PORT OF TUCSON

INLAND PORT | LOGISTICS CENTER

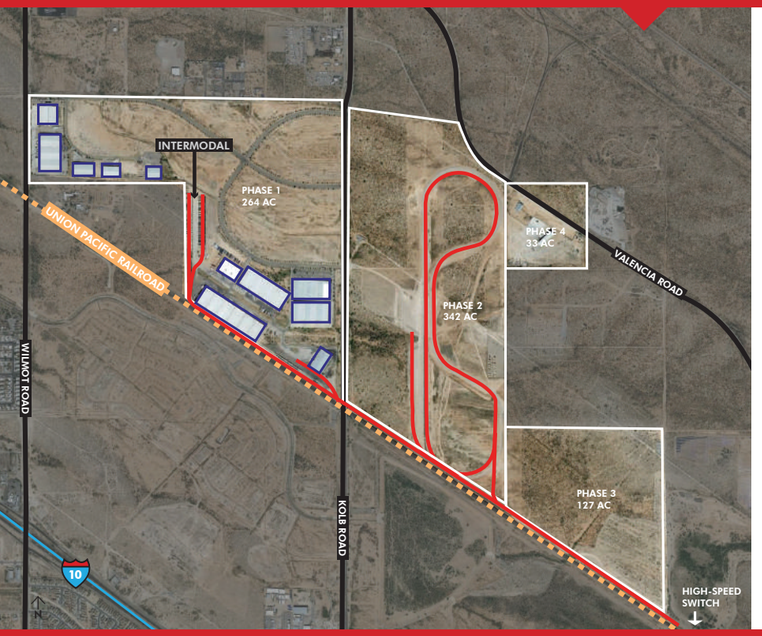
CBRE

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 Unites States that can compete with our comprehensive service capabilities and best practices. We have customs clearing capabilities, foreign trade zone status an 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

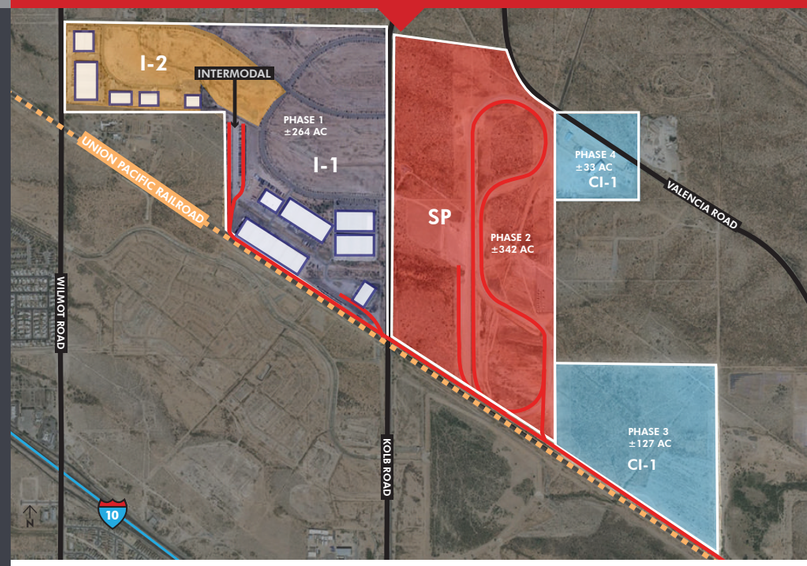
The Port of Tucson's ability to receive multiple unit trains simultaneously provides the perfect location for bulk transload of commodities in the areas of mining, agriculture, scrap metals and more.

TRANSPORTATION & LOGISTICS

PROPERTY HIGHLIGHTS

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

LAND



LAND AVAILABILITY:

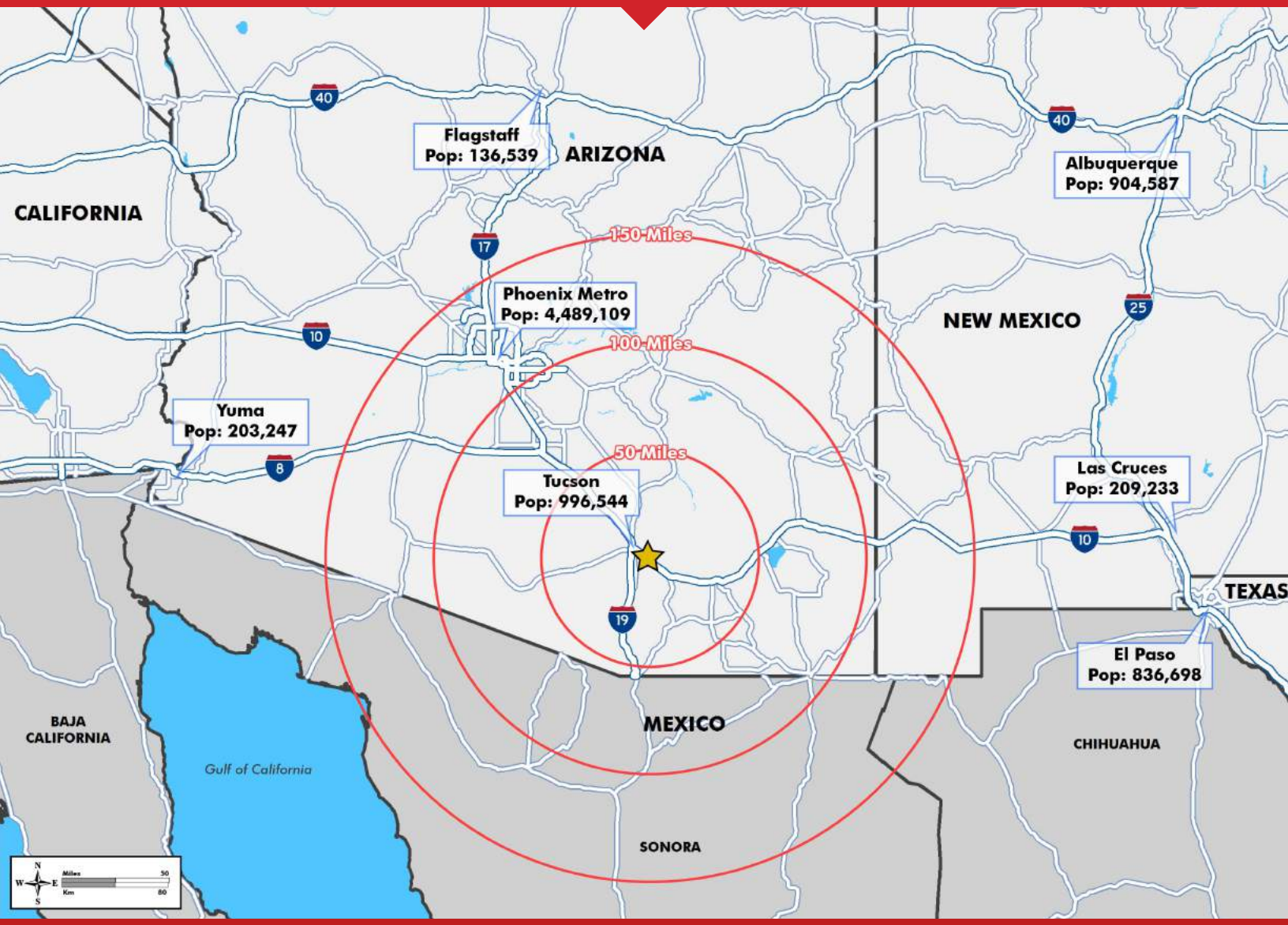
- 2.9 to 127+ of contiguous acres available
- Pricing available upon request for sales or ground lease
- Existing infrastructure to site: natural gas, electrical, sewer and water
- All soils and geotechnical studies complete
- Part of Pima County's shovel ready program

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

STRATEGIC LOGISTICS HUB



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