



The Southwest Railplex Industrial Park is two-square miles located in Maricopa County, Arizona, located in the Phoenix metro area. The industrial park has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

### SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

### PROPERTY DETAILS

The Southwest Railplex is Surprise's premier suburban industrial park. The two-square mile park is shovel-ready with all major utilities to site including water, sewer, power, rail, and telecommunications. The Railplex has been fortunate to assist corporate headquarters, manufacturers, and distributors which has attracted \$150M+ in capital investment, thousands of jobs and more than a million square feet of development.



#### Site Details:

- 292 acres available for development
- Direct access to BNSF Railway
- Industrial zoning

### CONTACT INFORMATION

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## SITE PROFILE

<b>Land Area</b>	292 acres with 14 parcels
<b>Zoning</b>	Business Park to Heavy Industrial
<b>Price</b>	<ul style="list-style-type: none"> <li>• Cactus Commerce Center: \$174,240/acre</li> <li>• Summit Business Park: \$196,000-\$260,000/acre</li> </ul>

## UTILITIES

<b>Electric</b>	Arizona Public Service (APS)
<b>Gas</b>	Southwest Gas
<b>Water</b>	City of Surprise
<b>Wastewater</b>	City of Surprise
<b>Telecommunications</b>	Century Link & Cox Communications

## DEMOGRAPHICS

Surprise is a community in the Phoenix Metropolitan Area. As of the 2017 census estimates, the population of the MSA was 4.8 million.

## POPULATION

<b>City of Surprise</b>	
<b>5 mile radius</b>	168,972
<b>10 mile radius</b>	647,181
<b>15 mile radius</b>	1,353,037
<b>20 mile radius</b>	1,899,797

## WORKFORCE

<b>City of Surprise</b>	
<b>Total Employment</b>	52,338
<b>Annual Avg. Wage</b>	\$53,394

## BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.\*

\* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.