



TUCSON RAIL LOGISTICS CENTER

ON UNION PACIFIC NETWORK

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3/16/2026

CONCEPTUAL SITE PLAN



Largest available infill

INDUSTRIAL PARCEL IN TUCSON



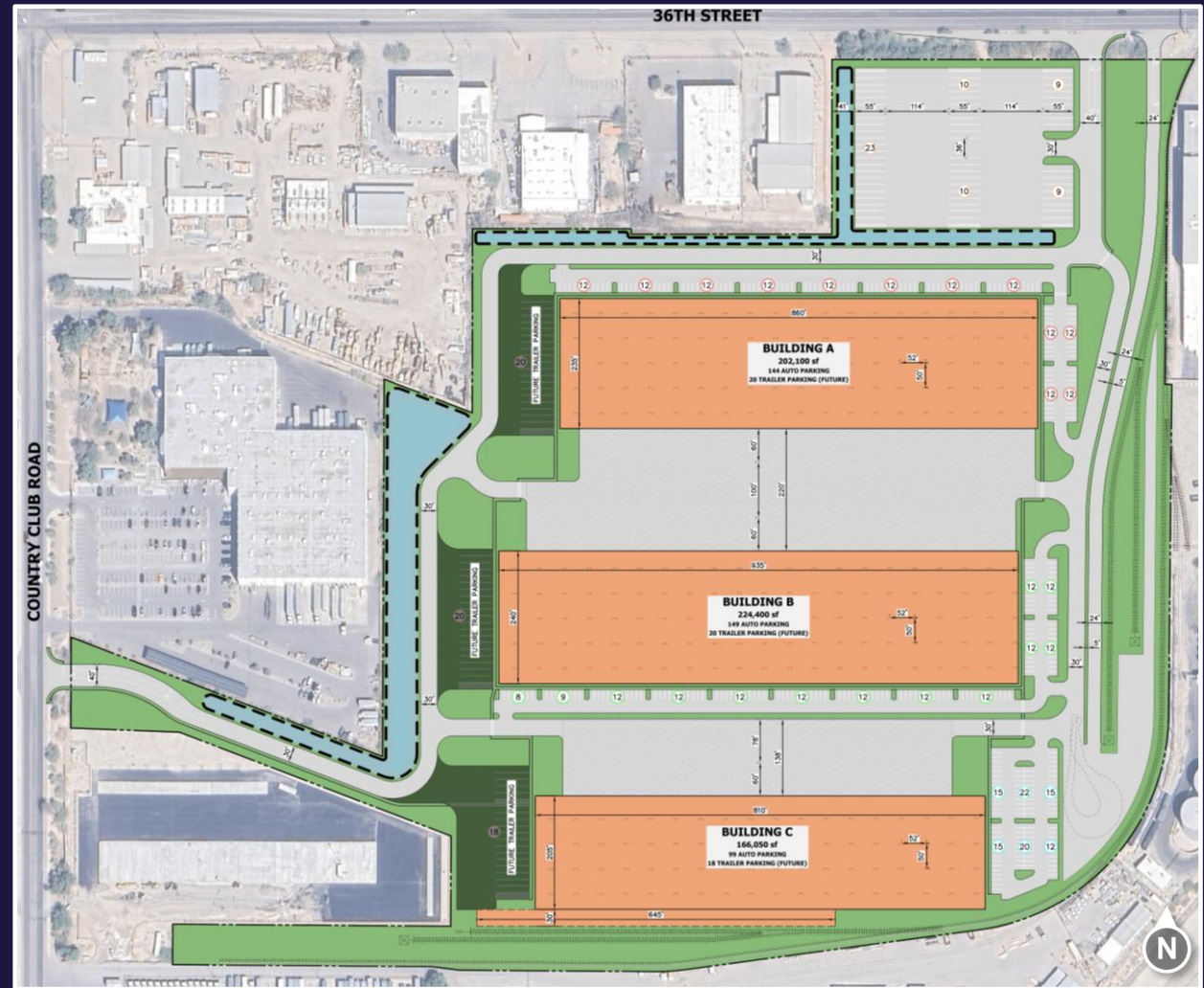
Up to 592,550 SF

RAIL SERVED BUILDINGS



FOUR ACTIVE RAIL SPURS

with flexible layout



Building A: ±202,100 SF
 Building B: ±224,400 SF
 Building C: ±166,050 SF (Direct Rail Served)

Dedicated rail siding for Building A (180,000 SF) and separate dedicated transload facility controlled by Union Pacific

Dedicated loading zone along the new 3,056 LF rail spurs, designed for efficient railcar operations and transloading

Four new rail spurs totaling 3,056 LF, plus 736 LF of existing track to be rehabilitated

30' (covered)

Building A & B: 220' (Shared)
 Building C: 135'

Building Sizes

Rail Capacity

Rail Car Loading Area

Rail Spur Details

Rail Dock Depth

Truck Court

BUILDING SPECS



ALL BUILDINGS

Office	±1,750 SF spec per building
Column Spacing	56' x 50'; 60' speed bays
Clear Height (at 1st Column Line)	32'
Dock Equipment	40,000 lb. mechanical pit levelers, bumpers and z-guards installed on half the doors
Construction	Concrete, tilt-wall
Flooring	6" concrete slab
Roofing	45 mil TPO, R-25 insulation
Fire Protection	ESFR
Clerestory Windows	1 window per bay each side of building
Interior Lighting	30' candle LED lighting

BUILDING	SF	DOCK POSITIONS (9'W X 10'H)	PARKING	TRUCK COURT	POWER
Building A	±202,100 SF	±39 dock high doors 2 drive in ramps	±144 Auto Spaces ±20 Future Trailer Spaces	220' (Shared with Building B)	2,000A
Building B	±224,400 SF	±43 dock high doors 2 drive in ramps	±149 Auto Spaces ±20 Future Trailer Spaces	220' (Shared with Building A)	2,000A
Building C	±166,050 SF	±36 Docks 2 drive in ramps	±99 Auto Spaces ±18 Future Trailer Spaces	135'	2,000A

AERIAL MAP

±3.5 MILES TO DOWNTOWN TUCSON

±3.0 MILES TO THE UNIVERSITY OF ARIZONA

±1.5 MILES TO I-10



DOWNTOWN TUCSON

THE UNIVERSITY OF ARIZONA



Logos for: UNITED STATES POSTAL SERVICE, goodwill, ADOT (Arizona Department of Transportation), CARSTAR (Auto Body Repair Experts), and ARIZONA NATIONAL GUARD.

THE UNIVERSITY OF ARIZONA
TECH PARKS ARIZONA

Logos for: Walmart+, TARGET, WHOLE FOODS MARKET, ROSS DRESS FOR LESS, Firestone, and Marshalls.

RESIDENTIAL

36TH STREET

COUNTRY CLUB ROAD

COMMUNITY FOOD BANK OF SOUTHERN ARIZONA

UNICOR

WEARPRO

ACTIVE RAIL SPUR

TUCSON RAIL LOGISTICS CENTER

FedEx

ROAD MACHINERY

US COMPONENTS / US CARPENTRY

Former
SAM LEVITZ FURNITURE

±5.0 MILES TO TUCSON INTERNATIONAL AIRPORT

EMPLOYMENT MAP



TRANSPORTATION & TRADE



Tucson boasts a well-connected transportation network, anchored by three major interstate freeways. I-10 runs from California to Florida, providing a vital east-west corridor. I-19 connects Southern Arizona to the Mexican border and offers the fastest route from Tucson or Phoenix to the border. Meanwhile, I-8 heads west toward San Diego and Southern California, enhancing regional access.

In terms of rail transportation, Tucson benefits from the Union Pacific Railroad, which encompasses The Port of Tucson—a comprehensive inland port, rail yard, and intermodal facility. Spanning over 264 acres, this port offers a range of logistics solutions for warehousing, distribution, and manufacturing facilities at the University of Arizona Tech Parks.

Despite being located in the desert, Tucson has access to deep-water ports through several locations, including San Diego, Los Angeles, Houston, and Mexico. The nearest port, The Port of Guaymas in Mexico, lies approximately 315 miles south of Tucson in the Gulf of California. Additionally, The Port of Los Angeles, situated 484 miles northwest of Tucson, is within reach. These ports grant Tucson convenient access to shipping destinations overseas.

Tucson International Airport serves as a crucial point of entry. It provides non-stop services to various cities, including Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Portland, Seattle/Tacoma, Salt Lake City, Denver, Houston, Dallas/Ft Worth, Minneapolis, Chicago, Atlanta, New York, and more.

TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.6%

POPULATION
GROWTH RATE (YOY)



\$74,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



±54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BEST COLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY



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