



**LA LOMA GRANDE
INDUSTRIAL PARK**

5 Construction-Ready Lots Available for LLG's 43-Acre Phase 1





Ideal Location

- 1-mile from the newly remodeled Mariposa Port of Entry (Arizona's biggest and most efficient)
- 3 minutes away from AZ's I-19 Freeway entrance
- Mariposa Road which connects I-19 to the Mariposa Port is undergoing a \$134 million modernization
- Direct Freeways to national and international markets
- Read more location perks [here](#)





Services

- Ready-to build-lots with all utilities available
- Build-to-suit warehouses
- Long term leases
- Flexible lot sizes
- Project financing



Utilities on Site

- water
- sewer
- underground electric
- underground fiber optic
- telephone





Less than 18% of Arizona's land is privately owned making La Loma Grande Industrial Park in Nogales, Arizona, a 4x5 sq. mile city, a rare opportunity due to the limited industrial developable area.



What the Experts are Saying

- “[E-commerce operations will likely cause] greater investment in warehouse space because e-commerce requires 3x the logistics space of traditional storefronts” –[Supply Chain Dive](#)
- “As the U.S. economy restarts, adjustments to business supply chains will increase the demand for warehouse space” –[CBRE](#)
- “The logistics real estate sector could be among the best positioned to handle inventory supply and demand disruptions from the COVID-19 outbreak” –[Supply Chain Dive & Prologis](#)
- “Warehouses Serve as a Pandemic Haven for Property Investors- demand for industrial space remains high as consumers stay home and order goods online” –[The Wall Street Journal](#)





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[La Loma Grande Aerial Video](#)

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