



FOR SALE

# Industrial Vacant Land

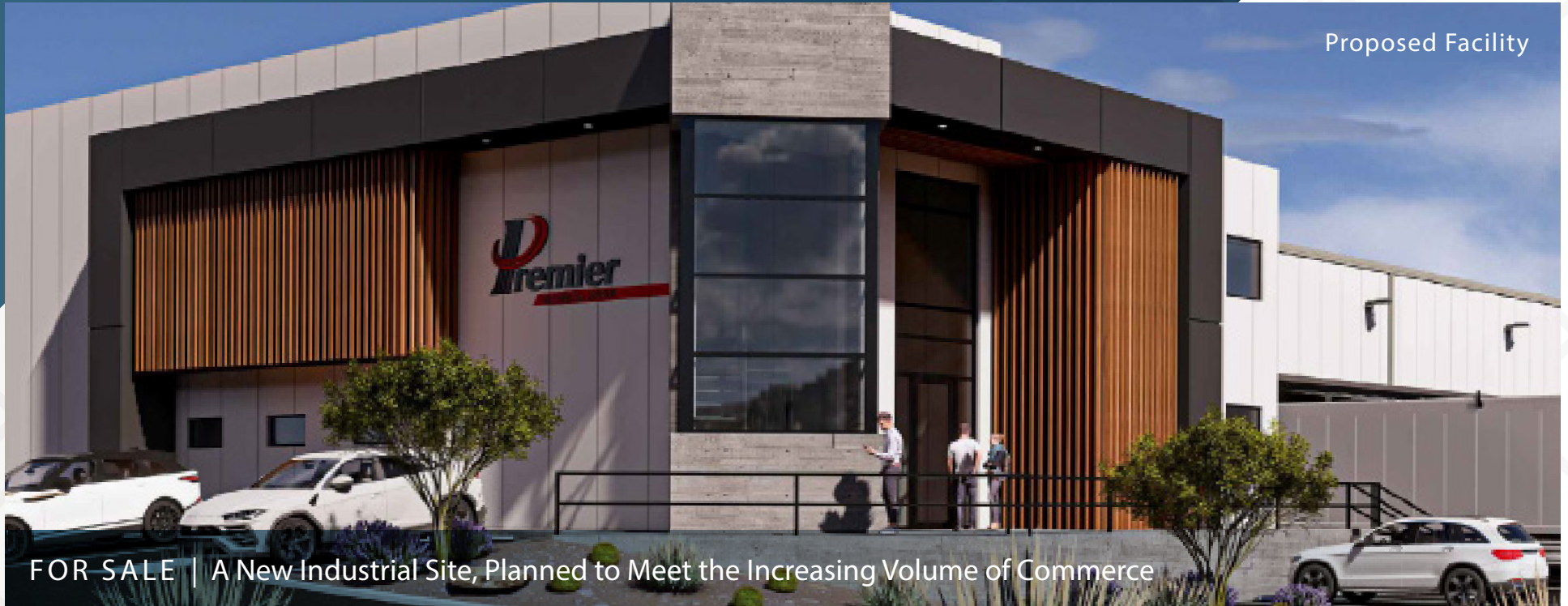
NWC Fairway Drive and N Frontage Road | Nogales, AZ 85621

Proposed Facility



# Industrial Vacant Land

NWC Fairway Drive and N Frontage Road | Nogales, AZ 85621



**±3.95 AC**

Total Available

**L-1**

Santa Cruz County  
Zoning

**Foreign  
Trade Zone**

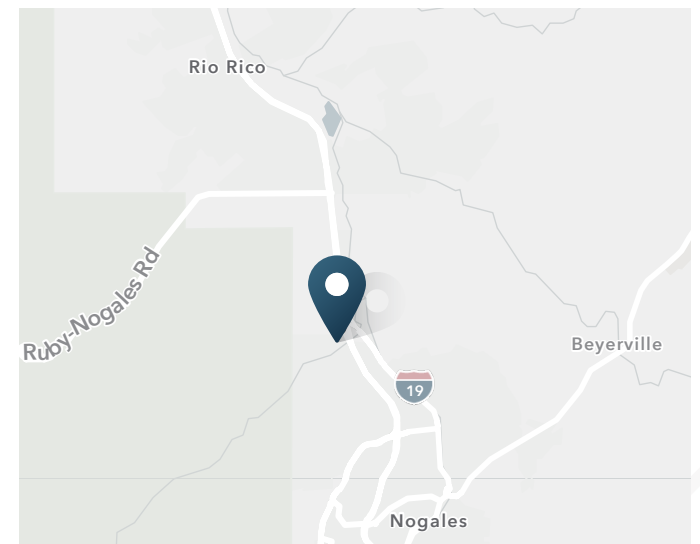
Location

**Contact Broker**

Price

## PROPERTY HIGHLIGHTS

- 5.6 miles from Mariposa POE
- 64 miles south of Tucson on 1-19, 174 miles south of Phoenix on 1-10, 290 miles north of Hermosillo, Mexico
- "Flyover" bypass for commercial trucks to get easy and fast access to 1-19
- Only place where U.S. 1-10/1-19 corridor meets Mexico's Hwy15
- The only international rail crossing in Arizona is located in Nogales
- Crossroad for global trade and Foreign Trade Zone
- Primary Use: Logistics, Manufacturing
- APN# 113-45-368





# Industrial Vacant Land

NWC Fairway Drive and N Frontage Road | Nogales, AZ 85621



## PARCEL MAP

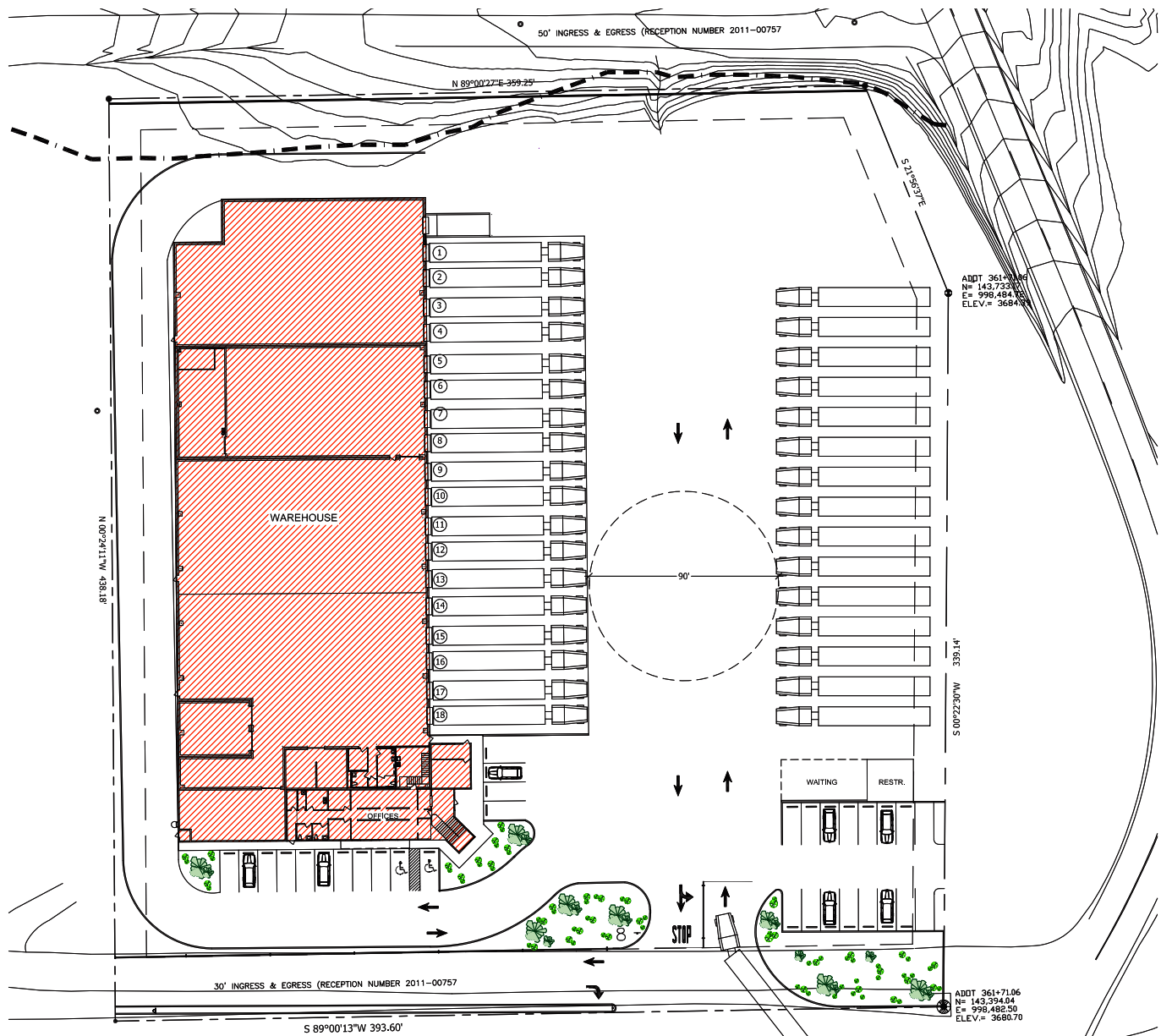


# Industrial Vacant Land

NWC Fairway Drive and N Frontage Road | Nogales, AZ 85621



## PLAT MAP





# Industrial Vacant Land

NWC Fairway Drive and N Frontage Road | Nogales, AZ 85621



## THE MARIPOSA LAND POE

Gateway Trade is Over  
\$30 Billion Annually

The Mariposa Land Port of Entry's state-of-the-art facilities have been designed to increase the speed and efficiency of commercial processing. One of the nations busiest ports of entry, Nogales is the optimal location for just-in-time delivery for Mexico's West Coast supply chain. Cross border trade in Nogales is a multi-billion-dollar industry with commodities fresh produce, manufactured goods, automobiles, raw materials and more.

- Most modern & efficient POE on the U.S.-Mexico border.
- 8 commercial primary lanes with capacity for 4,000 trucks per day.
- 56 commercial inspection dock spaces.
- Over 360,000 commercial trucks crossings annually.
- Best location for just-in-time delivery for Mexico's West Coast supply chain.



# Industrial Vacant Land

NWC Fairway Drive and N Frontage Road | Nogales, AZ 85621



## NOGALES IS THE #1 PORT OF ENTRY

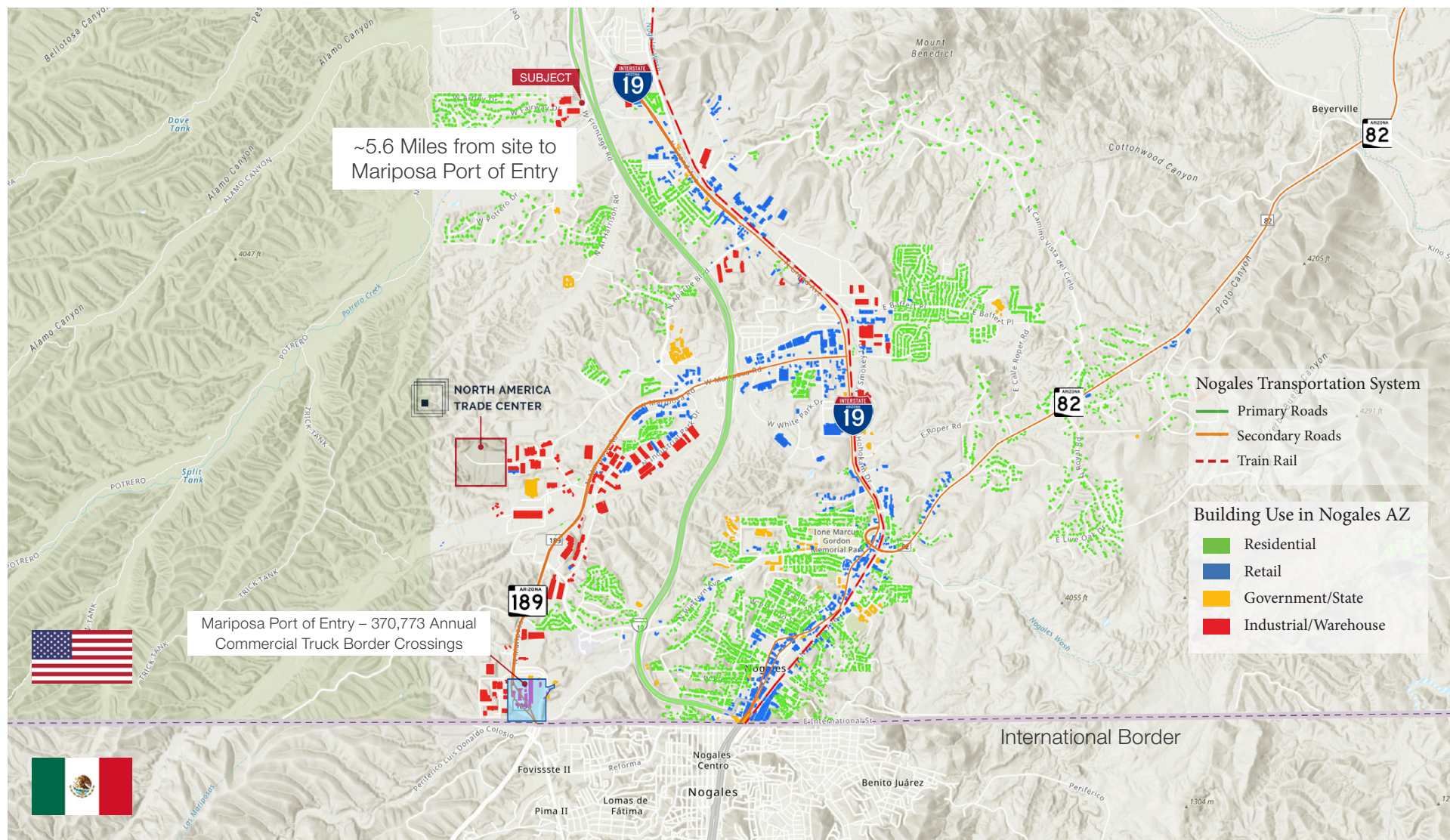
### Mariposa Port of Entry Statistical Information

- Nogales is the #1 Port of Entry in the entire Southwestern United States.
- More pedestrians cross the Nogales Port of Entry daily than there are people arriving daily at Los Angeles Airport (LAX) or Chicago O'Hare Airport.
- Nogales is home to four (4) international Ports of Entry, including Mariposa which is the fourth busiest port in the United States.
- Nogales permanent resident population is 20,751, but daily floating population exceeds 65,000 due to cross border traffic & daily commuters & shoppers from the surrounding areas.
- Transportation: Interstate-19, Mexican Federal
- Highway-15, & Union Pacific Railroad.
- Union Pacific's intermodal terminal offers three (3) ways in and out of Mexico.
- Arizona state-wide sales tax exemptions for machinery or equipment used directly in manufacturing.

See A.R.S. § 42-5159(B)(1)







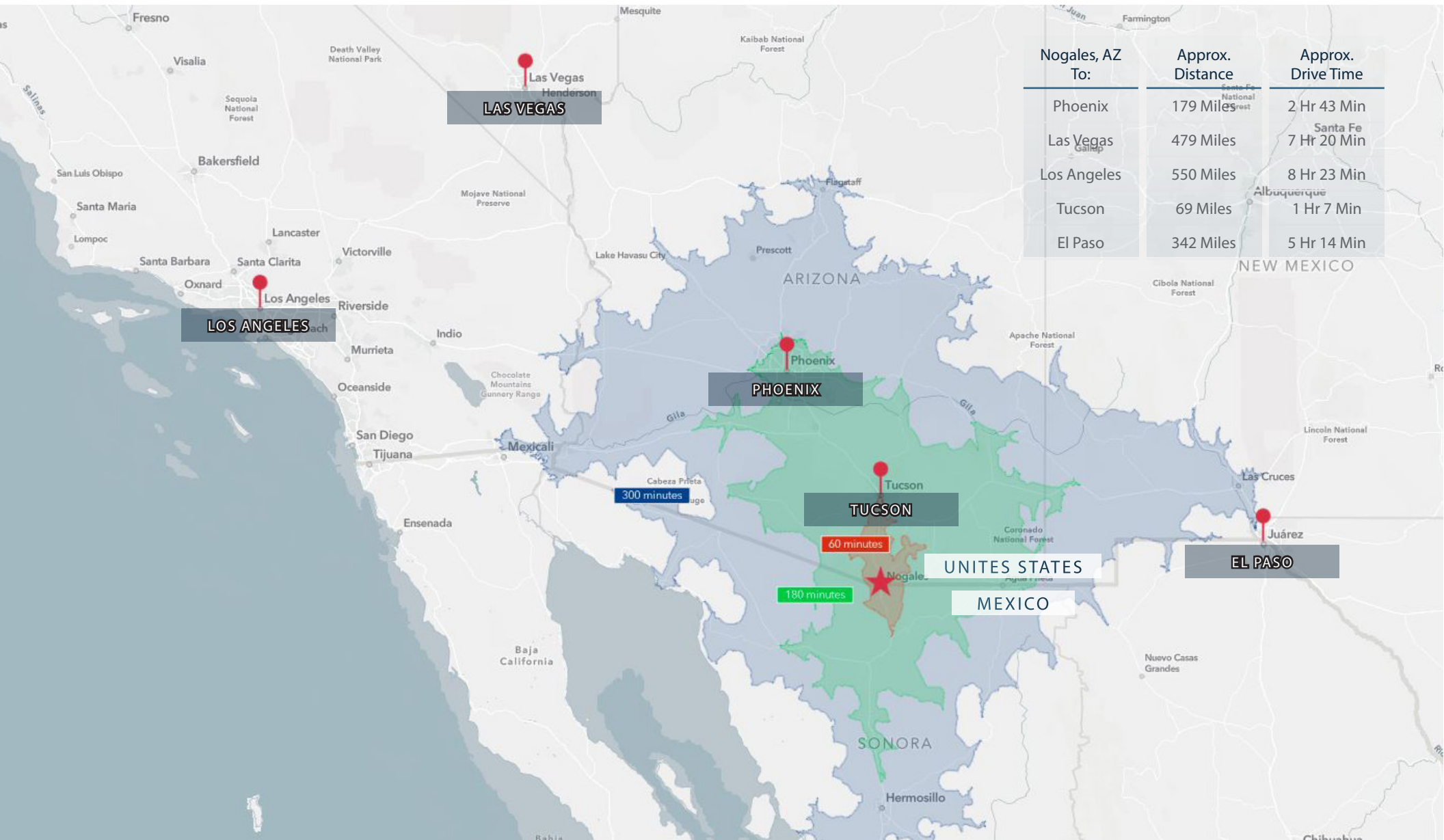


# Industrial Vacant Land

NWC Fairway Drive and N Frontage Road | Nogales, AZ 85621



## DRIVE TIME MAP



Nogales, AZ To:	Approx. Distance	Approx. Drive Time
Phoenix	179 Miles	2 Hr 43 Min
Las Vegas	479 Miles	7 Hr 20 Min
Los Angeles	550 Miles	8 Hr 23 Min
Tucson	69 Miles	1 Hr 7 Min
El Paso	342 Miles	5 Hr 14 Min





SRS Industrial, Phoenix  
3131 E Camelback Road, Suite 110  
Phoenix, AZ 85016  
602.682.6000

Jeffrey Garza Walker, MRED/MBA  
602.509.4700  
[jgw@srsre.com](mailto:jgw@srsre.com)

Ivan Garcia  
602.638.9209  
[ivan.garcia@srsre.com](mailto:ivan.garcia@srsre.com)

[SRSRE.COM/Industrial](https://SRSRE.COM/Industrial)

©2025 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS does not guarantee its completeness or accuracy.