

**NOW
AVAILABLE**

RED ROCK INDUSTRIAL FRONTAGE ALONG INTERSTATE 10 AND UNION PACIFIC RAIL LINE PINAL COUNTY, ARIZONA

- Foreign trade zone designation
- Easy access to Interstate 10
- Rail service
- Seller flexibility
- Approved Foreign Trade Zone (FTZ) status



FOREIGN TRADE ZONE DESIGNATION:

- The U.S. Foreign-Trade Zones (FTZ or Zone) program “expedites and encourages foreign commerce” in the United States.
- Goods that remain in the Zone may be stored, manipulated, mixed with domestic and/or foreign materials, used in assembly or manufacturing processes, or exhibited for sale without triggering the payments of U.S. Customs and Border Protection (CBP) duties and excise taxes.
- Imports may flow directly into the Zone and be held there indefinitely duty free. Duty is assessed only when those goods are shipped out of the Zone.
- In the State of Arizona there is an additional state defined tax benefit. Arizona state law allows for any property in a Zone that is both approved and activated to be re-classified down from 19.5% valuation to 5% valuation (this is a 74% reduction in taxable value).

FTZ BENEFITS:

- Elimination of delays in customs clearance
- Eliminating duty drawback
- Avoiding duty on waste or scrap
- Providing relief from inverted tariffs
- Big saving in processing fees
- Arizona state property tax benefits; 74% reduction

**FOR MORE
INFORMATION
PLEASE
CONTACT:**

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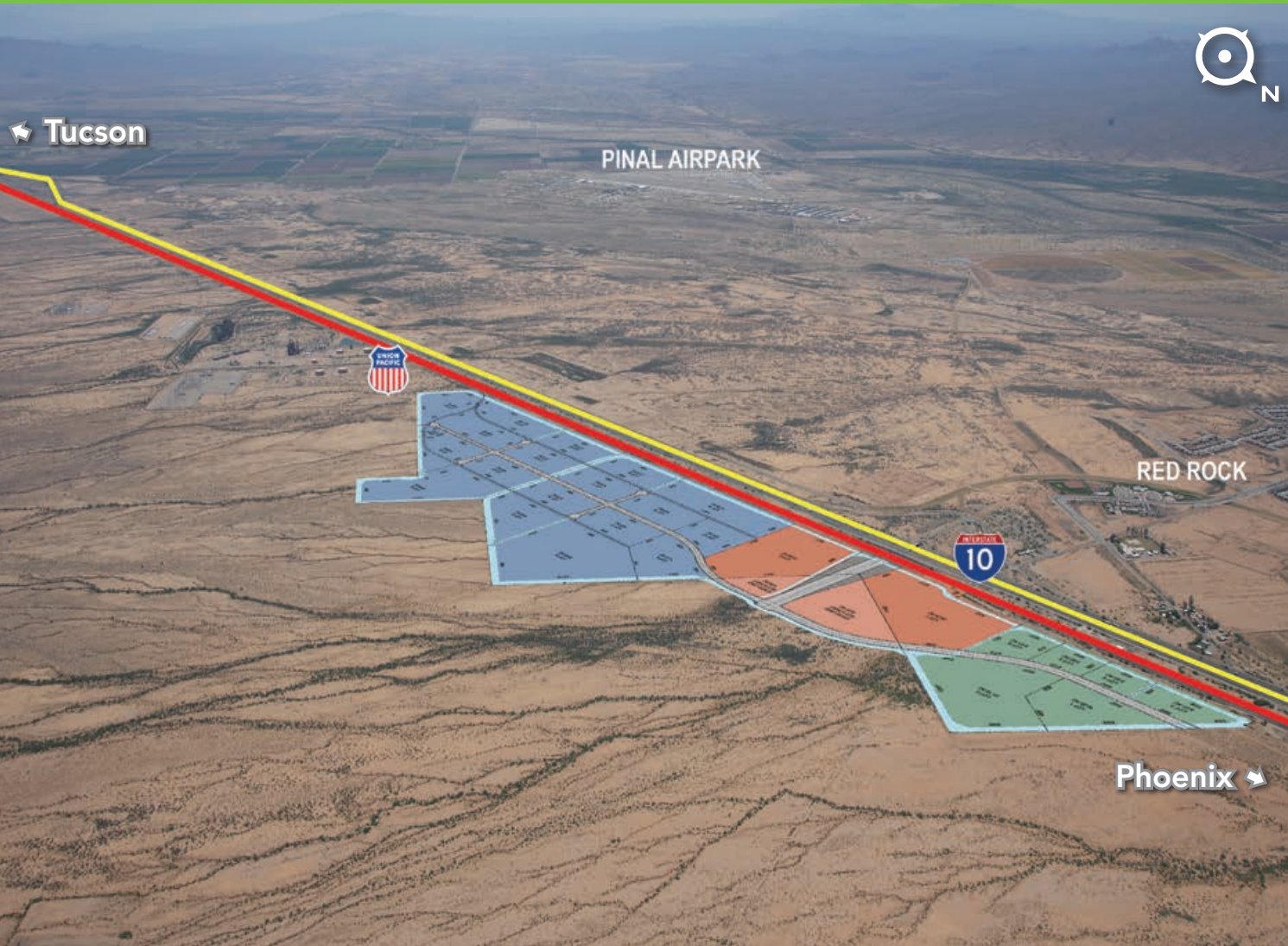
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CBRE

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PROPERTY SPECIFICATIONS:

- **Overall Size:** ±367 gross acres
- **Land Usage:** ±296 acres of industrial with rail potential; ±51 acres of commercial
- **Comments:** Frontage along Interstate 10 and the Union Pacific rail line

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