HILTON HARRIS REAL ESTATE

Commercial Real Estate Services

FOR SALE
Industrial Land w/Rail Spur
Winslow, AZ.

RAIL SPURS

- *41.1 +/- acres with two active BNSF rail spurs on adjacent property. Can add switch and spur to service subject property.*
- *Property CAN BE SPLIT.*
- *2 buildings / sheds on site. Approx. 20,000 sf and 5,000 sf*
- *Located on US Hwy 87 just south of Winslow in Navajo County.*
- *Easy access to I-40*
- *Zoned II-A (Navajo County).*
- *Electric, Natural Gas, Phone, Water, Septic possible as area perks.*
- *Lots of potential! Formerly a lumber mill and manufacturing facility.*

Rare heavy industrial zoned property with two active rail spurs within the existing Eco Lena Business Park, off of the BNSF east-west main rail lines, and the option to add a third spur into the southeastern acreage For Sale. Just outside of Winslow, off of Highway 87 and easy access to Interstate 40. Flat terrain and no vegetation. Includes two existing buildings and a commercial truck scale

$1,212,000

RONT VIEW OF PRODUCTION BLDG
pen area under right-most roof is currently leased by one of the other property owners

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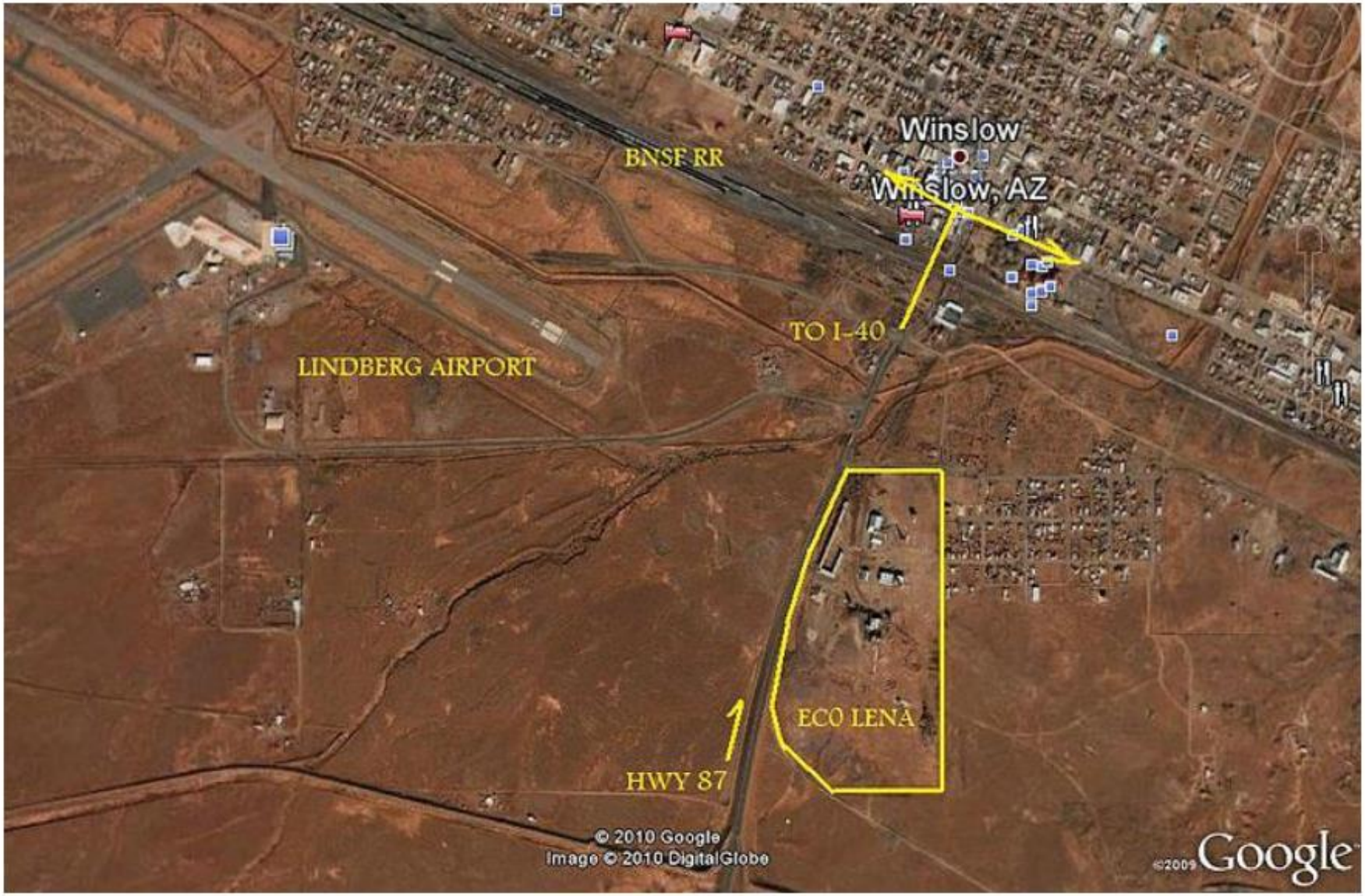
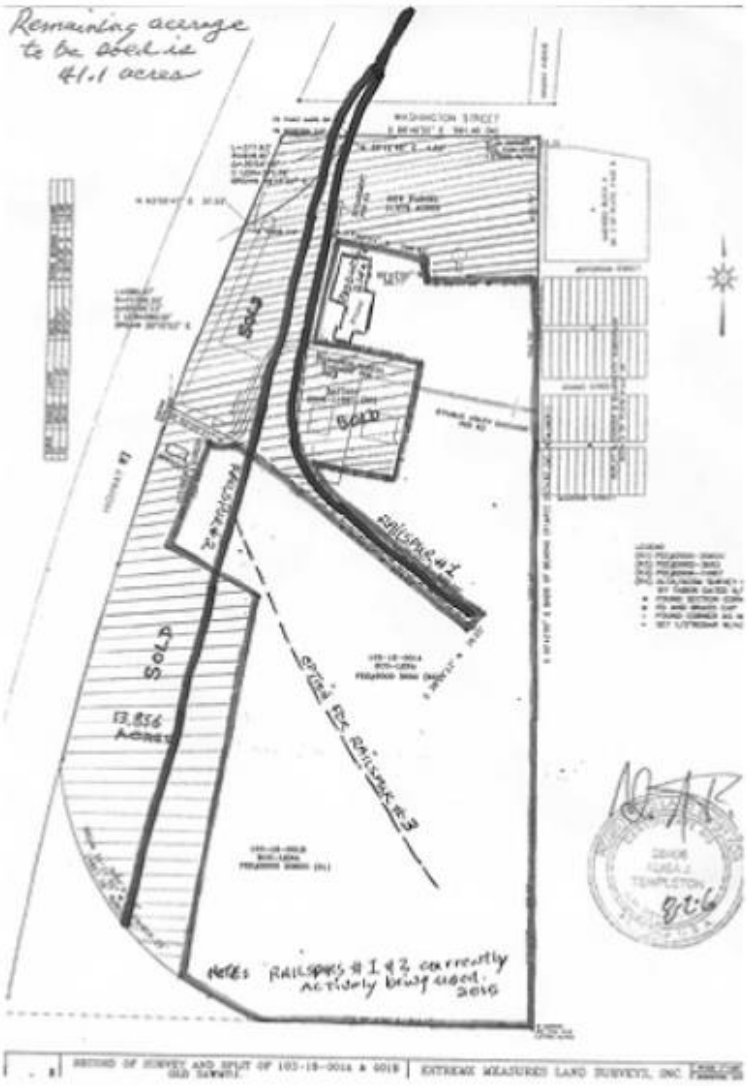
The information contained herein has been secured from sources we believe to be reliable, however, the accuracy is not guaranteed. All information should be independently verified. This offering is subject to prior leasing, sale or withdrawl from the market.



GOOGLE EARTH VIEW

Winslow town center and BNSF mainline and yards to the north, and Lindberg Airport close by to the west. I40 east and west bound within a half mile of Eco Lena.



PROPERTY SURVEY MAP

Survey shows property still available in our Eco Lena Industrial Park (solid white) and the two existing rail spurs (solid black) and the option for rail spur #3 (dashed line).

ECO LENA PROPERTY MARKER

ROLLING ENTRANCE GATE

HWY 87 LOOKING NORTH

HWY 87 LOOKING SOUTH
Great desert vistas in this direction eventually become beautiful ponderosa pine woodlands with very good

RAIL SPURS LOOKING SOUTH

TRUCK SCALE IS FOR SALE

Building 1 Exterior

Building 1 Open Shed

Building 1 Interior

Building 2 Exterior

Exterior Yard

Above Ground Storage Tank

Summary of Features
1294 S. US Highway 87, Winslow, AZ
APN: 103-18-001F; 001G

Land:

- Approximately 41.7 acres located in the Eco Lena Business Park.
- Property is zoned industrial – II-A in Navajo County.
- Property could be split into two parcels. A northerly 10 ac parcel and a southerly 31 ac parcel.
- Access is via easement across a neighboring parcel to the west.
- Adjacent parcel has 2 active rail spurs connecting to east-west BNSF rail system. Subject property has an option to install a switch and new spur onto existing spur.
- The property is secured with a perimeter chain link fence. Access is via a rolling electronic gate.
- Property is in close proximity to Winslow Lindberg Regional Airport which has runways up to 7,500 ft.
- Commercial truck scale.
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Building 1:

- Located on the northerly parcel.
- Approximately 20,000 sf. which square footage includes an open ended shed adjacent to the main building.
- Metal building.
- Overhead receiving door
- 3 phase power
- Building is in disrepair and needs a lot of work.

Building 2:

- Located on the northerly parcel.
- Approximately 5,000 sf.
- Metal building.
- High ceilings.
- Has boiler that needs to be removed.
- Building is in disrepair and needs a lot of work.

General:

- Immediate access to US Hwy 87.
- Easy access to I-40 approximately 1-2 miles to the north.
- Adjacent property users are a road treatments product company; a wholesale propane dealer; and a small salvage business.
- Utilities: APS electric, City of Winslow water, Natural Gas, septic systems perk in this area.

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