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SUNSHINE INDUSTRIAL

SUNSHINE BOULEVARD AND THE I-10

ELOY, ARIZONA & PINAL COUNTY, ARIZONA



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).

PROPERTY FEATURES:

- Foreign trade zone designation
- Rail service possible
- Interstate 10 frontage
- Seller flexibility
- Approved Foreign Trade Zone (FTZ) status
- Existing improvements in place
- Fully improved lots
- Zoning: I-1, City of Eloy

FOR MORE
INFORMATION
PLEASE
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PROPERTY SPECIFICATIONS:

- **Overall Size:** ±277 gross acres
- **Land Usage:** ±252 acres of improved industrial land; ±12 acres commercial park
- **Comments:** Interstate 10 frontage; most development ready land in Pinal County
- Property has improvements in place
- Parcels available from ±5 acres to ±100+ acres

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

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