERTY OVERVIEW

The port of Tucson is a full service inland port offering unrivaled logistics and warehousing opportunities. With over 770 acres of available land, ground up ready infrastructure, 1.8M+ SF of improved space, refrigerated storage and distribution, intermodal capabilities, full service chassis yard, rail served and rail dock served buildings, in-port trans-loading and locomotive services, 10 miles of loop track, and high speed transfer switch, the Port of Tucson is capable of serving any transport and warehousing need.

There are no other locations in the Southwest region of the United States that can compete with our comprehensive service capabilities and best practices. We have customs clearing capabilities, foreign trade zone status on inbound certification providing beneficial tariff classification exemption. Our strategic location puts us less than one hour from Mexico, minutes from air service via the Tucson International Airport, and adjacent to the interstate 10 trucking route.

INTERMODAL SERVICES

ACTIVE FOREIGN TRADE ZONE
Being located within a Foreign Trade Zone, the Port of Tucson provides a location for inbound shipping, receiving and warehousing.

DRAYAGE SERVICE
The Port of Tucson’s local chassis pool ensures that shipments can be dispatched upon arrival.

TRANSLOAD FACILITIES
With our experience in the transloading of multiple commodities including forest products, grains, ores and more, the Port of Tucson can provide solutions for your transportation needs. We offer rail served facilities, rail dock served facilities and have multiple locomotives for intra-port transportation services.

BULK TRANSLOAD
The Port of Tucson’s ability to receive multiple unit trains simultaneously provides the perfect location for bulk transload of commodities in the areas of mining, agriculture, scrap metals and more.

PROPERTY HIGHLIGHTS

1.8M SF EXISTING WAREHOUSE
±770 AC OF LAND
DOMESTIC INTERMODAL
INTERNATIONAL INTERMODAL
BOX, HOPPER, & TANK CARS
DOCK & GRADE LEVEL MFG
FOREIGN TRADE ZONE
PUBLIC WAREHOUSING
FROZEN STORAGE
REFRIGERATED STORAGE
EXCELLENT TRUCK ACCESS
NEARBY AIR CARGO ACCESS
10 MILES OF RAIL INFRASTRUCTURE
INTERMODAL CONTAINER STORAGE YARD AND MORE!

LAND AVAILABILITY:
• 2.9 to 127+ of contiguous acres available
• Pricing available upon request for sales or ground lease
• Existing infrastructure to site: natural gas, electrical, sewer and water
• All soils and geotechnical studies complete
• Port of Pima County’s shovel ready program

WAREHOUSE & STORAGE

BUILDING SPECIFICATIONS:
• Build-to-Suit per user spec available up to 2,000,000+ SF
• Over 1.8 Million of existing building
• ±30,000 SF - ±360,000 SF
• ±100’ x ±25’ Support Columns
• ±100’ x ±300’ Bays
• 4 - 7 loading doors per bay
• 30’ Inside Clear Height
• Up to ±100,000 SF Cold Storage
• Outside Storage
• Rail served Buildings
• Sprinklers and ESFR fire protection in certain buildings