



For Sale: \$1,717,744 – \$21,821 / Acre

John Filli, SIOR

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St #200,
Phoenix, AZ 85018
(602) 955-4000
naihorizon.com

Property Overview

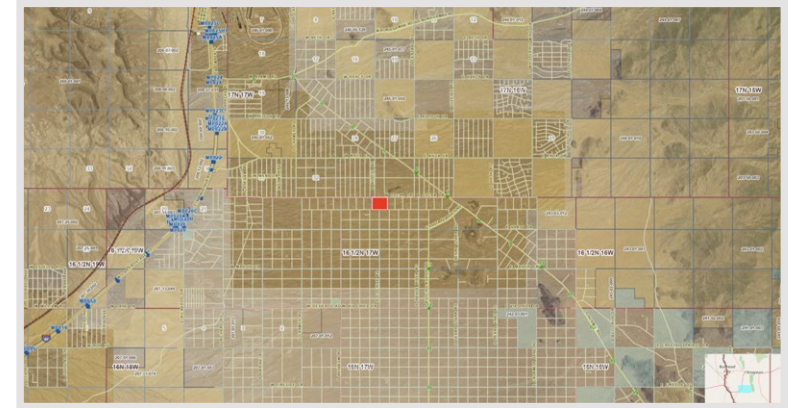
Vacant & Unimproved
±78.72 AC Light Industrial
Land Available for Sale

Property Features

- A vacant, unimproved, light industrial/PUD-zoned land site consisting of two (2) ±39.38 AC parcels
- Water is available from Mohave Water Co., approximately three (3) miles northwest of the site
- Electric and natural gas are available from Unisource Energy Services
- Potable water supply available from underlying aquifer or nearby Mohave Water Co.
- Zoned Light Industrial/PUD, Mohave County
- APN#s: 243-05-009-3320 & 243-05-009-3329

Location Features

- Site allows for easy access to Los Angeles, Las Vegas, and Phoenix
- Excellent access to and from I-40
- Great proximity to market, transportation, and labor
- Located ±2.64 miles southwest of the ±3,282 AC Chrysler Motors Proving Grounds
- Located ±2.5 miles southeast of Exit 25 along I-40
- Approximately twenty-five (25) miles east of the California border and ±30 miles south of Kingman, Arizona
- 32 million people living within a 350 mile radius
- BNSF rail lines that run north and south, approximately 2.5 miles west of the site



Demographics	10 Mile	30 Miles	50 Miles
Population	820	108,815	234,000
Household Income	\$83,582	\$92,716	\$83,034
# of Households	376	47,446	103,305
Age	59.3	54.2	54.6
Traffic Counts		Vehicles / Day	
I-40		15,282	

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