

INDUSTRIAL RAILCO.

Your Partner in Rail Development & Management



From concept to completion, we guide industrial rail projects with practical expertise, coordinated execution, and a focus on reliable service.

75+ YEARS OF COMBINED EXPERIENCE

CENTRAL ARIZONA'S FULL-SERVICE RAIL SOLUTION





Rail Solutions Built Around Your Operation

Industrial RailCo. is a full-service railroad development and management company based in central Arizona. With more than 75 years of combined experience, we help industrial manufacturing and commercial properties plan, coordinate, and deliver reliable rail service tailored to operational needs.

Our Services

CAPABILITY	HOW WE SUPPORT YOUR PROJECT
Project Management	End-to-end oversight designed to keep execution coordinated, efficient, and moving forward.
Feasibility Studies	In-depth analysis to evaluate project viability and identify strategic opportunities.
Carrier Interface	Coordination with rail carriers to establish and optimize service connections.
Design	Custom rail infrastructure solutions aligned with the property and its operational requirements.
Construction	Full-scale implementation, from track installation through final inspection.
Switching/Service	Design, implementation and operation of required switching services

A Clear Path from Opportunity to Operation

1. **Assess:** Define the opportunity and evaluate feasibility.
2. **Connect:** Coordinate with the appropriate rail carrier and project stakeholders.
3. **Design:** Develop rail infrastructure around site service and operating needs.
4. **Deliver:** Manage construction through installation and final inspection.
5. **Maintain:** Ensure switching service and rail infrastructure requirements are met.

Why Industrial RailCo.

- **Experienced guidance:** More than 75 years of combined rail-industry experience.
- **Full-service perspective:** One team supporting development and management from early analysis through implementation.
- **Hands-on coordination:** Practical navigation of project details, carrier relationships, design, and construction.
- **Tailored solutions:** Rail infrastructure and service planning shaped around each property's operating needs.

Casa Grande Railroad Activity Expansion

The dramatic increase in railroad activity in Casa Grande, Arizona, stems from its rapid transformation into a major Southwest industrial hub. Spurred by an influx of advanced manufacturing and distribution facilities, regional logistics infrastructure has undergone heavy upgrades to handle skyrocketing shipping demands.

The surge in rail activity is driven by several major developments:

Doubled Capacity at the Union Pacific Casa Grande Yard

To handle massive increases in mixed-commodity and manifest freight, Union Pacific Railroad completed a massive capital expansion project at its Casa Grande Yard. The upgrades effectively doubled the capacity of the yard to accelerate freight moving along the vital Sunset Corridor, which connects Southern California ports to the rest of the Southwest. Key upgrades include:

- Four new tracks and a brand new industrial lead to stage more freight cars.
- Upgraded main line signals and a new yard control point to handle train flow seamlessly.
- A new power switch control point that allows trains entering and exiting the main line to bypass manual throwing, speeding up deliveries and protecting crew efficiency.

The Boom of Rail-Served Industrial Footprints

Major manufacturing giants—such as Lucid Motors, Kohler, Tractor Supply Co., Hexcel, and semiconductor suppliers—have built massive operations right along Casa Grande's tracks.

- **Semiconductor Supply Chain Hubs:** Demand for freight transloading and specialized chemical logistics has become so intense that logistics operators like NRS Logistics America have acquired multi-million dollar parcels of rail-served land connected directly to the Union Pacific main line.
- **Industrial Outdoor Storage Expansion:** Growing freight volume has sparked a rapid expansion of transload spaces and dedicated industrial rail spurs throughout Casa Grande, ensuring that newly arriving manufacturing and distribution giants can connect straight into the main Union Pacific network.