

Navajo Nation

Industrial Development



Our Mission

- To promote and develop major industrial development projects on the Reservation.
- To promote incentives for a strong business environment.
- To obtain fair returns on tribal investments.
- To create employment and business opportunities and manage industrial parks and sites.

Window of opportunity

Industrial Parks

The seven industrial parks located throughout the reservation were designed to offer tenants both development and undeveloped sites with easy market access by truck, or rail, as well as low rental and utility rates.

The Coca-Cola Bottling Company deliberately sought to locate in Chinle, Arizona, because of its strategic location to the company's delivery points. Furthermore, by choosing to become one of the first tenants in the Chinle Industrial Park, the company did not have to worry about securing permits, utilities, and land to build a plant from the ground up.

Navajo Industrial Parks in Arizona

Chinle Industrial Park Located at the intersection of US Highway 191 and Navajo Route 64: 30 acres, 3 acres developed; 2 warehouses, all utilities available. Tenants: Coca-Cola Bottling Company, White Mesa Materials, Inc., and Navajo Tribal Utility Authority District Office.

Fort Defiance Industrial Park Located 7 miles north of Window Rock, Arizona, capital of the Navajo Nation: 50 acres, 9 acres developed; 1 plant, 3 warehouses, all utilities available. Tenants: Ducommun Technologies, Navajo Housing Authority, and Apache County District II Sub-office.

Leupp Industrial Park Located 15 miles north of Interstate 40 on Arizona Highway 99; 100 acres, 5 acres developed; multi-purpose facility for office space and light industry, all utilities available.

Navajo Industrial Parks in New Mexico

Church Rock Industrial Park Located 2 miles east of Gallup; 76 acres; 3 warehouses, all utilities available; close to Interstate 40 and Atchison, Topeka and Santa Fe Railroad spur. Tenants: Cabinets Southwest Inc., Gallup Camper Sales Manufacturing, Inc., USDA Food Distribution and the Eastern Navajo Economic Development Office.

Shush Be Toh Industrial Park Located 12 miles east of Gallup; 320 undeveloped acres; close to Interstate 40 and Atchison, Topeka and Santa Fe Railroad spur.

Shiprock Business/Commercial Park Located in Shiprock; 50 developed acres; 52,000-square-foot industrial building, all utilities available; access to US Highway 666; paved airstrip close to highway. Tenants: Ayani Neez, Inc., Navajo ACE Home Center, Subway and BCDS Manufacturing Inc.

Navajo Agriculture Products Industry (NAPI) Industrial Park Located 10 miles south of Farmington; 300 acres, all utilities available, access to New Mexico Highway 371, Tenants: NAPI Headquarters, NAPI Farm Center, Raytheon Missile Systems – NAPI facility, Upland Desert Popcorn Company, Navajo Mesa Farms, BIA Roads Department, and LGM Beans facility.

NFPI Navajo Industrial Park Located in Navajo: 100 developed acres; 16,000 square foot industrial building, all utilities available.

Chinle Industrial Park

Property Description: Industrial park consisting of 30 acres and is for lease only.

Location: Chinle, Arizona

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Building Characteristics: No buildings available

Site Characteristics:

Total Land Site: This site is 30 Acres: 2 acres available.

Additional Land Available: None

Comments: Lease Terms are Negotiable. The Chinle Industrial Site is one of eight industrial sites on the Navajo Nation. Located in the center of the Navajo Nation, the site is located adjacent to Highway 191 & Navajo Route 64.

Tenants: Coca Cola Bottling Company, White Mesa Materials, Inc., and Navajo Housing Authority and Navajo Tribal Utility Authority Chinle District Office.

Utilities:

Water: Navajo Tribal Utility Authority

Sewer: Navajo Tribal Utility Authority

Electricity: Navajo Tribal Utility Authority

Gas: Navajo Tribal Utility Authority

Fire Protection: Chinle Fire Department

Telephone: Navajo Frontier Communications Company, Inc.

Other: Butane Gas: Ferrel Propane.

Transportation: Interstate 40 is 75 miles south.

Rail: 100 miles in Gallup, NM; Served by Burlington Northern and Santa Fe Railroad

Air: 1 mile from Chinle Airport with a 4,800 ft. land strip & 100 miles from Gallup Municipal Airport, Gallup, New Mexico

Direct Inquires To:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
(505) 863-6414 (New Mexico)
(928) 871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Fort Defiance Industrial Park

Property Description: Industrial park consisting of 50 acres and 28 acres are available for lease only.

Location: Fort Defiance, Arizona

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Building Characteristics: No buildings available

Site Characteristics:

Total Land Site: This site is 50 Acres: 28 acres available, 2 lots available.

Comments: Lease Terms are Negotiable. The Fort Defiance Industrial Site is one of eight industrial sites on the Navajo Nation. Located at the intersection of Navajo Route 12 and Navajo Route 54. Tenants: Apache County District II Sub-office, Ducommun Technologies, Inc, and Navajo Housing Authority.

Utilities:

Water: Navajo Tribal Utility Authority

Sewer: Navajo Tribal Utility Authority

Electricity: Navajo Tribal Utility Authority

Gas: Navajo Tribal Utility Authority

Fire Protection: Navajo Nation Fire Department

Telephone: Navajo Frontier Communications Company, Inc.

Transportation:

Interstate: Interstate 40 is 30 miles south.

Rail: 30 miles in Gallup, NM; Served by Atchison, Topeka, and Santa Fe Railroad

Air: 5 miles from the Window Rock Airport with a 7,000 ft. landing strip & 30 miles away from site, Gallup Municipal Airport, Gallup, New Mexico

Direct Inquiries To:

The Navajo Nation - Project Development

P.O. Box 663

Window Rock, Arizona 86515

(505) 863-6414 (New Mexico)

(928) 871-6504 (Arizona)

Email Address: srbp@navajoadvantage.com

Leupp Industrial Park

Property Description: Industrial park consisting of 100 acres and is for lease only.

Location: Leupp, Arizona

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Building Characteristics: No buildings available

Site Characteristics:

Total Land Site: This site is 100 Acres

Additional Land Available: None

Comments: Lease Terms are Negotiable. The Leupp Industrial Site is one of eight industrial sites on the Navajo Nation. Located 1 mile from the Highway 99 just 20 miles north of Interstate 40. Local Industry: Tooh Dineh Industries, Inc. and Navajo Family Farms Co-op.

Utilities:

Water: Navajo Tribal Utility Authority

Sewer: Navajo Tribal Utility Authority

Electricity: Navajo Tribal Utility Authority

Gas: Navajo Tribal Utility Authority

Fire Protection: Navajo Nation Fire Department

Telephone: Navajo Frontier Communications Company, Inc.

Transportation:

Interstate: Interstate 40 is 20 miles south.

Rail: 30 miles in Flagstaff, AZ; Served by Atchison, Topeka, and Santa Fe Railroad.

Air: 30 miles from Flagstaff Airport

Direct Inquiries To:

The Navajo Nation - Project Development
P.O. Box 663
Window Rock, Arizona 86515
(505) 863-6414 (New Mexico)
(928) 871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Church Rock Industrial Park

Property Description: Industrial park consisting of 72 acres and is for lease only

Location: Church Rock, New Mexico

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Building Characteristics: No building available.

Site Characteristics:

Total Land Site: This site is 75 Acres

Additional Land Available: None

Comments: Lease Terms are Negotiable. The Church Rock Industrial Site is one of eight industrial sites on the Navajo Nation. Located 6 miles east of Gallup, New Mexico near the New Mexico-Arizona state border with easy market access by truck or rail. Interstate 40 is adjacent to the site on Highway 118. Tenant: Gallup Camper Sales Manufacturing, Cabinets Southwest Inc., USDA Food Distribution and the Eastern Navajo Economic Development Office.

Utilities:

Water: City of Gallup & Navajo Tribal Utility Authority and Indian Health Service, 8-inch line

Sewer: City of Gallup, 8-inch line

Electricity: City of Gallup, 13.8 KV line

Gas: Public Service Company of New Mexico, Natural Gas, 8-inch line

Fire Protection: City of Gallup & Thoreau Volunteer Fire Departments

Telephone: Qwest Communications

Transportation:

Interstate: Adjacent to Interstate 40 and State Highway 118

Rail: Rail Spur on Site; Served by Atchison, Topeka, and Santa Fe Railroad.

Air: 13 miles away from Site, Gallup Municipal Airport

Direct Inquiries To:

The Navajo Nation - Project Development
P.O. Box 663
Window Rock, Arizona 86515
(505) 863-6414 (New Mexico)
(928) 871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Shush Be Toh Industrial Park

Property Description: Industrial park consisting of 320 acres and is for lease only.

Location: Iyanbito, New Mexico

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Building Characteristics: No buildings available

Site Characteristics:

Total Land Site: This site is 320 Acres

Additional Land Available: None

Comments: Lease Terms are Negotiable. The Shush Be Toh Industrial Site is one of eight industrial sites on the Navajo Nation. Located 12 miles east of Gallup, New Mexico near the New Mexico-Arizona state border with ease market access by truck or rail. Adjacent to Interstate 40 and Highway 118.

Utilities:

Water: None

Sewer: None

Electricity: None

Gas: None

Fire Protection: None

Other: None

Transportation:

Interstate: Adjacent to Interstate 40 and State Highway 118

Rail: Rail Spur at the Church Rock Industrial Site 6 miles west; Served by Atchison, Topeka, and Santa Fe Railroad.

Air: 25 miles west from Site, Gallup Municipal Airport

Direct Inquiries To:

The Navajo Nation - Project Development
P.O. Box 663
Window Rock, Arizona 86515
(505) 863-6414 (New Mexico)
(928) 871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Shiprock Business/Commercial Park

Property Description: Industrial park consisting of 50 acres of which 40 acres available.

Location: Shiprock, New Mexico

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Local Contact Information:

The Navajo Nation- Shiprock RBDO
P.O. Box 1864
Shiprock, New Mexico
505/368-1315
505-368-1324 FAX

Building Characteristics: No buildings available

Site Characteristics:

Total Land Site: This site is 50 Acres; 40 acres available

Additional Land Available: None

Comments: Lease Terms are Negotiable. The Shiprock Industrial Site is one of eight industrial sites on the Navajo Nation. Located 30 miles west of Farmington, New Mexico adjacent to NM Highway 666. Tenants: Ayani Neez, Inc., Navajo ACE Home Center, Subway and BCDS Manufacturing Inc.

Utilities:

Water: Navajo Tribal Utility Authority

Sewer: Navajo Tribal Utility Authority

Electricity: Navajo Tribal Utility Authority

Gas: Navajo Tribal Utility Authority

Fire Protection: Shiprock Fire Department

Telephone: Navajo Frontier Communications Company, Inc.

Transportation:

Interstate: Interstate 40 is 90 miles south.

Rail: 90 miles south, Gallup, NM; Served by Atchison, Topeka, and Santa Fe Railroad.

Air: 30 miles east from Site, Four Corners Regional Airport

Direct Inquiries To:

The Navajo Nation - Project Development
P.O. Box 663
Window Rock, Arizona 86515
(505) 863-6414 (New Mexico)
(928) 871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Navajo Agricultural Products Industry

Property Description: Industrial park consisting of 100 acres and is for lease only. This industrial park is located within the Navajo Nation's irrigated farm called the NAVAJO ATRICULTURAL PRODUCTS INDUSTRY (NAPI) INDUSTRIAL PARK.

Location: NAPI, New Mexico (7 miles south of Farmington, New Mexico)

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Local Contact Information:

Navajo Agricultural Products Industry
Attn: General Manager
P.O. Drawer 1318
Farmington, New Mexico 87499
505/566-2600
505/324-9458 FAX
www.navajopride.com

Building Characteristics: No buildings available

Site Characteristics:

Total Land Site: This site is 250 Acres; divided into 18 lots

Additional Land Available: None

Comments: Lease Terms are Negotiable. The Navajo Agriculture Products Industry Industrial Site is one of eight industrial sites on the Navajo Nation. Located 7 miles south of Farmington, New Mexico on State Highway 371. Tenants: NAPI Headquarters, NAPI Farm Center, Raytheon Missile Systems – NAPI facility, Upland Desert Popcorn Company, Navajo Mesa Farms, BIA Roads Department, and LGM Beans facility.

Utilities:

Water: Navajo Tribal Utility Authority

Sewer: Navajo Tribal Utility Authority

Electricity: City of Farmington Electric Utility, Navajo Tribal Utility Authority, and Jemez Electrical Company

Gas: Navajo Tribal Utility Authority

Fire Protection: Valley Fire Department, City of Farmington Fire Department

Telephone: Qwest Communications Company

Transportation:

Interstate: Interstate 40 is 90 miles south.

Rail: 90 miles south, Gallup, NM; Served by Burlington Northern Santa Fe Railroad

Air: 7 miles south from Site, Four Corners Regional Airport

Direct Inquiries To:

The Navajo Nation - Project Development
P.O. Box 663
Window Rock, Arizona 86515
(505) 863-6414 (New Mexico)
(928) 871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

NFPI Navajo Industrial Park

Property Description: Industrial park consisting of 100 acres and is for lease only. This industrial park is the site of the former Navajo Forest Products Industry sawmill and headquarters.

Location: Navajo, New Mexico

Owner and Contact Information:

The Navajo Nation- Project Development
P.O. Box 663
Window Rock, Arizona 86515
505/863-6414 (New Mexico)
928/871-6504 (Arizona)
Email Address: srbp@navajoadvantage.com

Building Characteristics: Three buildings available

Site Characteristics:

Total Land Site: This site is 100 Acres

Additional Land Available: None

Comments: Lease Terms are Negotiable. The NFPI Industrial Site is one of eight Industrial sites on the Navajo Nation. Located 50 miles northwest of Gallup, New Mexico on the New Mexico-Arizona state border on Navajo Route 12. This property was the home the former Navajo Forest Products Industry sawmill and headquarters.

Utilities:

Water: Navajo Tribal Utility Authority

Sewer: Navajo Tribal Utility Authority

Electricity: Navajo Tribal Utility Authority

Gas: Navajo Tribal Utility Authority

Fire Protection: Navajo (McKinley County) Volunteer Fire Department

Telephone: Navajo Frontier Communications Company

Transportation:

Interstate: Interstate 40 is 50 miles southwest

Rail: Rail Spur at the Church Rock Industrial Site 50 miles southwest; Served by Atchison, Topeka, and Santa Fe Railroad.

Air: 50 miles southwest from Site, Gallup Municipal Airport, Gallup, New Mexico