


I-40
TRADEPORT

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

WINSLOW ARIZONA



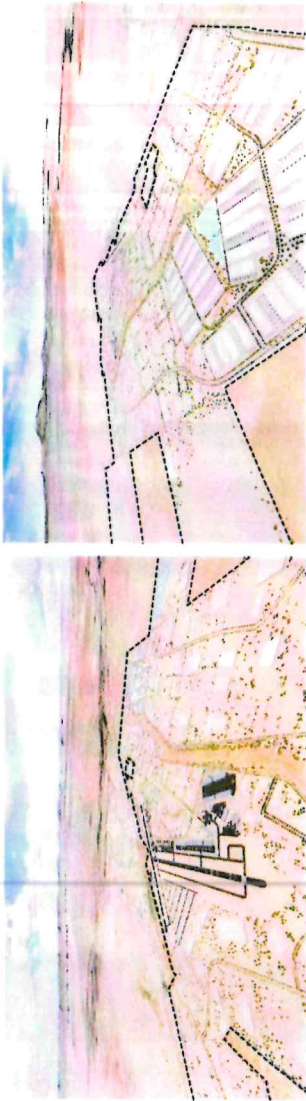

**BUSY CORRIDOR.
STRATEGIC LOCATION.
EXPANSIVE LAND.
UNLIMITED POWER & WATER.
INDUSTRY INNOVATION WELCOME.**

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-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



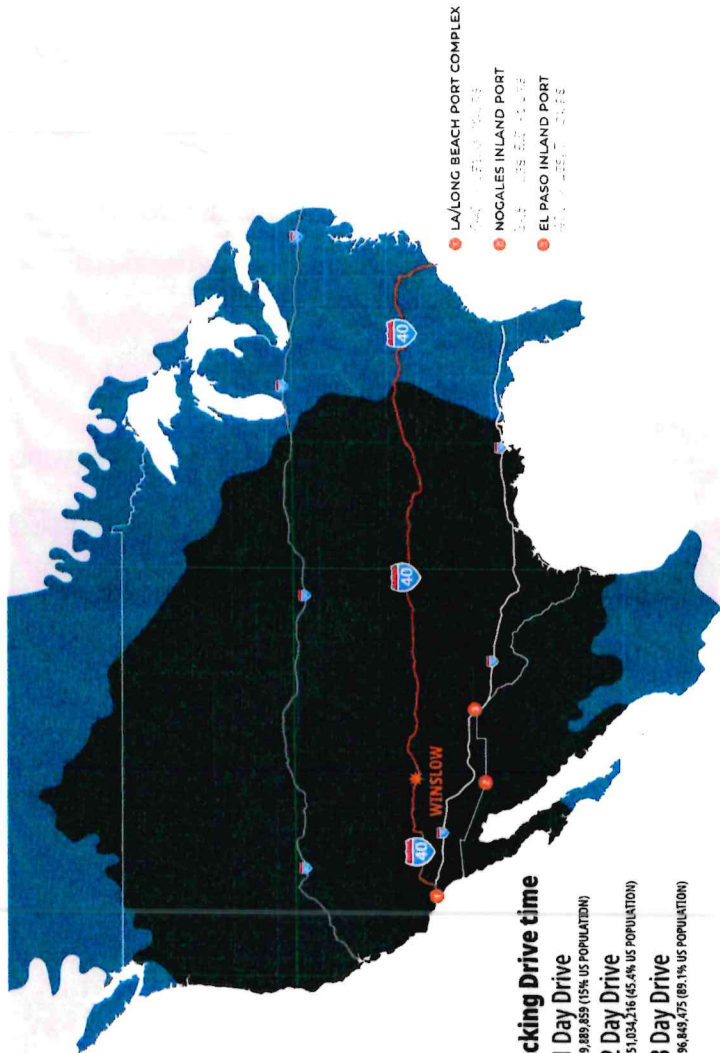
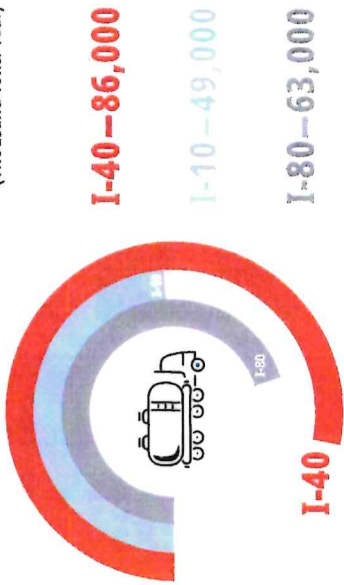


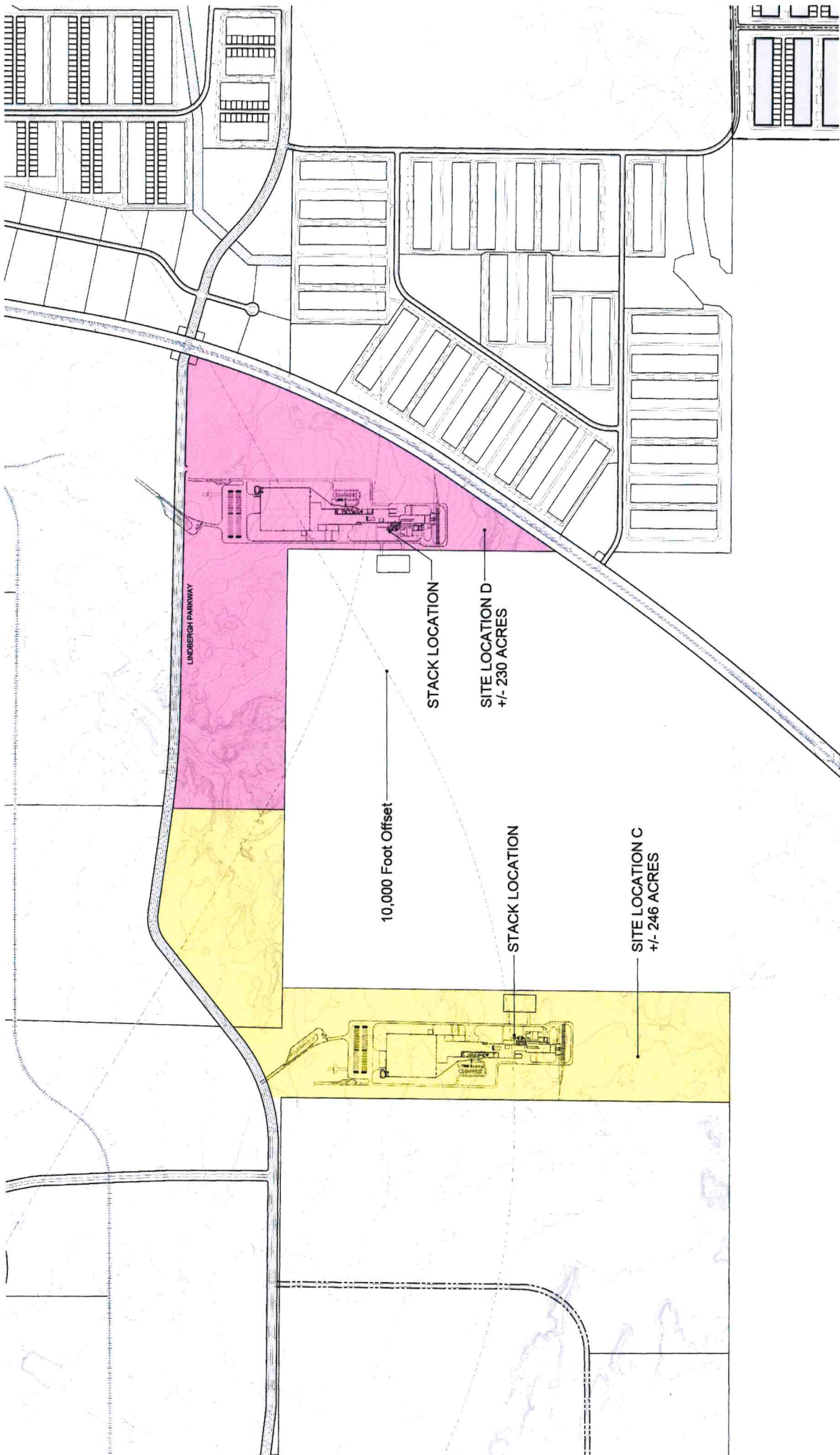
REACH THE WORLD FROM WINSLOW

Market Position

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)

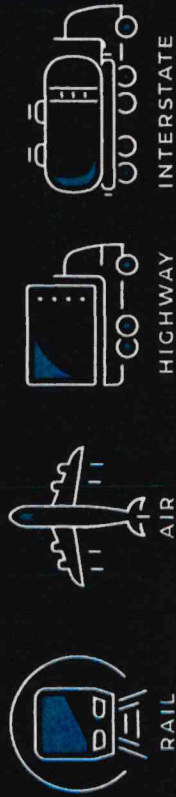




WINSLOW - PROJECT FABIAN • POTENTIAL SITE LOCATIONS (C & D)



9 Winslow AZ
 12-5-2024
 # 23004087
 Atlas Global



THE ONLY FULLY MULTI-MODAL TRANSPORT BASE IN THE SOUTHWEST

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

Location	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

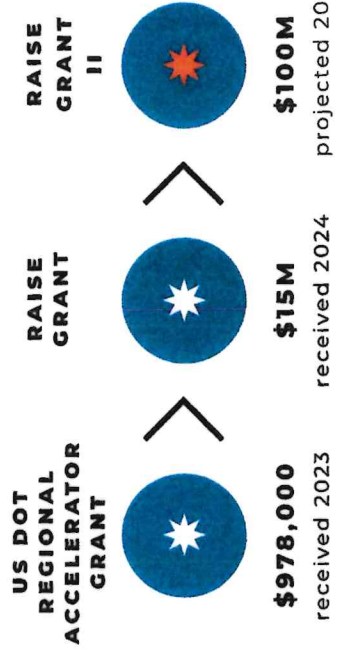
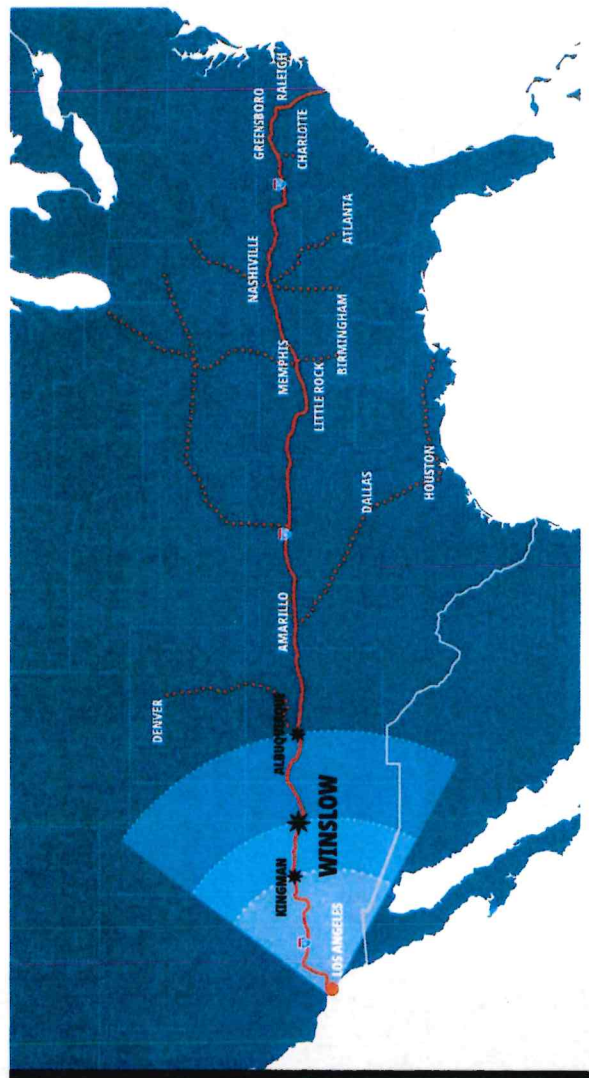
- AMPLE LAND, POWER & WATER
- MULTIMODAL DISTRIBUTION
- LOWER MANUFACTURING COSTS
- SUPPLY CHAIN EFFICIENCY & RISK MITIGATION
- NATIONWIDE MARKET REACH
- ATTRACTIVE INVESTMENT CLIMATE
- LOCAL WORKFORCE AVAILABILITY

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

▲ The Bigger Picture



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

Direct Job Creation

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

Indirect Job Creation

- 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

