



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

BNSF Regional Manager

Peiter Hjertstedt

623.463.4133

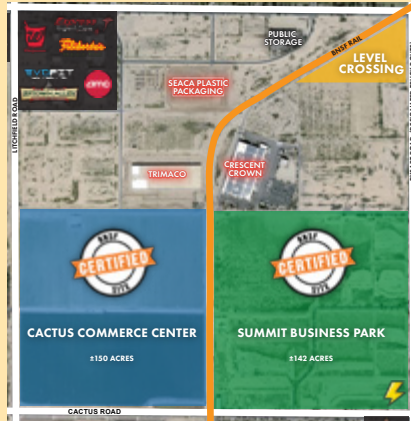
Peiter.Hjertstedt@bnsf.com

Economic Development Project Manager

Samantha Pinkal

623.222.3323

Samantha.Pinkal@surpriseaz.gov



SITE PROFILE

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

UTILITIES

Electric	Arizona Public Service (APS)
Gas	Southwest Gas
Water	City of Surprise
Wastewater	City of Surprise
Telecommunications	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

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

WORKFORCE

City of Surprise	
Total Employment	52,338
Annual Avg. Wage	\$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.