

Winslow, Arizona

I-40

TRADE

PORT

±4,600 ACRE
INDUSTRIAL
MEGA SITE



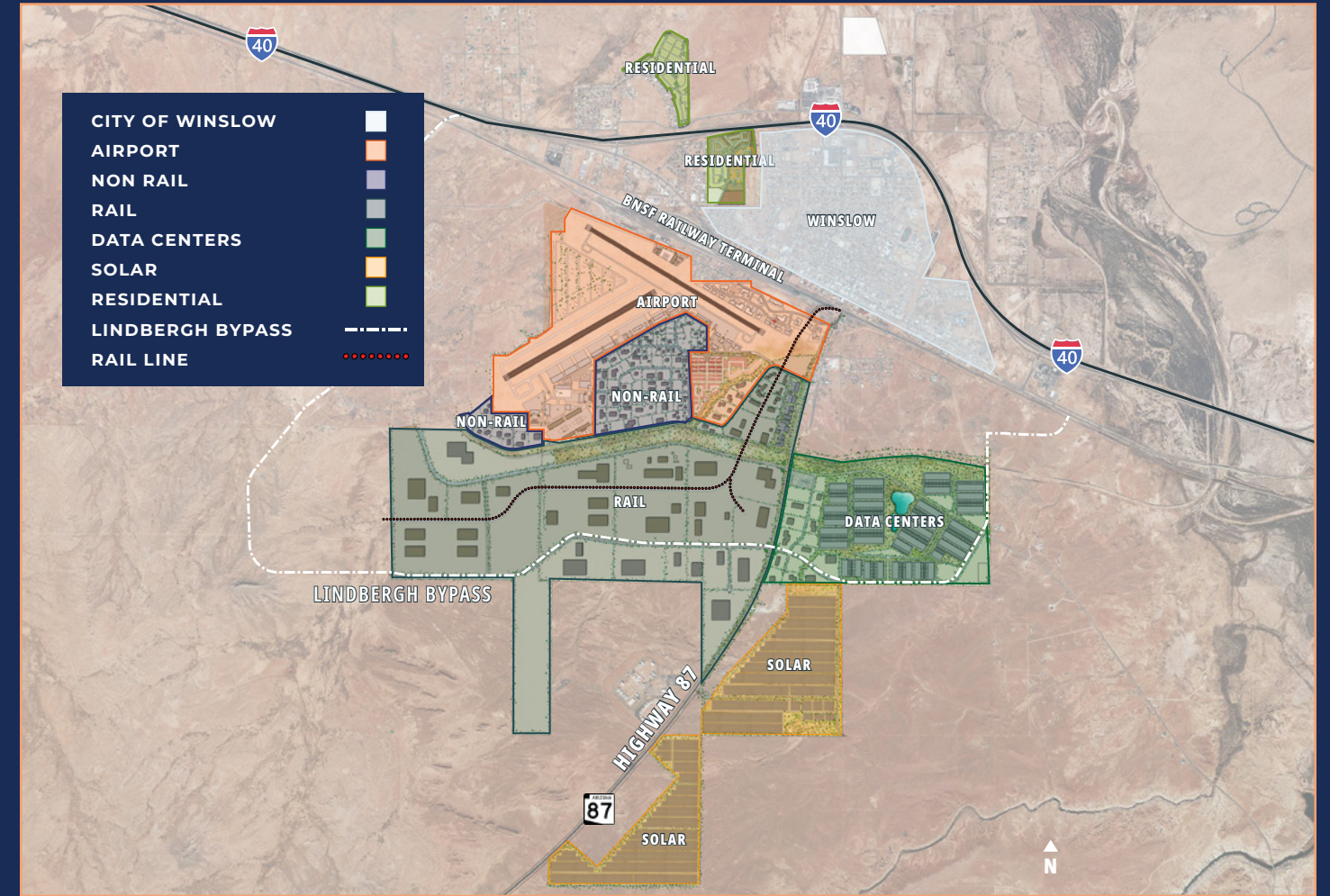
introducing

ARIZONA'S NEWEST INDUSTRIAL MEGA SITE

Strategically situated in Winslow, Arizona, I-40 TradePort Winslow is a new ±4,600 acre advanced manufacturing and logistics park serviced by the BNSF Railroad, the local Winslow-Lindberg Regional Airport, and the bustling Interstate 40. With the ability to serve a wide variety of users, the park answers the growing demand for advanced manufacturing, heavy manufacturing, logistics, transportation, manufactured wood products, renewable energy production & storage, semiconductor suppliers, aerospace and more.

**I-40 TRADEPORT WINSLOW
IS BRINGING THE FUTURE
OF INTERMODAL
CONNECTIVITY TO
NORTHERN ARIZONA**

PHASE I DEVELOPMENT



PROJECT HIGHLIGHTS

USDOT DESIGNATED REGIONAL INFRASTRUCTURE ACCELERATOR PROJECT

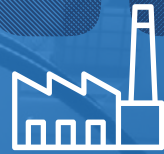
Project Overview		Planned Utility Partners	
<p>Template for national cargo and investment network, intentionally built to meet public and private objectives</p>	<p>Anticipated to create 60,000 new jobs in Arizona and New Mexico hubs combined</p>	<p>Power: APS</p>	<p>Natural gas: Kinder Morgan</p>
<p>Read more about the new I-40 TradePort Corridor designation HERE</p>	<p>Planned state-of-the-art aviation facility</p>	<p>Water & wastewater treatment: City of Winslow in partnership with JH Holdings</p>	<p>Robust water availability</p>
<p>Planned 20,000 acre land lease for solar energy production & industrial uses</p>	<p>Fully entitled development agreement & PAD to assure low regulatory environment</p>	<p>Water provider: City of Winslow</p>	<p>Planned fiber provider: AT&T</p>

industries

BUILT TO SUIT



ADVANCED
MANUFACTURING



HEAVY
MANUFACTURING



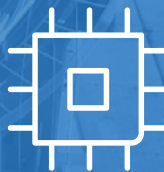
MANUFACTURED
WOOD PRODUCTS



TRANSPORTATION
(EV & AUTONOMOUS)



RENEWABLE ENERGY
PRODUCTION & STORAGE



SEMICONDUCTOR
SUPPLIERS



LOGISTICS



AEROSPACE

BISE RAILWAY

1849

Year established

176

Year history

32,500

Route miles

Crossing **28** states
+ **3** Canadian provinces

40

Ports
served

26

Intermodal
facilities served

INTERSTATE 40

A COAST TO COAST NETWORK

EAST/WEST

Transcontinental interstate

±2,556

Miles of highway

±359

Miles across Arizona

CALIFORNIA TO NORTH CAROLINA

Barstow (CA)
Flagstaff (AZ)
Albuquerque (NM)
Amarillo (TX)

Oklahoma City (OK)
Little Rock (AR)
Memphis (TN)
Knoxville (TN)

Asheville (NC)
Winston-Salem (NC)
Greensboro & Durham (NC)
Raleigh & Wilmington (NC)

WINSLOW-LINDBERGH REGIONAL AIRPORT (INW)

900

Acres

4,941

Feet in elevation

BUILT IN 1929

by Transcontinental Air
Transport (eventually TWA)
and Charles Lindbergh

TWO RUNWAYS

7,499' and 7,100'

AVIATION FACILITY

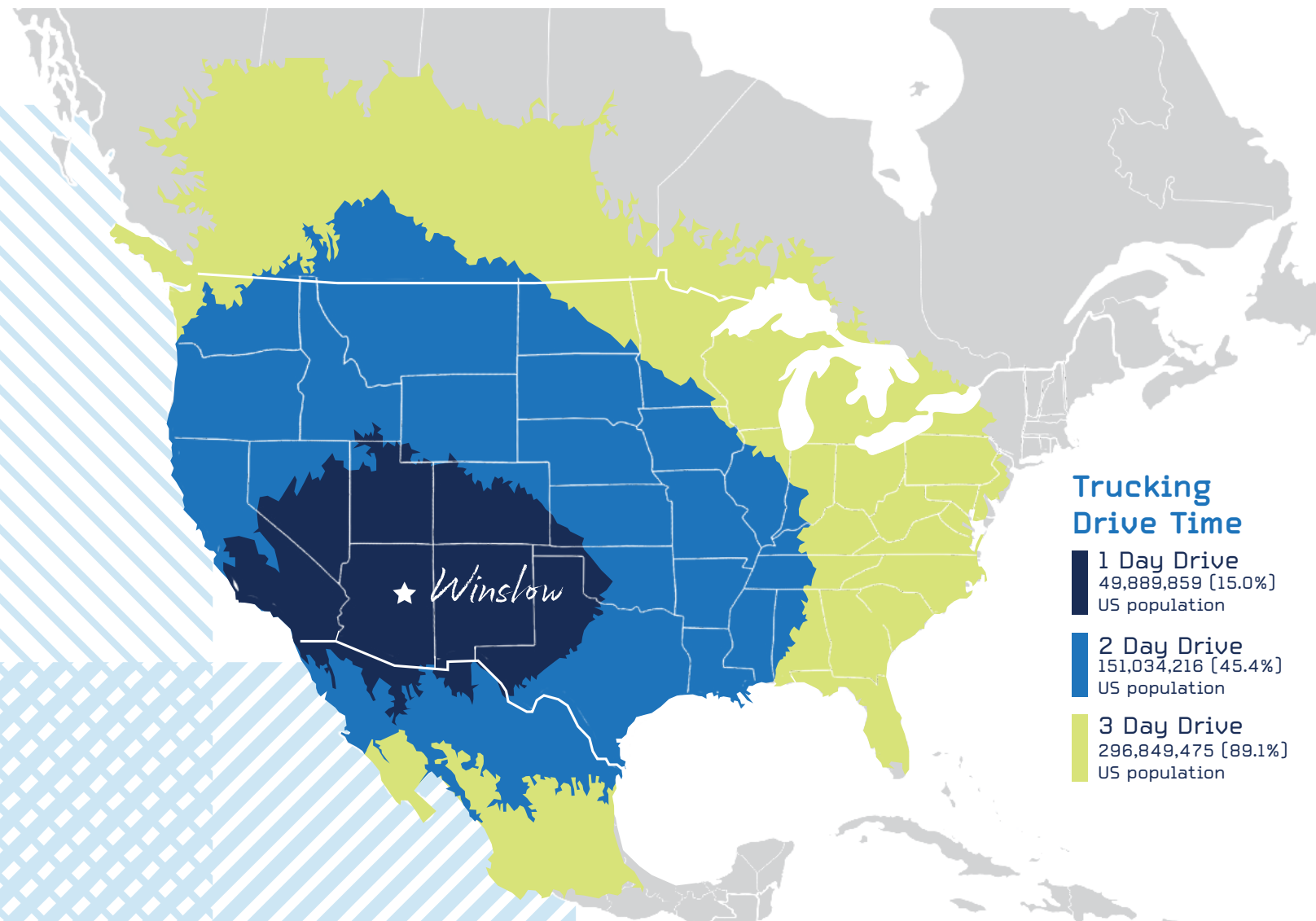
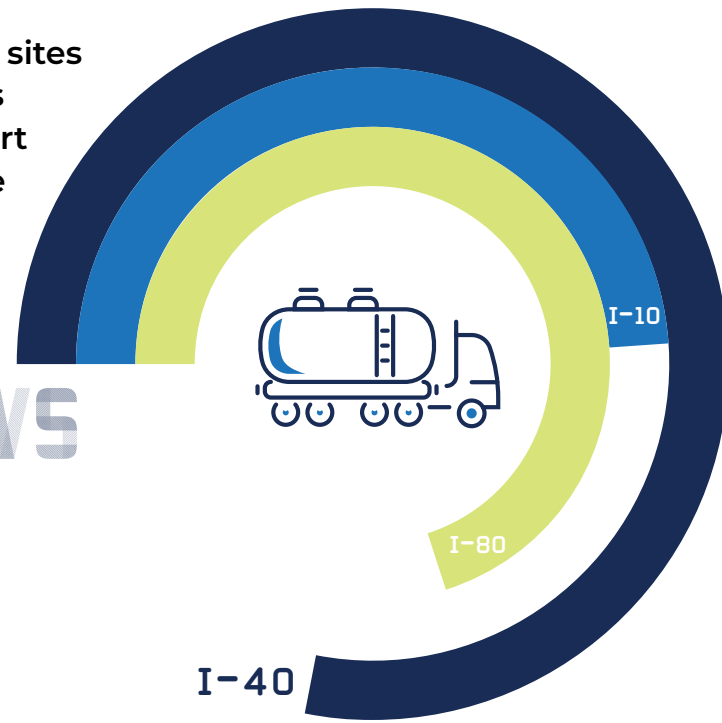
Planned for a future state-of-the-art

I-40 Tradeport Winslow is one of the only sites along the I-40 corridor between the ports of Los Angeles/Long Beach and Dallas-Fort Worth that can accommodate large-scale manufacturing users with heavy power, water, and transportation requirements.

2050 Forecast COMMODITY FLOWS PER CORRIDOR

(Thousand Tons/Year)

- I-40: 86,000
- I-10: 49,000
- I-80: 63,000



AN ANSWER TO RISING DEMAND FOR RESHORING SOLUTIONS AND DOMESTIC MANUFACTURING

DOMESTIC MANUFACTURING



Reshoring could infuse additional \$10 trillion into economy



Global supply chain disruptions, rising overseas costs & desire for control are driving demand

MARKET ADVANTAGES



Ample land, power & water



Multimodal distribution



Lower manufacturing costs



Supply chain efficiency & risk mitigation



Nationwide market reach



Attractive investment climate



Workforce availability

DATA CENTERS



Data center market worth \$281 billion



Global data center capacity will double in 5 years



Phoenix among top 3 data center markets in the U.S.

The I-40

TRADEPORT CORRIDOR

A SYSTEM OF NATIONAL SIGNIFICANCE

The corridor will leverage clean energy, advanced logistics, and transportation infrastructure to reshape America's supply chain.

- Federal Recognition & Funding
- Economic Adrenaline
- Collaborative Development
- Scalable Infrastructure

why WINSLOW

- Supply chains and global logistics patterns are changing. Market demands now include large industrial and manufacturing clusters along the Interstate 40 corridor.
- With an abundance of land, a lack of competition, and a market for development, Winslow is poised to transform into the nation's next major manufacturing and logistics hub.



LIVE *live,* WORK *work,* PLAY *play*

in Winslow, Arizona. With easy access to the region's incredibly beautiful and diverse landscapes, high-quality and state-of-the-art healthcare, stellar educational opportunities, and every recreational and cultural experience that you can imagine, your company will thrive and succeed in Winslow.



FOR MORE INFORMATION ABOUT LIVING, WORKING, AND PLAYING IN WINSLOW AND THE REGION CHECK OUT THESE WEBSITES:

VISITWINSLOW.COM

ECONA-AZ.COM

AZCOMMERCE.COM

CHOOSEFLAGSTAFF.COM

FLAGSTAFFARIZONA.ORG

QUALITY MEDICAL CARE

Not far from Winslow is the Flagstaff Medical Center, a large regional medical center with most of the major medical specialties and the only level one trauma center north of Phoenix. The Little Colorado Medical Center is located directly in Winslow, providing immediate and accessible high-quality healthcare.



EDUCATION

Education is a priority and valued in Winslow with great public and private school options. Northland Pioneer Community College located in Winslow, and Northern Arizona University just 60 miles away in Flagstaff. Northern Arizona University ranks among the top research universities in the country with over 30,000 students and boasts competitive NCAA sports and strong arts and music programs.



PARKS AND RECREATION

Winslow is situated centrally to a handful of the country's most interesting and vibrant national parks and monuments. The world-renowned Grand Canyon National Park is just a short two-hour drive away. Take a step back into history at the Petrified Forest within the vast 7,500 square miles of the Painted Desert National Park or visit Meteor Crater.

Outdoor enthusiasts enjoy seemingly endless hiking, mountain, and road biking trails in the Flagstaff area. Skiers from all around Arizona come to the Arizona Snowbowl ski resort, a short 1.5-hour drive from Winslow. Additionally, Northern Arizona provides an abundance of hunting and fishing opportunities.



Winslow residents enjoy the fact that they are just a day's drive away from countless amazing tourism opportunities. There are interesting cultural destinations throughout the Navajo and Hopi reservations and in Sedona, Flagstaff, Phoenix, Las Vegas, Albuquerque, Salt Lake, Denver, and Los Angeles.



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Anthony Lydon, CSCMP
Executive Managing Director
JLL
+1 602 282 6268
aj.lydon@jll.com

Bill Honsaker
Managing Director
JLL
+1 602 369 6797
bill.honsaker@jll.com

Ken Berkhoff
Owner/Broker
1st Brokers Realty Flagstaff
+1 928 606 0800
kenberkhoff@gmail.com



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