

32105 W Salome Highway
Arlington, AZ



1 & 3 PHASE
POWER



2 WELLS



RAIL SPUR



ON-SITE SEPTIC

FOR SALE

**35 ACRES INDUSTRIAL
LAND WITH RAIL**



32105 W Salome Highway
Arlington, AZ



INVESTMENT HIGHLIGHTS



Prime industrial property for sale with versatile logistical features and utility infrastructure. Spanning approximately 35 acres, this property offers direct access to a Union Pacific rail spur, fully equipped with an improved switch, ensuring seamless connectivity for freight operations. The property includes an existing office building, making it ready for immediate operations.

POWER: A cross dock on the property is outfitted with both Phase 3 and Phase 1 electrical systems, supporting versatile industrial activities. Power is provided by APS, ensuring reliable electricity.

WATER & WASTE: Access is secure with two private residential wells on-site, while waste management is handled by two septic systems.

Located near Hickman's Family Farms, the site offers excellent transportation access and is ideal for businesses seeking a well-connected and fully equipped industrial site.

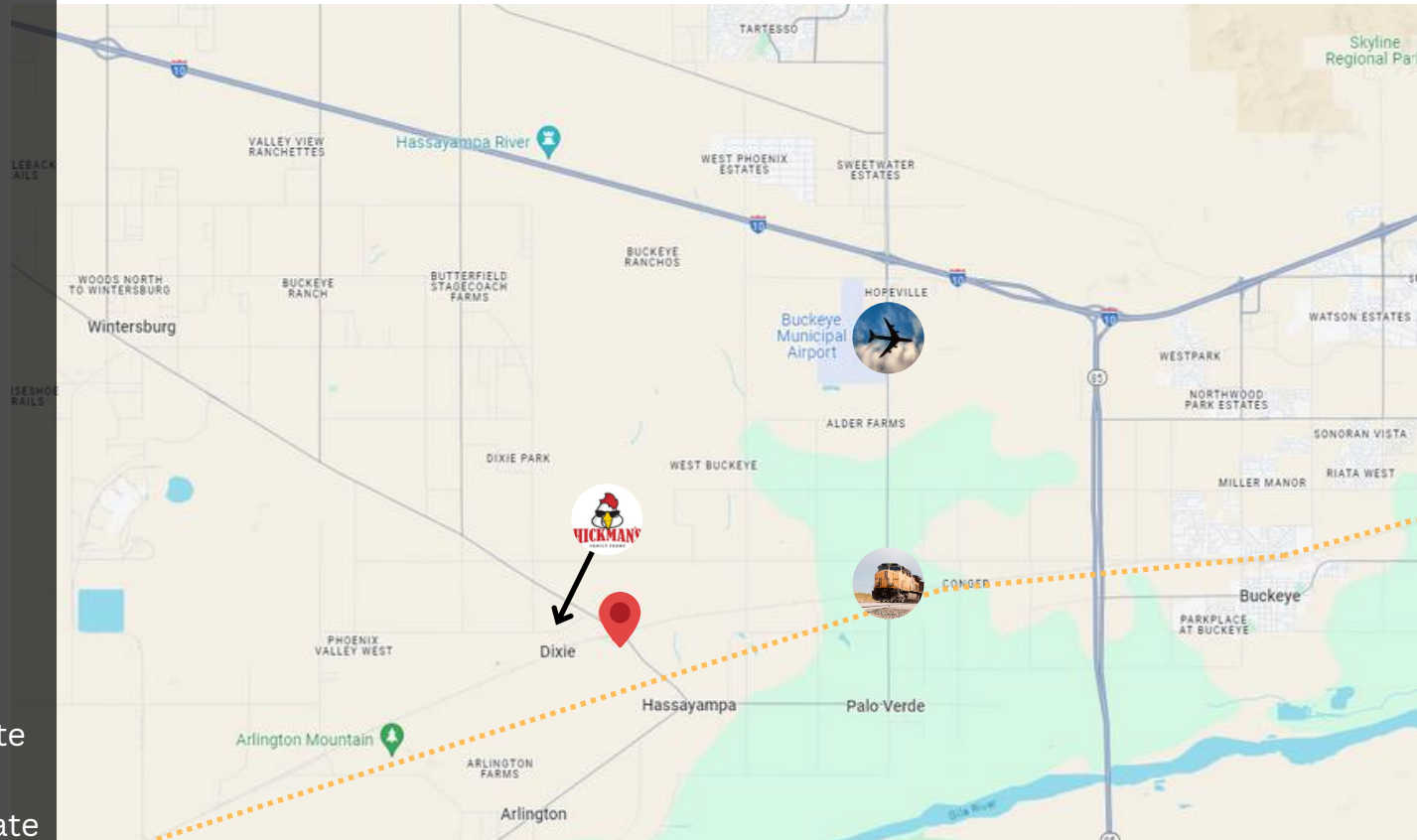
DETAILS

Total size ±35 Acres
 APNs 401-30-006B (±3.25 acres)
 401-30-010A (±17 acres)
 401-30-010D (±15 acres)

Price \$6 per square foot

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	Miles	Time	Cities	Miles	Time
Buckeye Municipal	19	20 min	Phoenix	50	57 mins
Phoenix Skyharbor	58	58 min	Tucson	166	2 hr 43 min
Mesa Gateway	90	90 min	Las Vegas	280	4 hr 23 min
LAX	341	6 hr	Los Angeles	310	6 hr 10 min
			Albuquerque	471	7 hr 15 min
			Denver	864	13 hr 46 min
Authorized Ports	Miles	Time	Salt Lake City	700	10 hr 12 min
San Diego	320	4 hr 57 min	Bay Area	701	11 hr 5 min
Los Angeles/Long Beach	337	6 hr 12 min	Dallas	1,155	16 hr 54 min
			Houston	1,232	17 hr 49 min





MHG Commercial

Your partner in commercial real estate

55 N Arizona Pl | Suite 104
Chandler, AZ 85225 | United States
mhgcommercial.com
A Division of My Home Group

Exclusively listed by:



Adam Lewis

Commercial Real Estate
602-478-3711
adam@mhgcommercial.com



Justin Skogen

VP Sales & Leasing
602-318-9238
justin@mhgcommercial.com

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.

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.