



FOR LEASE | ±15,190 SF Industrial Building

2086 Courtwright Road • Mohave Valley, Arizona



Subject Property

FOR LEASE | 2086 Courtwright Road, Mohave Valley, AZ

- Size: ±15,190 SF (post-expansion)
- Clear Height: 18'
- Loading:
 - (2) New Dock-High Doors
 - (7) Grade-Level Doors (16' x 16')
- Zoning: C2H
- Power: 400 AMP (suitable for light manufacturing)
- Easy truck circulation
- Ample parking
- Flexible layout for many user types

PROPERTY HIGHLIGHTS

- Expansion increased building functionality and flexibility
- Multiple access types desirable to manufacturing, trades & distributors
- Rare dock access in Mohave Valley submarket
- Flexible lease term, ideal for regional operators or overflow users



Ann Pettit

US Southwest® | Broker
ann@ussw.net | 928.234.5555



Leasing Details

FOR LEASE | 2086 Courtwright Road, Mohave Valley, AZ

- Lease Rate: \$.90 per/SF (monthly), NNN
- 2025 Taxes: \$7,072.50
- Lease Term: Negotiable
- Lease/Purchase: Negotiable

SUITABLE USER TYPES

- Light manufacturing & assembly:
 - Plastics, cabinet shops, metalworking, fabrication
- Contractor/trade companies:
 - HVAC, plumbing, electrical, solar
- Local & regional distributors:
 - Furniture/appliance distributors
 - Auto parts distributors
 - Seasonal overflow storage companies
- Equipment/fleet operations
- Restoration/construction firms
- Agriculture-related supply/distribution
- Warehouse/storage/overflow facilities



Ann Pettit

US Southwest® | Broker
ann@ussw.net | 928.234.5555



Multimodal Connectivity

Mohave County offers a rare mix of **truck, rail, and air** logistics potential



Transportation Assets:

- I-40, US-95, I-11: direct access to regional and interstate corridors
- BNSF Rail (Needles CA): 3+/- miles away
- Bullhead/Laughlin International Airport: Future potential air cargo integration

This combination of infrastructure creates opportunities for:

- Freight consolidation
- Hybrid trucking/rail operations
- Last mile distribution
- Regional logistics hubs: The potential expansion of air cargo facilities would position Mohave County as one of the **few multimodal industrial environments in the region.**

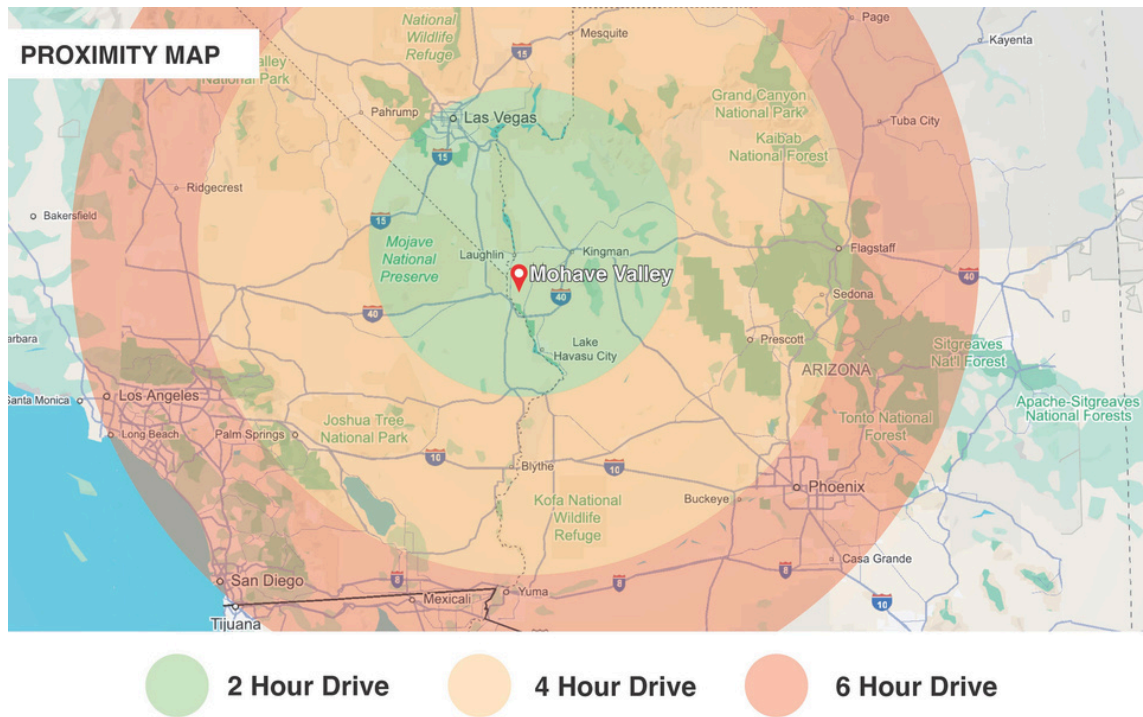
Ann Pettit

US Southwest® | Broker
ann@ussw.net | 928.234.5555



Strategic Geographic Gateway:

Strategically located at the intersection of three key metropolitan regions, Mohave county provides fast, efficient reach to more than **40 million consumers**



This makes Bullhead City, Fort Mohave and Mohave Valley an ideal location for:

- Regional distribution
- Manufacturing with multi-state reach
- Supply chain and e-commerce support
- Construction, trades, and equipment operations

Las Vegas: 110 miles
(approx. 1.7 hours)

Phoenix: 200 miles
(approx. 3.5 hours)

Los Angeles: 380 miles
(approx. 6.5 hours)

San Diego: 330 miles
(approx. 5.5 hours)

Ann Pettit

US Southwest® | Broker
ann@ussw.net | 928.234.5555



Area Estimates (2025)

Mohave County offers substantially lower labor costs than large Western metro areas supported by a strong and diverse blue-collar workforce ideal for manufacturing, logistics and industrial operations.

	Avg. HH Income	Median HH Income	Blue Collar Workers
Bullhead City	\$78,620	\$53,361	49.4%
Laughlin	\$66,020	\$48,292	57%
Fort Mohave	\$81,659	\$66,992	48.1%
Lake Havasu City	\$97,444	\$70,576	44.3%
Kingman	\$75,801	\$57,811	45.4%

Comparison to Major Markets (Average Hourly Wage)

Phoenix: Average wage as \$18.86/hr, 6.3% above national average

Los Angeles County: \$20.88/hr, 17.7% above national average

Central Valley, CA: 20.93/hr, 18% above national average

Ann Pettit

US Southwest® | Broker
ann@ussw.net | 928.234.5555



Market Stability & Growth Opportunity

While major markets such as Phoenix, Los Angeles and Las Vegas are experiencing:

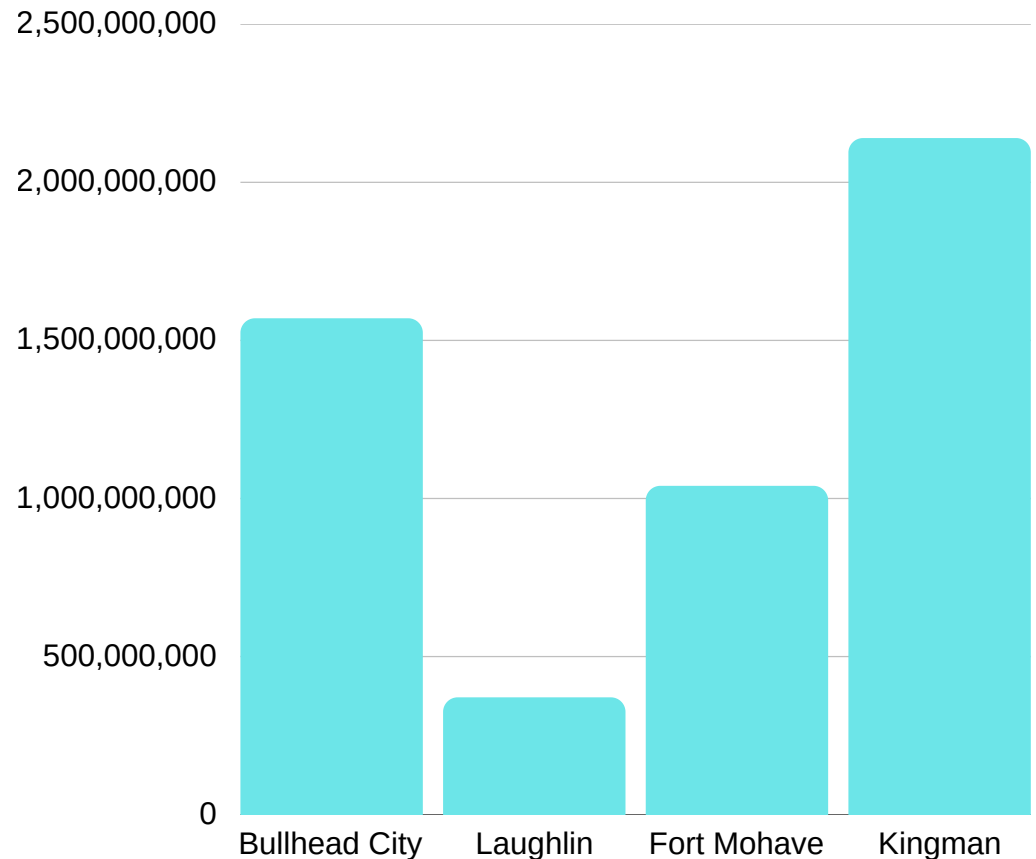
- Increasing vacancy
- Softening rental rates
- Supply corrections

Mohave County remains **stable and cost-efficient**, offering:

- Affordable industrial rents
- Lower land prices
- Consistent demand for 10,000-25,000 SF buildings
- Strong absorption from trades, manufacturers, and distributors

This positions Mohave County as a **strategic, long-term investment location** for companies optimizing supply chain performance.

Consumer Expenditure



Ann Pettit

US Southwest® | Broker
ann@ussw.net | 928.234.5555



Pro Development Business Climate

Bullhead City and Mohave County are widely recognized for:

- Expedited permitting processes
- Business-friendly regulations
- Lower development costs
- flexible industrial zoning

Companies entering the region benefit from **reduced time-to-operation** and **lower start up** costs, giving Mohave County an advantage over more regulated metro areas

Summary of Regional Advantages

- Skilled and affordable workforce
- Lower labor and land costs
- Central access to major metros
- Truck, rail, & future air cargo capability
- Pro-development regulatory environment
- Stable industrial market conditions
- Ideal for manufacturing, logistics, trades and distribution

Ann Pettit

US Southwest® | Broker
ann@ussw.net | 928.234.5555

