

**I-40**  
TRADEPORT

**I-40** POWERING THE FUTURE OF  
TRADEPORT AMERICAN INDUSTRY & LOGISTICS

WINSLOW ARIZONA



**BUSY CORRIDOR.  
STRATEGIC LOCATION.  
EXPANSIVE LAND.  
UNLIMITED POWER & WATER.  
INDUSTRY INNOVATION WELCOME.**



**4000+**

ACRES OF  
LAND IN  
ARIZONA

**I-40 & SR87**

DIRECT  
HIGHWAY  
ACCESS

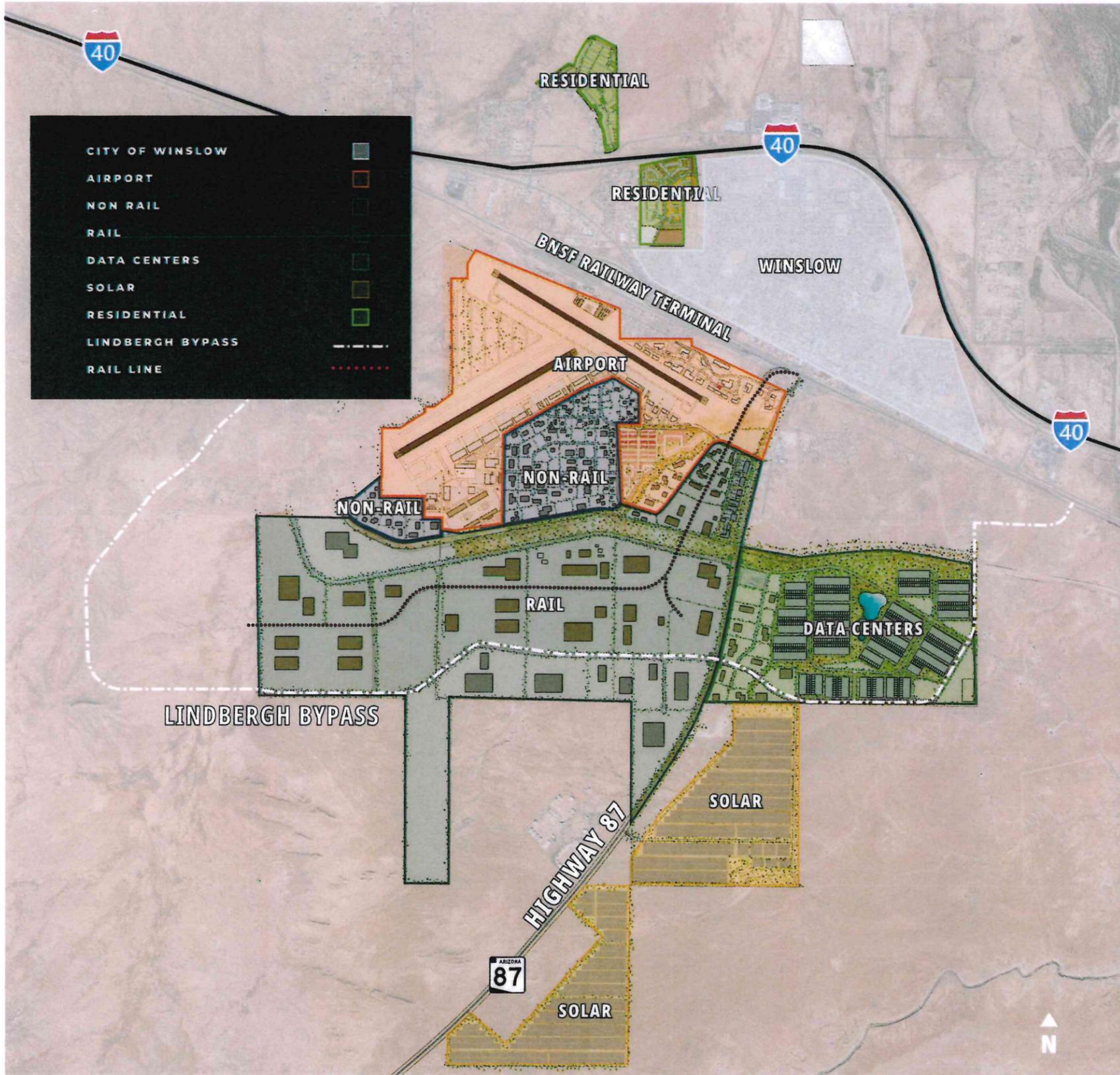
**AIRPORT  
ONSITE**

WINSLOW -  
LINDBERGH  
REGIONAL

**RAIL  
ONSITE**

SIX 5 MILE  
BNSF RAIL  
SPURS

# FAVORABLE CONDITIONS FOR A MANUFACTURING MEGA-HUB



★ DEVELOPMENT READY

20M+ SF OF TENANT SPACE

★ REGIONAL AIRPORT WITH STATE-OF-THE-ART AVIATION FACILITIES

WINSLOW - LINDBERGH REGIONAL AIRPORT

★ STABLE, LOW-COST POWER SUPPLY

OVER 2GW OF RENEWABLE ENERGY AVAILABLE

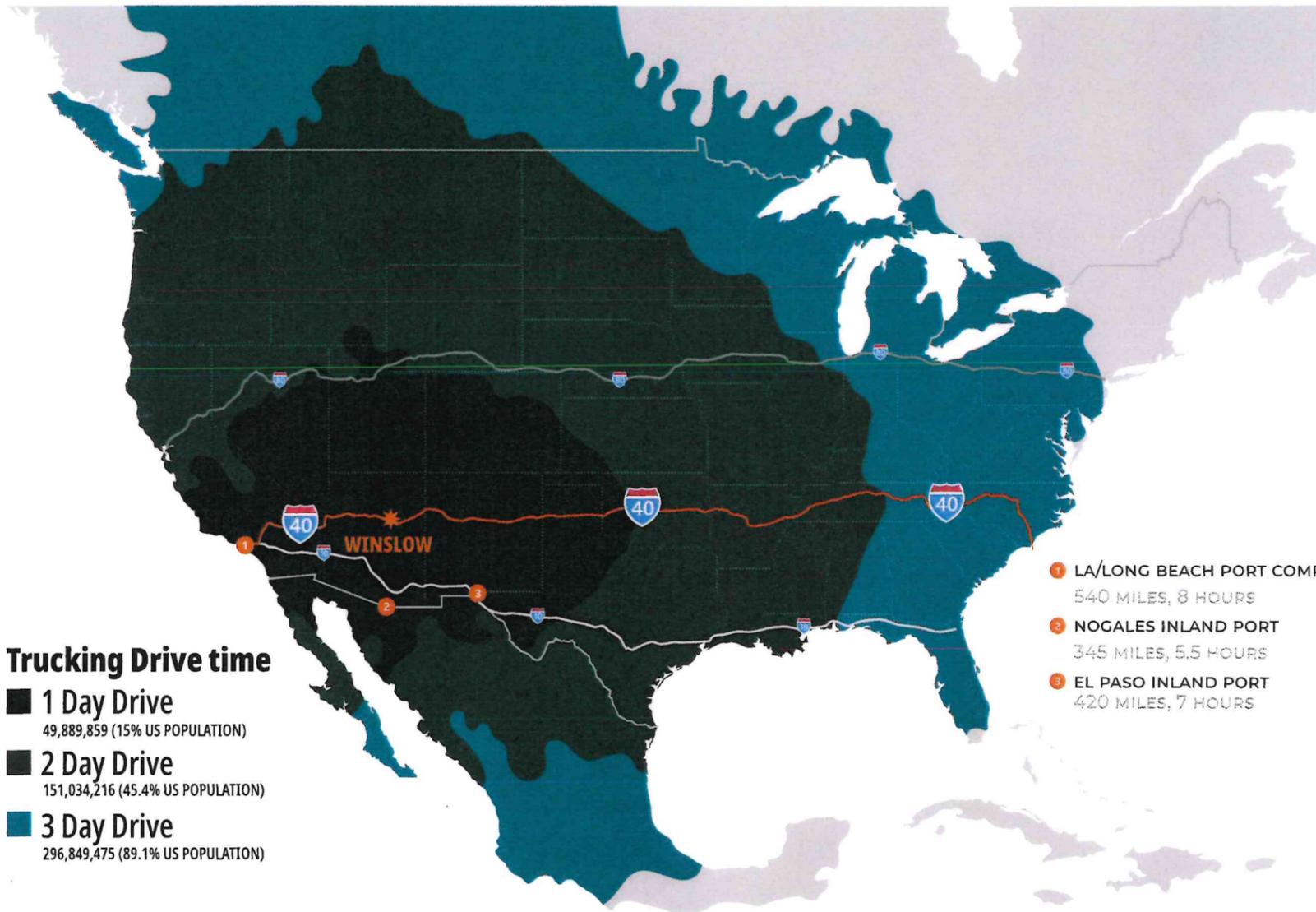
★ ABUNDANT WATER

27,000 SQ MI C AQUIFER

★ 20,000 ACRE LAND LEASE FOR SOLAR ENERGY PRODUCTION & INDUSTRIAL USES

★ FULLY ENTITLED DEVELOPMENT AGREEMENT & PAD TO ASSURE LOW REGULATORY ENVIRONMENT

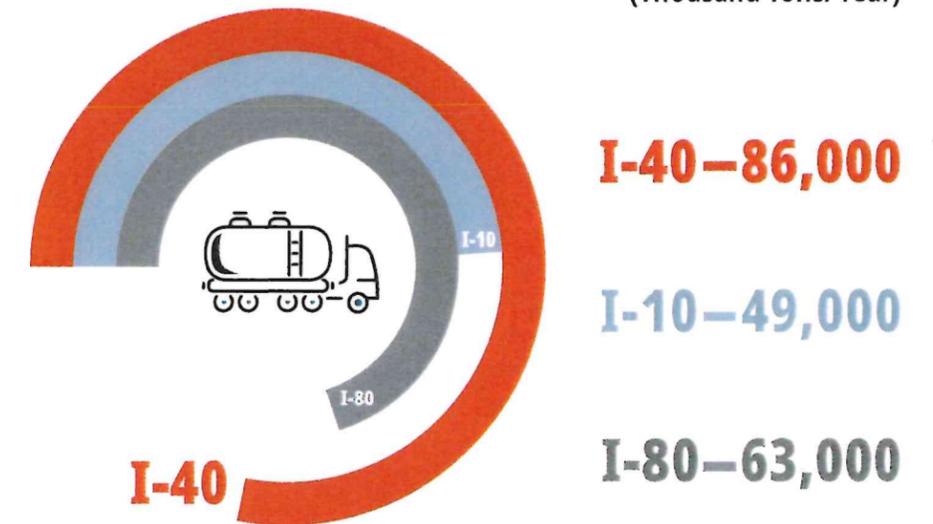
# REACH THE WORLD FROM WINSLOW

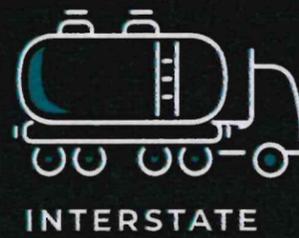



The I-40 Tradeport Winslow is one of the only sites along the I-40 corridor between the ports of Los Angeles/Long Beach and Dallas-Fort Worth that can accommodate large-scale manufacturing users with heavy power, water, and transportation requirements.

## 2050 Forecast Commodity Flows per Corridor

(Thousand Tons/Year)



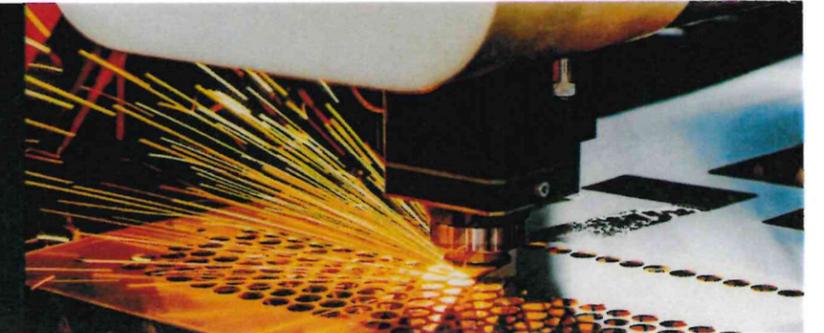


# THE ONLY FULLY MULTI-MODAL TRANSPORT BASE IN THE SOUTHWEST

RAIL	AIR	HIGHWAY	INTERSTATE
★	★	★	★
★	-	★	-
-	-	★	-
★	-	★	★
-	-	★	-
-	★	★	-
★	-	★	★
★	-	★	-
-	★	★	★
★	★	★	-

- 1. I-40 Tradeport – Winslow, AZ**
2. Inland Port Arizona (IPAZ) / Pinal Logistics Park – Coolidge, AZ
3. LogisticsCenter @ Copperwing – El Mirage, AZ
4. Logistics Park Phoenix – Phoenix, AZ
5. Litchfield Logistics Park – Surprise, AZ
6. SkyBridge Arizona – Mesa, AZ
7. Port of Tucson – Tucson, AZ
8. BNSF Surprise Intermodal Facility – Surprise, AZ
9. Goodyear AirPark – Goodyear, AZ
10. Southern California Logistics Airport – Victorville, CA

# THE WINSLOW TRADEPORT IS A SOLUTION TO RISING DEMAND FOR DATA CENTERS & RESHORING SOLUTIONS



## DATA CENTERS

- DATA CENTER MARKET WORTH \$281 BILLION
- GLOBAL DATA CENTER CAPACITY WILL DOUBLE IN 5 YEARS
- PHOENIX AMONG TOP 3 DATA CENTER MARKET IN THE U.S.

## DOMESTIC MANUFACTURING

- RESHORING COULD INFUSE ADDITIONAL \$10 TRILLION INTO ECONOMY
- GLOBAL SUPPLY CHAIN DISRUPTIONS, RISING OVERSEAS COSTS & DESIRE FOR CONTROL ARE DRIVING DEMAND

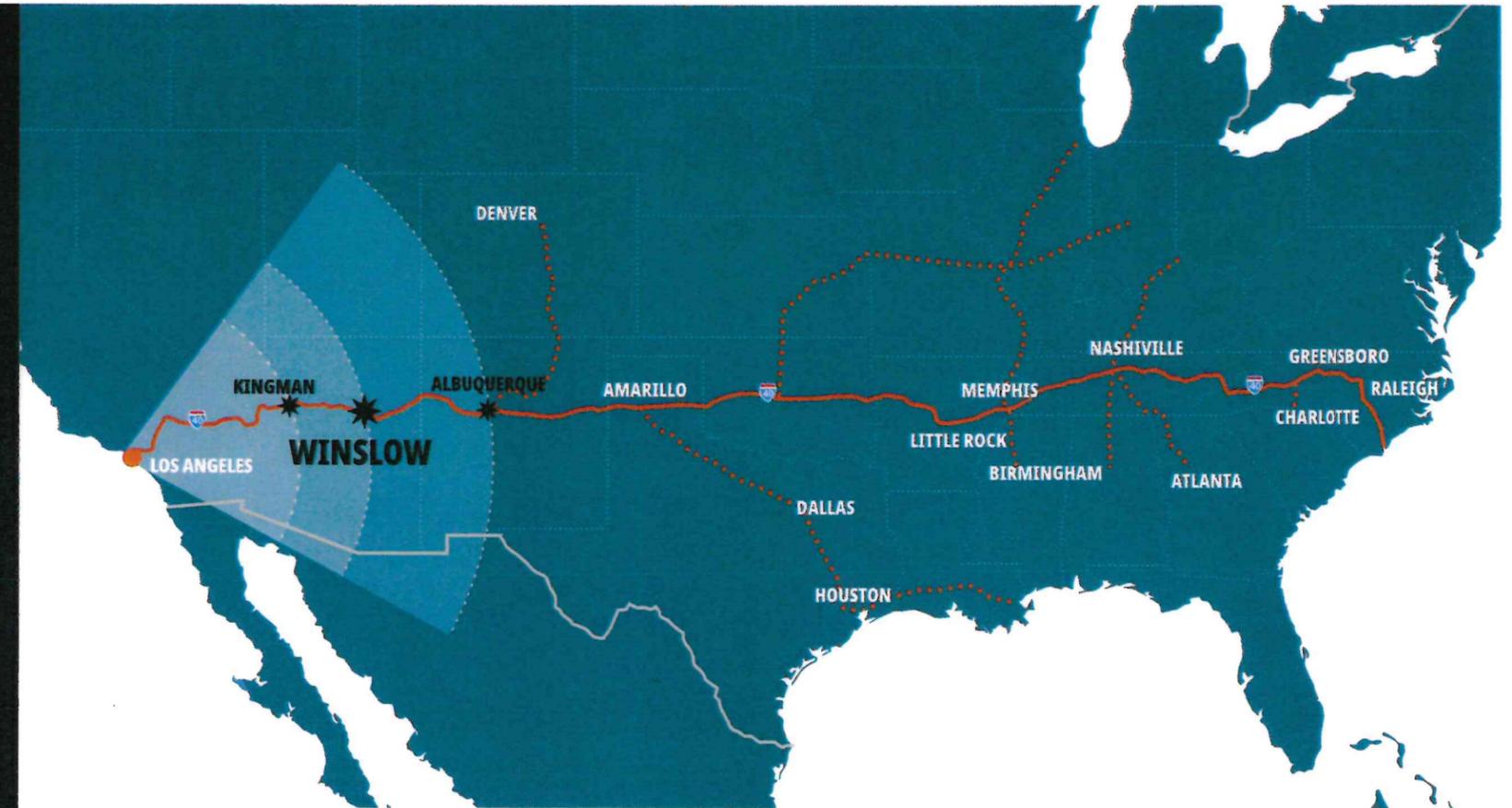
## MARKET ADVANTAGES

- AMPLE LAND, POWER & WATER
- MULTIMODAL DISTRIBUTION
- LOWER MANUFACTURING COSTS
- SUPPLY CHAIN EFFICIENCY & RISK MITIGATION
- NATIONWIDE MARKET REACH
- ATTRACTIVE INVESTMENT CLIMATE
- LOCAL WORKFORCE AVAILABILITY

# THE I-40 TRADEPORT CORRIDOR: A SYSTEM OF NATIONAL SIGNIFICANCE

The corridor will leverage clean energy, advanced logistics, and transportation infrastructure to reshape America's supply chain.

- FEDERAL RECOGNITION & FUNDING
- COLLABORATIVE DEVELOPMENT
- ECONOMIC ADRENALINE
- SCALABLE INFRASTRUCTURE



**US DOT  
REGIONAL  
ACCELERATOR  
GRANT**



**\$978,000**  
received 2023

**RAISE  
GRANT**



**\$15M**  
received 2024

**RAISE  
GRANT  
II**



**\$100M**  
projected 2025

## REVITALIZING THE NATIVE COMMUNITY & SUPPORTING THE LOCAL WORKING CLASS

The I-40 Tradeport aims to create meaningful opportunities for the Hopi and Navajo communities, bringing thousands of jobs to the region and encouraging those who've left to return home.

By combining clean energy and advanced manufacturing, the project supports families with stable jobs while embracing sustainability and innovation.

State of Arizona: \$22.9 million

Navajo County: \$2.0 million

City of Winslow: \$3.3 million



## JOB CREATION

### Construction Phase

- 27,494 person-years of employment
- 5,500 direct industrial-related jobs
- \$1.2 billion in wages

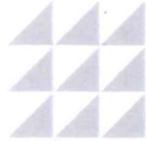
### Operational Phase

- 10,022 permanent jobs with annual wages of \$385.7 million

## ECONOMIC IMPACT

- \$3.9 billion economic impact during construction
- \$2.0 billion economic impact to Navajo County
- \$208.8 million construction revenue for the State, County, and City
- \$68.3 million in annual tax revenues





## INDUSTRY-LEADING INDUSTRIAL & INFRASTRUCTURE EXPERTISE



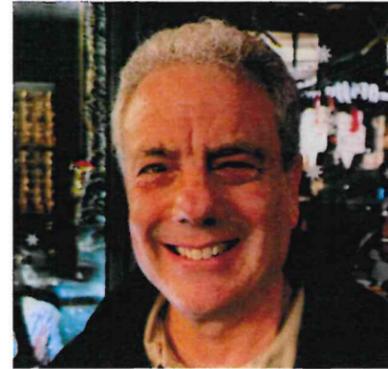
**DAN LUPIEN**

Managing Principal & Founder, Palmer Development Group  
Principal, Atlas Global Development



**MARK NOYES**

Principal, Atlas Global Development



**JAMES RINZLER**

Principal, Dominion Management Company (DMC) & Principal, Atlas Global Development



**DAVID WAKEFIELD**

CEO & Founder, Davcon Aviation  
Principal, Atlas Global Development



**DANNY WASSON**

Principal, Atlas Global Development

## PARTNERSHIPS & SUPPORT

