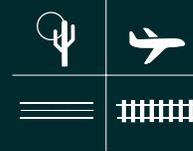


7225 S Kolb Road Tucson, Arizona 85756



PORT OF TUCSON

THE LOCATION FOR RAIL SERVED
PROPERTIES IN THE SOUTHWEST

CBRE

PROPERTY OVERVIEW



PORT OF TUCSON

The port of Tucson is a full service inland port offering unrivaled logistics and warehousing opportunities. With ± 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 and 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.



± 770 acre business park zoned for heavy and light industrial.



± 10 miles of private track infrastructure with ± 2 miles of frontage on Union Pacific's 'Sunset Route' main line.



Transportation hub for rail and truck traffic with access to Interstate 10, \pm one mile away.



Strategically located ± 70 miles from Mexico through Nogales.

PROPERTY HIGHLIGHTS

RAIL USER PREFERRED

BUILDING SPECS

Available: ±200,000 RSF (West end of building)

Covered Dock Area: ±49,479 SF

Clear Height: 24' Eve, 32' Peak

Construction: Metal with 8' CMU block beltline

Sprinkler: ESFR

Electrical: 277/480 Volt, 3-Phase

Roof Insulation: R-19 with Class "A" Vapor Barrier

Wall Insulation: R-13 with Class "A" Vapor Barrier

Loading: Docks 40 (9' x 10'); Grade 2 (10' x 12")

Slab: 3,000 PSI Rated

Dock Height: 48'

Dock Apron (covered): 25'

One bathroom core

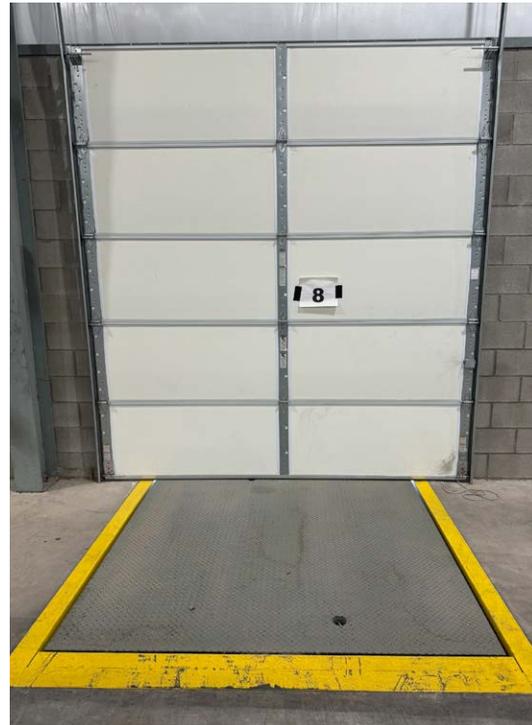
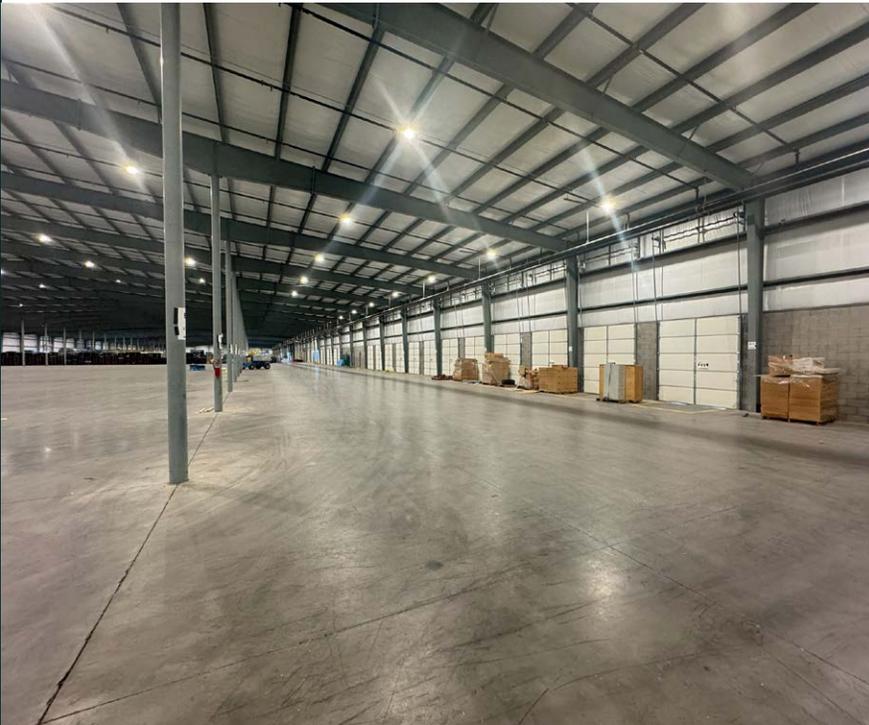
INQUIRE FOR PRICING

RAIL CAPABILITIES

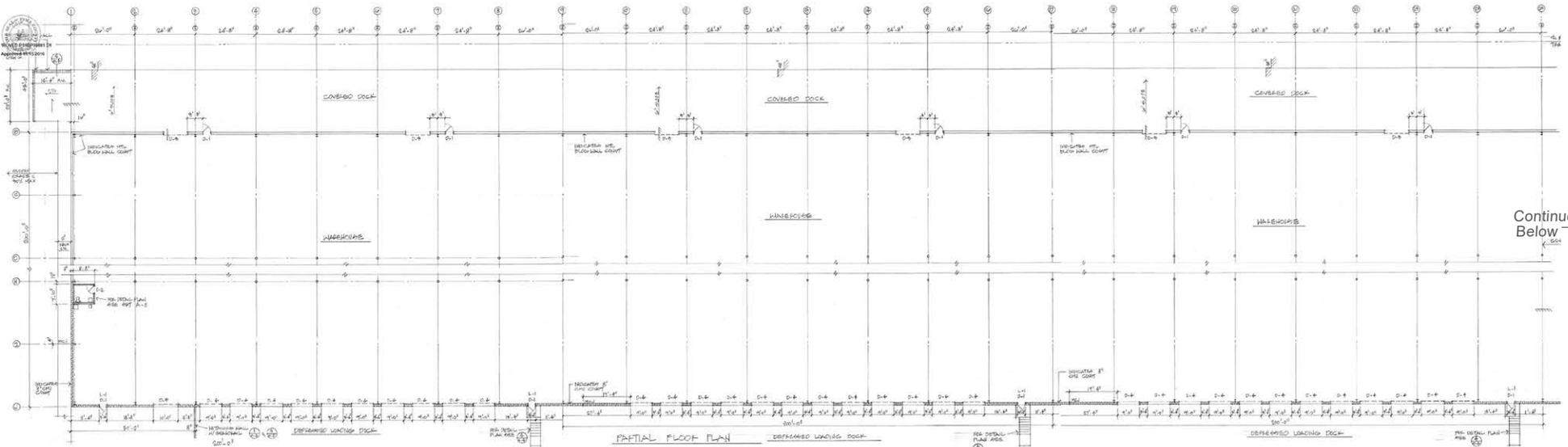
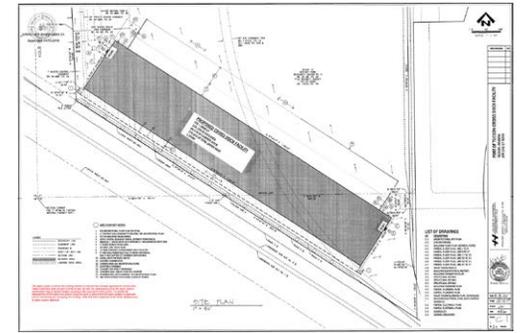
- Double spur running parallel to the length of the building with covered transfer area
- Building spur served by 10 miles of double loop track off of Union Pacific mainline
- Rail Transfer from UP mainline to the loop track is accomplished with a newly installed high speed switch
- On site switching offered by Port of Tucson locomotives
- Drayage services and trans-load services available
- Existing service agreement in place with Union Pacific for the entire Port of Tucson



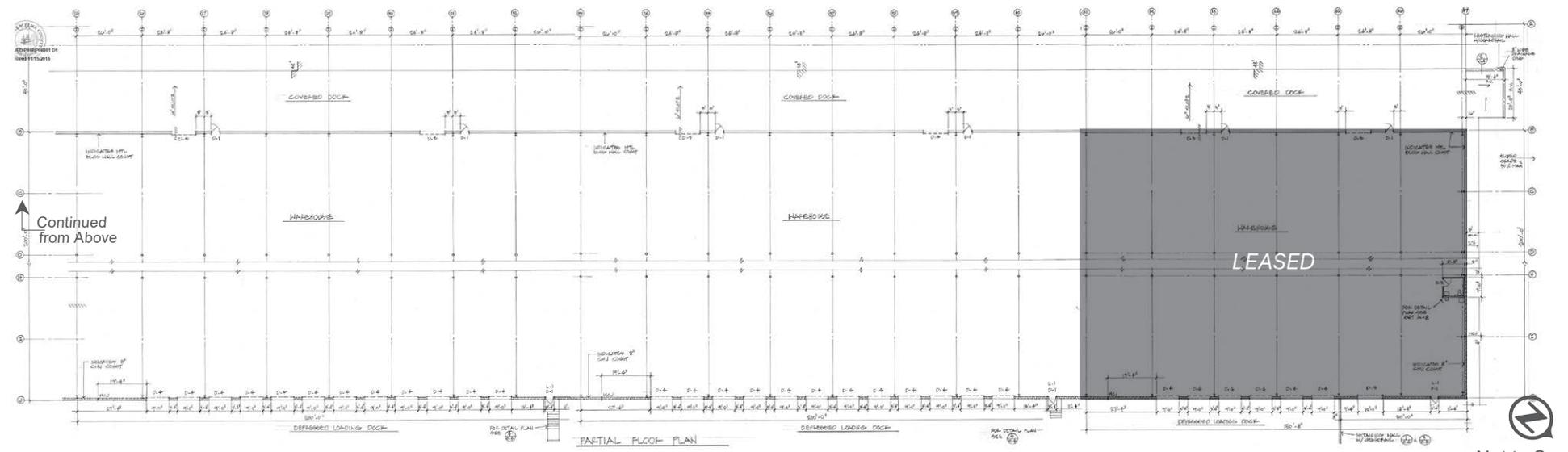
PHOTOS



FLOOR PLAN



Continues Below



Continued from Above



Not to Scale



Schnitzke Engraving

PHILIPS
AVENT
Kimberly-Clark

E Littletown Rd

S Wilmot Rd

Comex

MTD
For A Growing World

S Kolb Rd

amazon
Fulfillment Center

E Valencia Rd

MICROMEX
DELIVERING MORE THAN WHAT WE PROMISE
Biagi Bros.

Keefe Group

kloeckner metals

7225 S
KOLB ROAD

E Benson Hwy



UNION PACIFIC RAILROAD

S Kolb Rd

E Benson Hwy



NOT TO SCALE

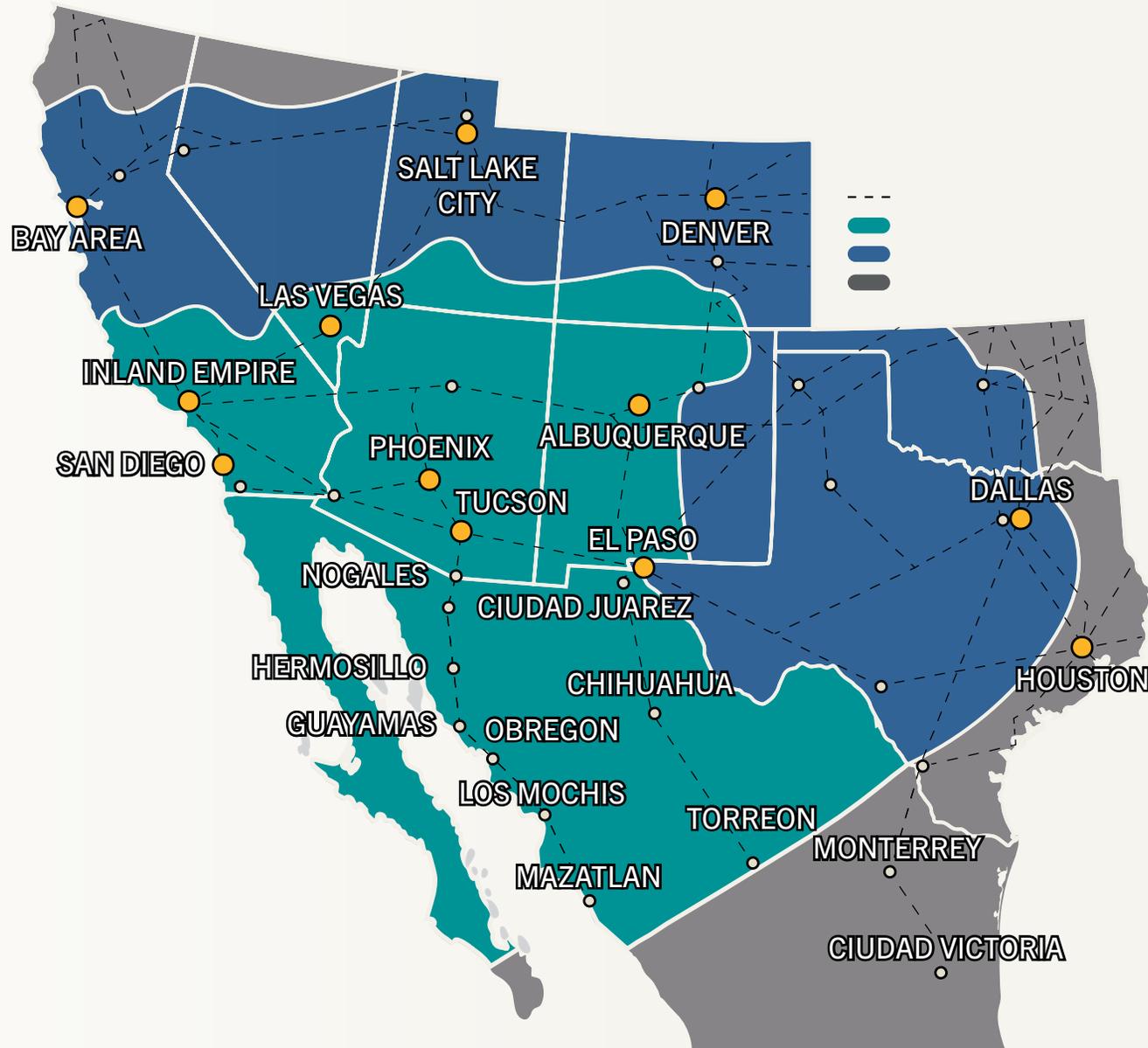
HIGHWAY & RAIL TRAVEL TIMES

HIGHWAY TRAVEL TIMES FROM TUCSON

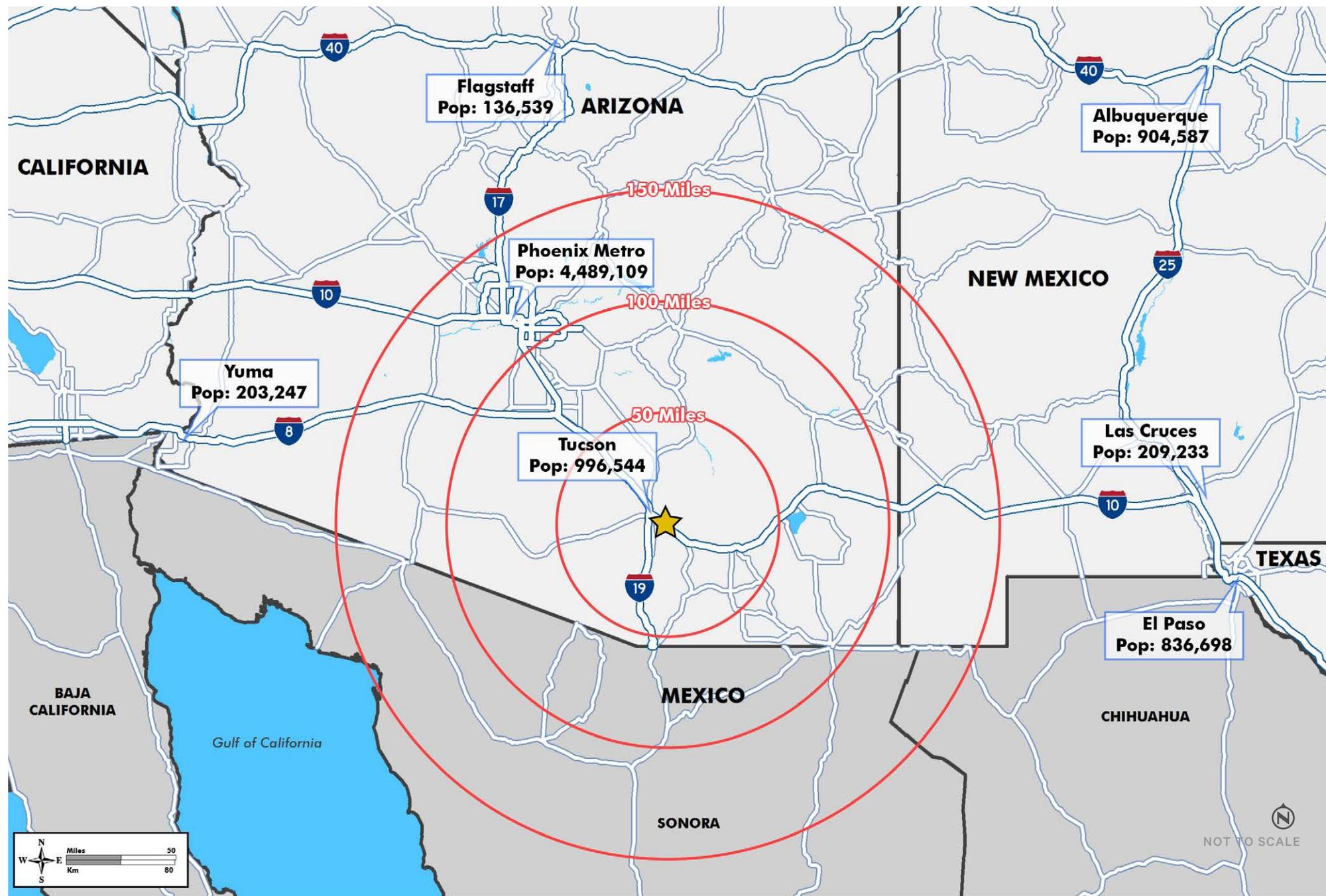
City	Miles	Hours
Phoenix	113	1.72
El Paso	318	4.63
San Diego	407	5.92
Las Vegas	410	6.28
Inland Empire	446	6.58
Albuquerque	449	6.62
Salt Lake City	772	11.82
Bay Area	866	13.23
Dallas	952	13.82
Houston	1,064	15.23
Nogales	60	1
Hermosillo	180	3
Guayamas	260	5
Ciudad Obregon	330	6.5
Los Mochis	480	9
Mazatlan	730	12.5

HIGHWAY TRAVEL TIMES FROM CIUDAD JUAREZ

City	Miles	Hours
Chihuahua	225	4
El Torreon	520	8.5



STRATEGIC LOGISTICS HUB



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