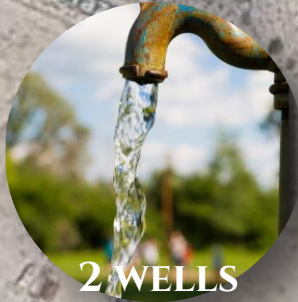


32105 W Salome Highway  
Arlington, AZ



1 & 3 PHASE  
POWER



2 WELLS



RAIL SPUR



ON-SITE SEPTIC

FOR LEASE

**35 DIVISIBLE ACRES OF  
INDUSTRIAL LAND WITH RAIL**

# PROPERTY HIGHLIGHTS

This prime industrial property offers approximately 35 acres of space, with the option to lease as little as 3 acres based on your operational needs. The property boasts direct access to a Union Pacific rail spur with a fully improved switch, making it ideal for seamless freight operations. An existing office building on-site allows for immediate setup and operations.

**Rail Access:** Direct connection to Union Pacific rail with an improved switch for efficient freight handling.

**Power Supply:** Equipped with both Phase 3 and Phase 1 electrical systems, powered by APS for reliable energy needs, supporting various industrial activities.

**Water & Waste Management:** Two private wells provide a secure water supply, while waste is managed through two septic systems.

**Strategic Location:** Located near Hickman's Family Farms with excellent transportation access, this site is perfect for industrial businesses looking for convenience and efficiency.



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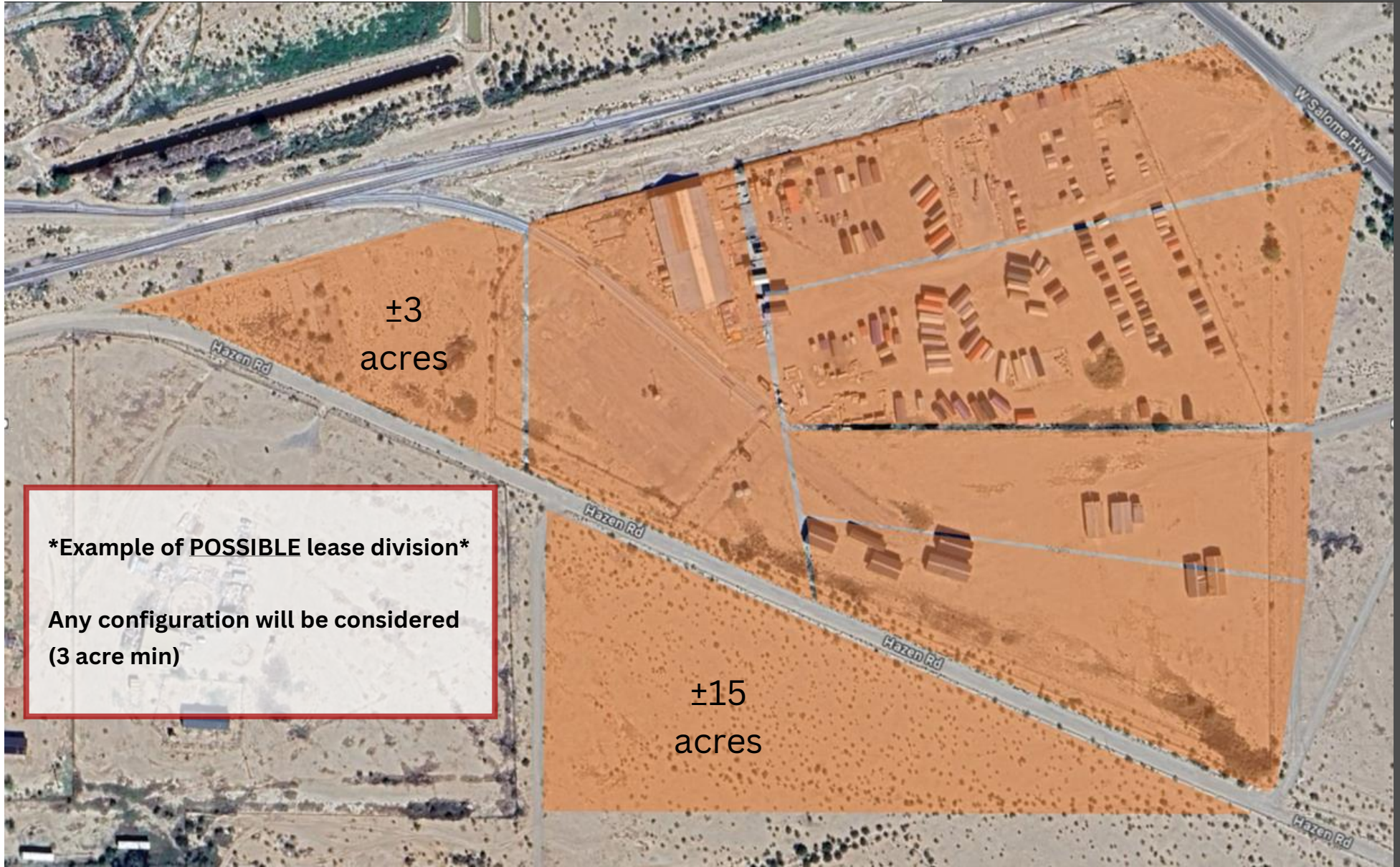


# LEASE TERMS

Arial below shows possible division for individually leased portions.  
Owner willing to consider all proposals with a minimum area of 3 acres.  
Lease rate will depend on amenities provided within the leased portion.

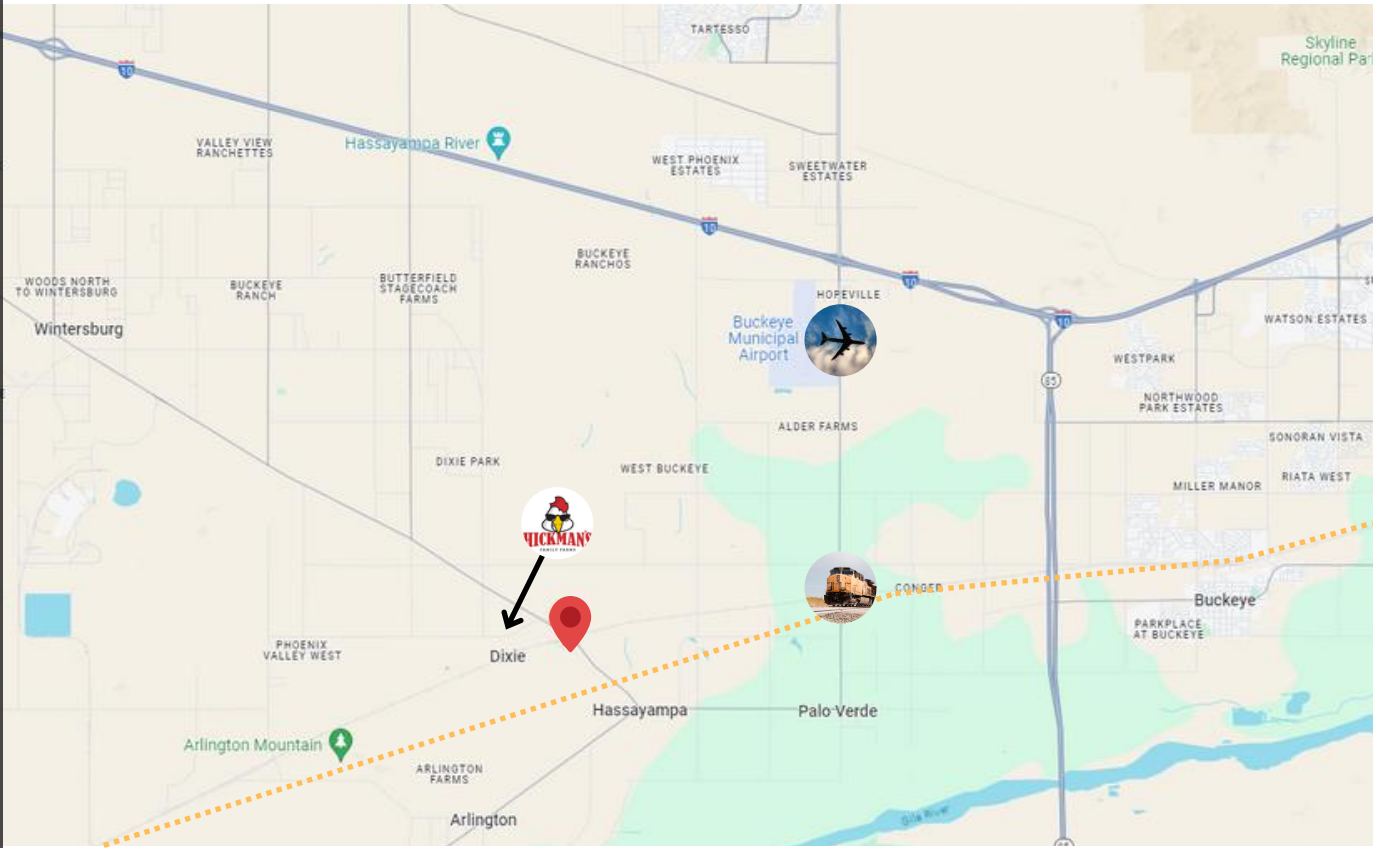
# DETAILS

Total size	±35 Total Acres
Lease Rate	\$1,800 to \$5,000 per acre
Minimum Lease Size	3 acres



# AZ BENEFITS

- Quality jobs income tax credit
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule



## DISTANCE

### Airports

	<b>Miles</b>	<b>Time</b>
Buckeye Municipal	19	20 min
Phoenix Skyharbor	58	58 min
Mesa Gateway	90	90 min
LAX	341	6 hr

### Authorized Ports

	<b>Miles</b>	<b>Time</b>
San Diego	320	4 hr 57 min
Los Angeles/Long Beach	337	6 hr 12 min

### Cities

	<b>Miles</b>	<b>Time</b>
Phoenix	50	57 mins
Tucson	166	2 hr 43 min
Las Vegas	280	4 hr 23 min
Los Angeles	310	6 hr 10 min
Albuquerque	471	7 hr 15 min
Denver	864	13 hr 46 min
Salt Lake City	700	10 hr 12 min
Bay Area	701	11 hr 5 min
Dallas	1,155	16 hr 54 min
Houston	1,232	17 hr 49 min





## MHG Commercial

Your partner in commercial real estate

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MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

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