



**SPERRY**

THE BAIRD TEAM

**4158**

4158 S. LYNN DRIVE  
FORT MOHAVE, AZ 86426

LARGE NEW STEEL  
BUILDING

Offering Memorandum



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ASSOCIATE

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SECTION 1

# PROPERTY INFORMATION

# Property Summary



## PROPERTY DESCRIPTION

This newly constructed 140'x 60'x 20" building is just getting the finishing touches. With paneled walls and blown insulation, this is a beautiful new structure. There are two bathrooms, one is ADA and with nearby configured power adding 3 phase would be simple. Located just south of Bullhead City in Fort Mohave. This area is on the Colorado River just 97 miles south of Las Vegas, Nevada and directly across from Laughlin, Nevada. Fort Mohave is best described as a family-oriented community providing residents and businesses consistent growth at an affordable price. In fact, the county ranks as the most affordable in all of Arizona. The population is approximately 50,000 but that does not take in account the county area surrounding it which brings the total closer to 100,000. There is also approximately two-million visitors per year visiting the Tri-State region. The area still maintains a high quality of life with plenty of sunshine and outdoor activities for families. .

## PROPERTY HIGHLIGHTS

- 20 FEET HIGH

## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,400,000 |
| Number of Units: | 1           |
| Lot Size:        | 0.76 Acres  |
| Building Size:   | 12,000 SF   |

## DEMOGRAPHICS

|                   | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 156       | 406       | 1,676    |
| Total Population  | 411       | 1,066     | 4,185    |
| Average HH Income | \$60,445  | \$59,591  | \$62,419 |

# Property Description



## PROPERTY DESCRIPTION

The owner of this thriving business is willing to carry a loan to expedite a sale, which will include a newly constructed 140'x 60'x 20" building on this site. The county has approved the plans with concrete foundation about to be poured. Once erected this property alone will be worth in excess of 1.2 million dollars. Arizona Steel Fabrication is the largest erector of steel structures in the tri-state area and carries zero debt! The owner desires to retire and relocate which opens this opportunity to the right person or persons wanting to step into an immediate money producing machine. Included with the purchase is equipment valued well over \$500,000 along with pending contacts in excess of \$1,000,000. Complete financials are available upon request. Operating for many years in Mohave County, which is on the Colorado River just 97 miles south of Las Vegas, Nevada and directly across from Laughlin, Nevada. Fort Mohave is best described as a family-oriented community providing residents and businesses consistent growth at an affordable price. In fact, the county ranks as the most affordable in all of Arizona. The population is approximately 50,000 but that does not take in account the county area surrounding it which brings the total closer to 100,000. There is also approximately two-million visitors per year visiting the Tri-State region. The area still maintains a high quality of life with plenty of sunshine and outdoor activities for families. .

## LOCATION DESCRIPTION

This property is one block east of Highway 95 and less than a mile south of the Bullhead City limits

# Complete Highlights



## PROPERTY HIGHLIGHTS

- 20 FEET HIGH
- BLOWN INSULATION THROUGHOUT
- FIVE ROLL UP DOORS
- PRIVACY FENCE WITH TWO MOTORIZED GATES

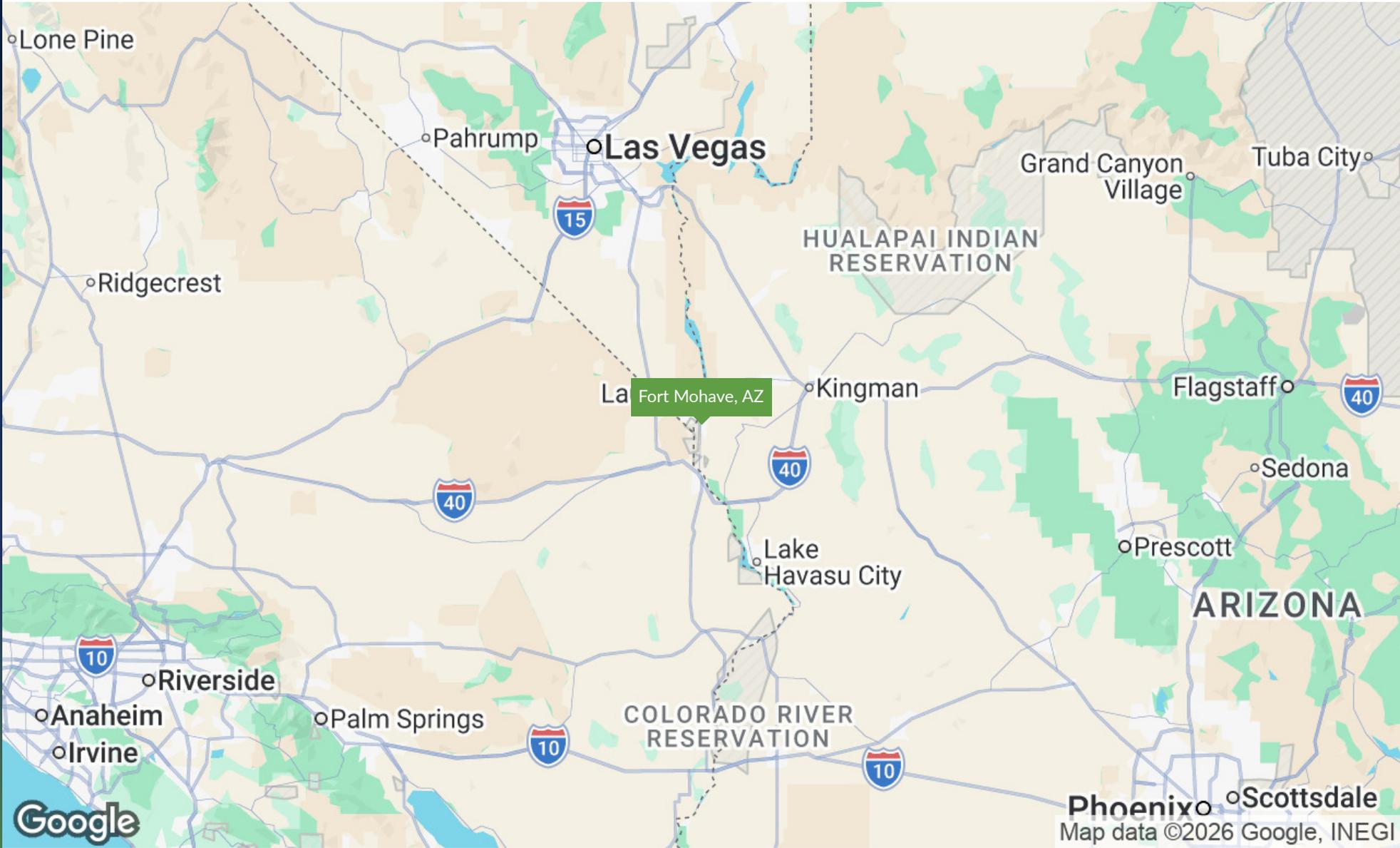




SECTION 2

# LOCATION INFORMATION

# Regional Map



# Location Map



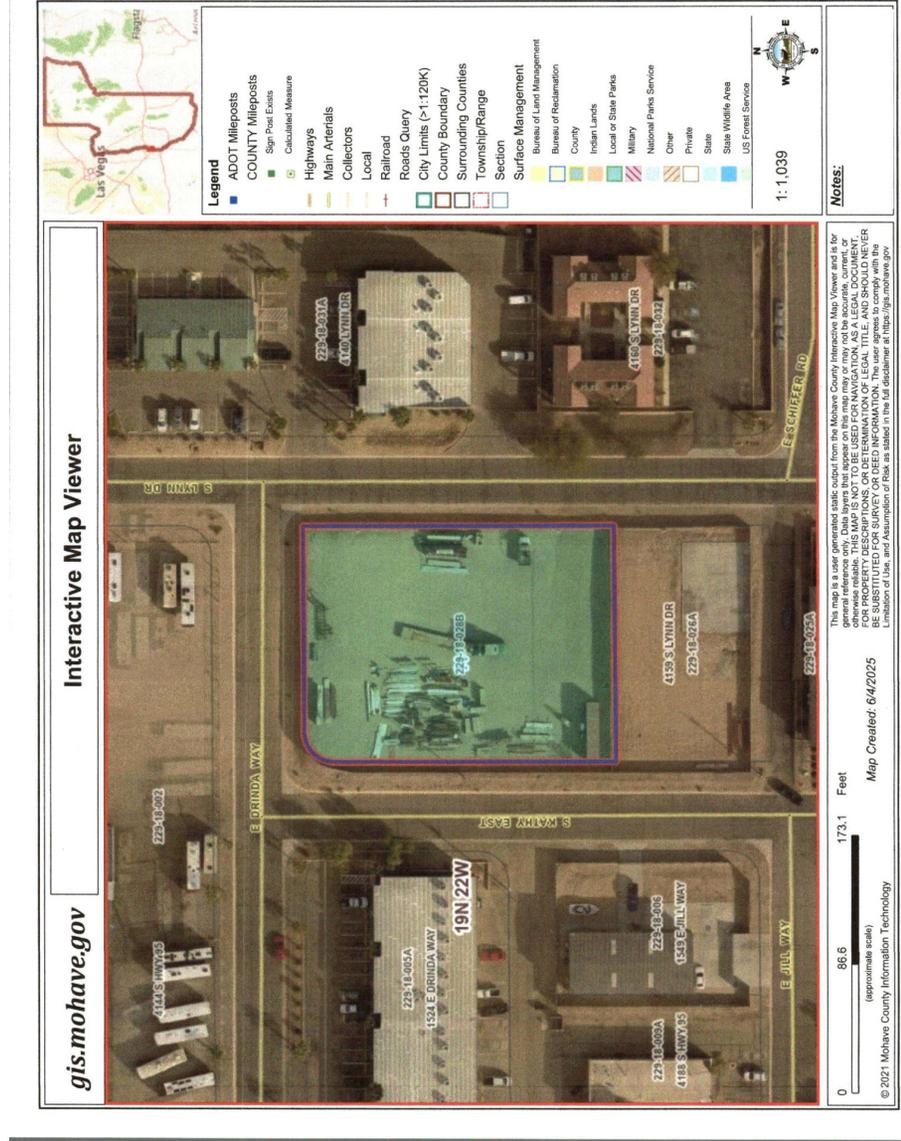
Map data ©2026 Google

# Aerial Map



Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies

# Site Plans





SECTION 3

# SALE COMPARABLES

# Sale Comps



## LARGE NEW STEEL BUILDING

4158 S. Lynn Drive, Fort Mohave, AZ 86426

|             |             |            |           |
|-------------|-------------|------------|-----------|
| Price:      | \$1,400,000 | Bldg Size: | 12,000 SF |
| Lot Size:   | 0.76 Acres  | No. Units: | 1         |
| Year Built: | 2025        |            |           |



## CALVARY CHAPEL

5171 Huntington Rd, Fort Mohave, AZ 86426

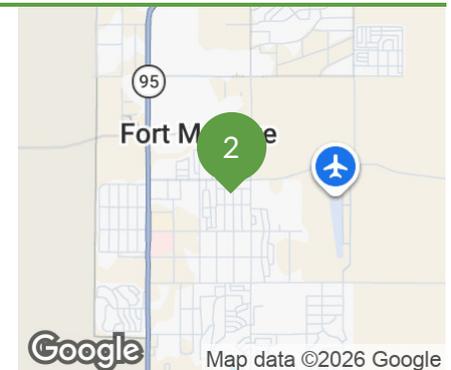
|             |            |            |          |
|-------------|------------|------------|----------|
| Price:      | \$940,000  | Bldg Size: | 6,026 SF |
| Lot Size:   | 2.15 Acres | No. Units: | 1        |
| Year Built: | 2023       |            |          |



## WORLD INDUSTRIAL

1622 World, Fort Mohave, AZ 86426

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,200,000 | Bldg Size:  | 6,000 SF |
| Lot Size: | 0.30 Acres  | Year Built: | 2022     |



# Sale Comps



3

## INDUSTRIAL BUILDING

5059 Lakewood Rd, Fort Mohave, AZ 86426

|             |             |            |           |
|-------------|-------------|------------|-----------|
| Price:      | \$1,000,000 | Bldg Size: | 17,400 SF |
| Lot Size:   | 1.06 Acres  | No. Units: | 3         |
| Year Built: | 1985        |            |           |

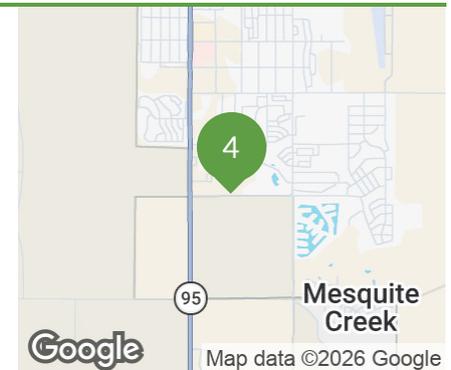


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## LIPAN INDUSTRIAL

1745 E. Lipan Blvd, Fort Mohave, AZ 86426

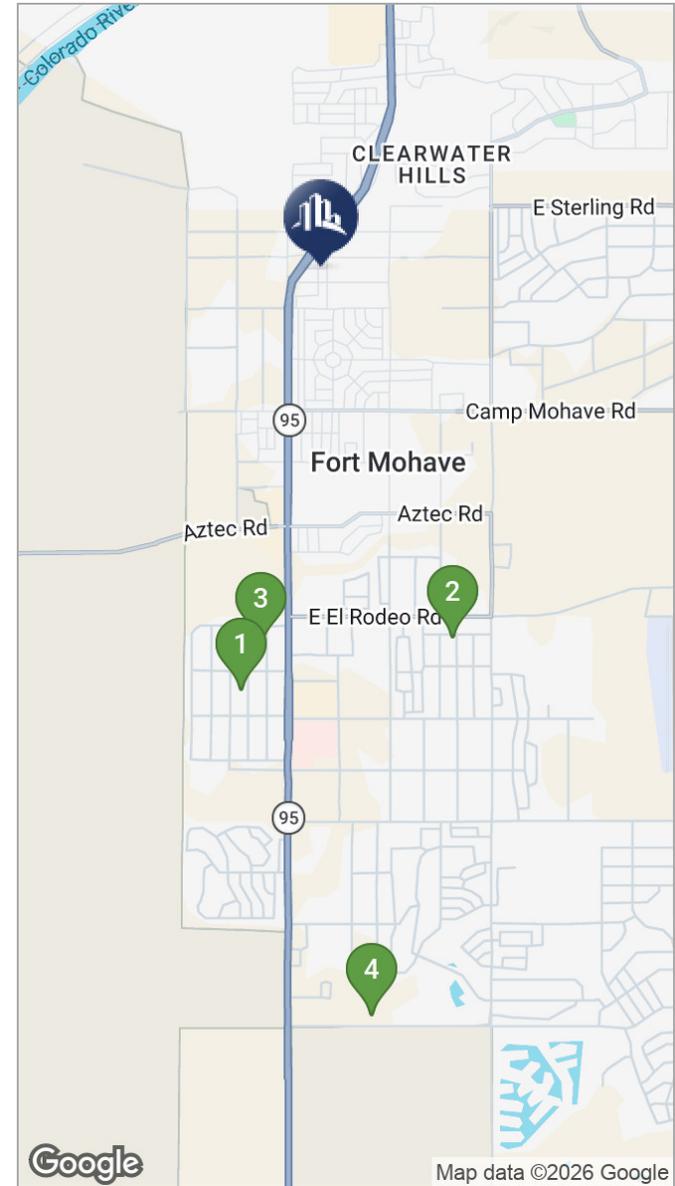
|             |            |            |          |
|-------------|------------|------------|----------|
| Price:      | \$750,000  | Bldg Size: | 2,400 SF |
| Lot Size:   | 5.38 Acres | No. Units: | 1        |
| Year Built: | 2012       |            |          |

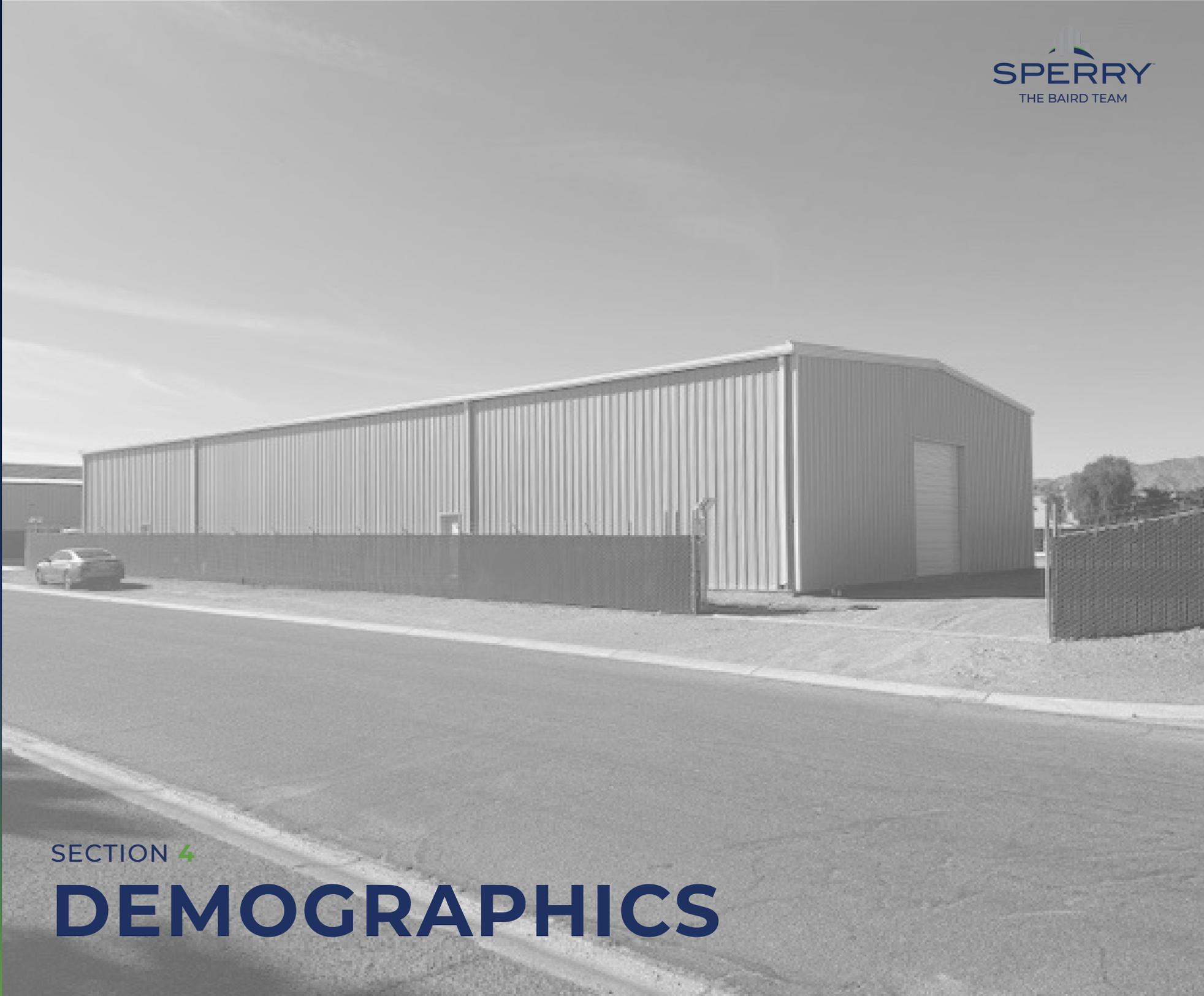


# Sale Comps Map & Summary



|                 | NAME/ADDRESS   | PRICE            | BLDG SIZE       | LOT SIZE          | NO. UNITS |
|-----------------|--|------------------|-----------------|-------------------|-----------|
| ★               | <b>Large New Steel Building</b><br>4158 S. Lynn Drive<br>Fort Mohave, AZ | \$1,400,000      | 12,000 SF       | 0.76 Acres        | 1         |
| 1               | <b>Calvary Chapel</b><br>5171 Huntington Rd<br>Fort Mohave, AZ           | \$940,000        | 6,026 SF        | 2.15 Acres        | 1         |
| 2               | <b>World Industrial</b><br>1622 World<br>Fort Mohave, AZ                 | \$1,200,000      | 6,000 SF        | 0.30 Acres        | -         |
| 3               | <b>Industrial Building</b><br>5059 Lakewood Rd<br>Fort Mohave, AZ        | \$1,000,000      | 17,400 SF       | 1.06 Acres        | 3         |
| 4               | <b>Lipan Industrial</b><br>1745 E. Lipan Blvd<br>Fort Mohave, AZ         | \$750,000        | 2,400 SF        | 5.38 Acres        | 1         |
| <b>AVERAGES</b> |  | <b>\$972,500</b> | <b>7,957 SF</b> | <b>2.22 ACRES</b> | <b>1</b>  |





SECTION 4

# DEMOGRAPHICS

# Demographics Map & Report

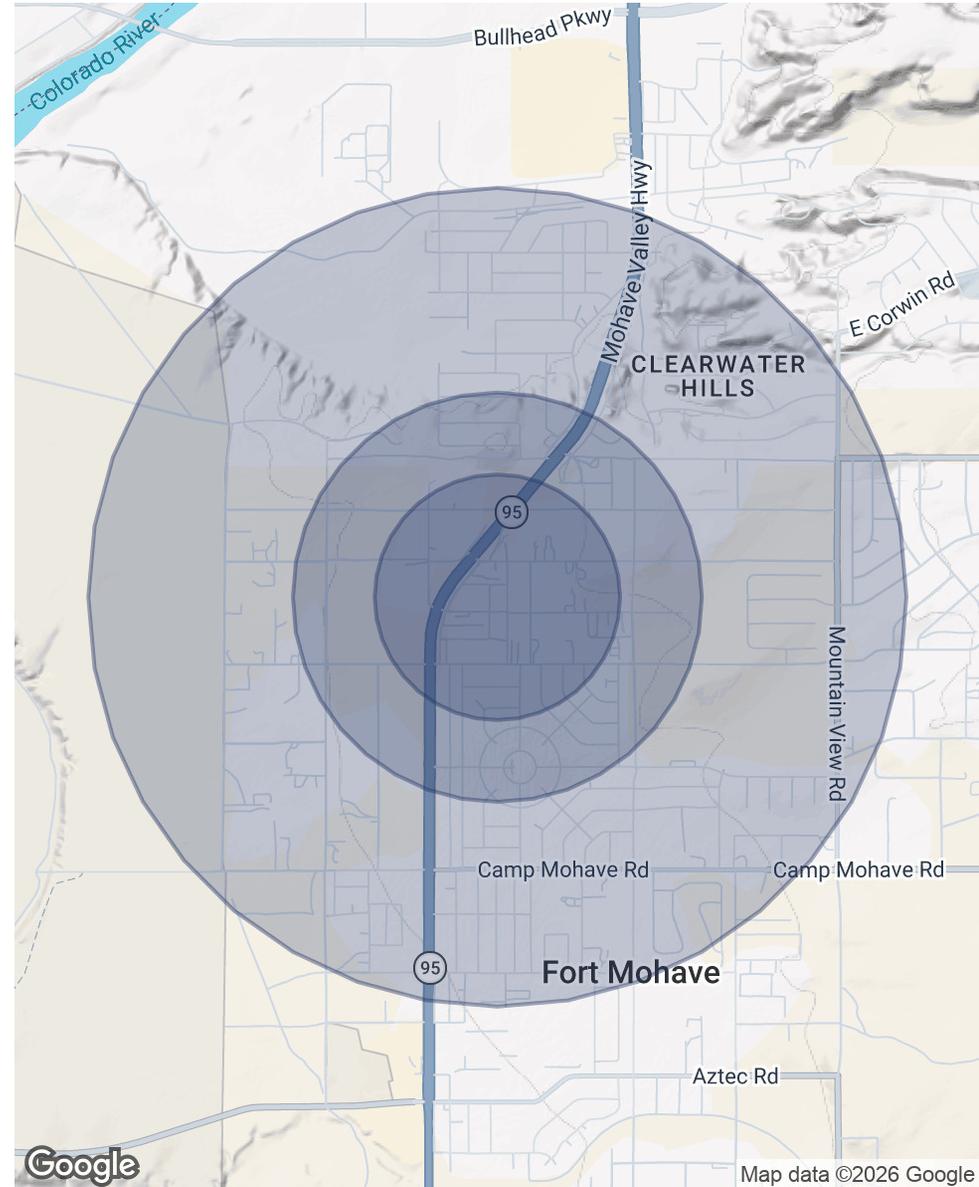


| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 411       | 1,066     | 4,185  |
| Average Age          | 43        | 43        | 45     |
| Average Age (Male)   | 42        | 42        | 44     |
| Average Age (Female) | 43        | 43        | 46     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 156       | 406       | 1,676     |
| # of Persons per HH | 2.6       | 2.6       | 2.5       |
| Average HH Income   | \$60,445  | \$59,591  | \$62,419  |
| Average House Value | \$256,668 | \$255,991 | \$277,271 |

Demographics data derived from AlphaMap





SECTION 5

# ADVISOR BIOS

# Advisor Bio 1



DAVID PATTERSON

Associate

Direct: 928.754.2888

## PROFESSIONAL BACKGROUND

David P. Patterson is a senior associate with Sperry Commercial Global Affiliates with over 37 years of experience in the field of real estate. With many years of experience as a lender as well as a real estate professional in the industry he has been instrumental in assisting both buyers and sellers in the commercial Real Estate Business.

Patterson is licensed in both Arizona and Nevada and has worked on a number of commercial purchase transactions all while servicing property management accounts throughout Arizona. Since David's broker is the Senior Vice President for Sperry it puts him in a unique position to understand not only our local market but how it relates to investors throughout the country.

Patterson has marketed and closed Retail Office projects including but not limited to gas stations, R.V. parks and industrial buildings located throughout the tri-state area. David is a partner in the firms property management division, his duties include overseeing the leasing and maintenance of commercial properties.

During his related years as a lender in Real Estate his experience extended to training Loan Officers, Realtors and Builders throughout the turbulent eighties by presenting an ongoing series of seminars throughout the Los Angeles area. He also spent two years increasing the market share of PMI in the nineties by over 180% within that market.

David was responsible for writing the initial lending policies for the creation of Wilshire Savings in Los Angeles. This along with over twenty years of managing offices for a variety of National banks gives him an excellent understanding of the financing available in commercial real estate. A valuable knowledge needed in today's environment to increase opportunities on both the listing and sales side.

As Sperry Commercial's senior advisor in the Tri-State area David has the experience and expertise to handle all types of commercial real Estate sales, leasing and Property management.

702.765.6005