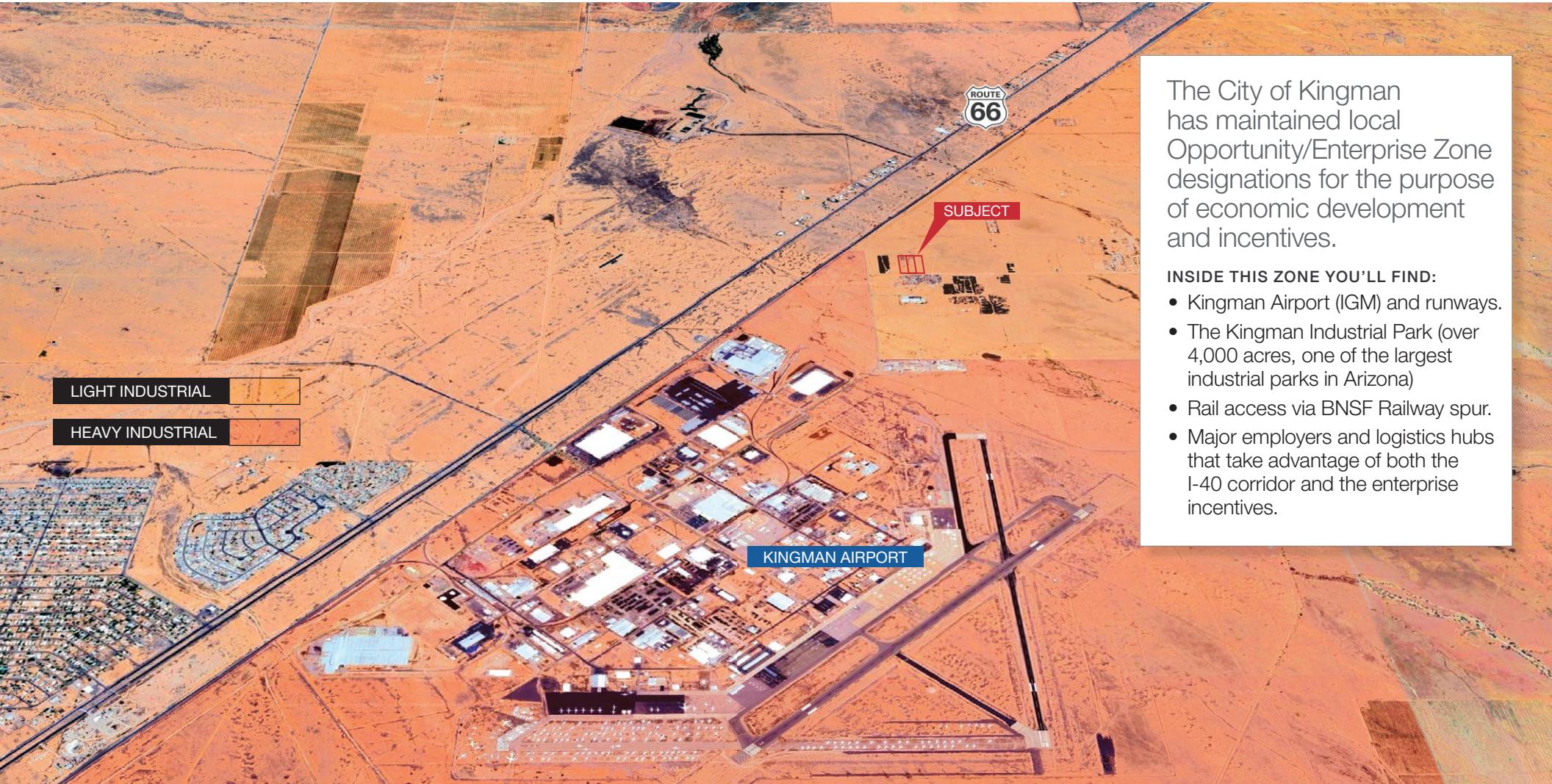


Industrial/Commercial Land For Sale

Greater Kingman AZ Industrial Park | 5041 E Grossman Rd



The City of Kingman has maintained local Opportunity/Enterprise Zone designations for the purpose of economic development and incentives.

INSIDE THIS ZONE YOU'LL FIND:

- Kingman Airport (IGM) and runways.
- The Kingman Industrial Park (over 4,000 acres, one of the largest industrial parks in Arizona)
- Rail access via BNSF Railway spur.
- Major employers and logistics hubs that take advantage of both the I-40 corridor and the enterprise incentives.

±7.56 Acres For Sale: \$600,000 (\$79,365/AC | \$1.82/SF)

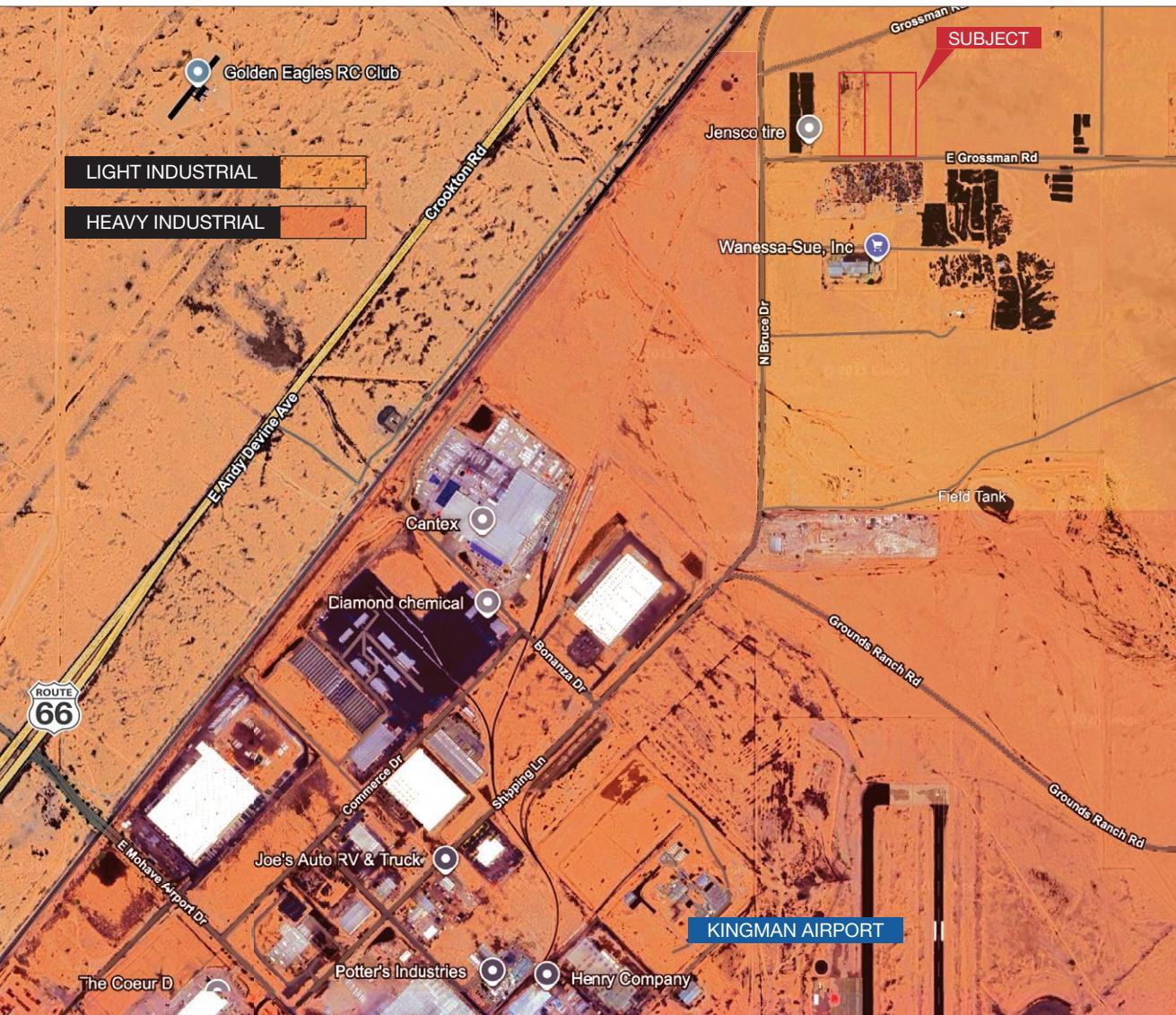
John Filli, SIOR

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Kingman Industrial Park/Airport are located along US Hwy 66, about 5 miles north of I-40 & US Hwy 93

Property Information

Location:	5041 E Grossman Rd, Kingman, AZ 86401
Offer Size:	±7.56 AC (329,314 SF)
Sale Price:	\$600,000 (\$79,365/AC \$1.82/SF)
Parcel Sizes:	3 parcels, ±2.52 Acres each
Best Use:	Industrial, Commercial
Parcel APNs:	310-12-141, 310-12-142, & 310-12-143
Zoning:	Industrial, Mohave County
Electric:	Unisource Energy
Natural Gas:	Unisource Energy
Water:	City of Kingman
Sewer:	City of Kingman

Property Highlights

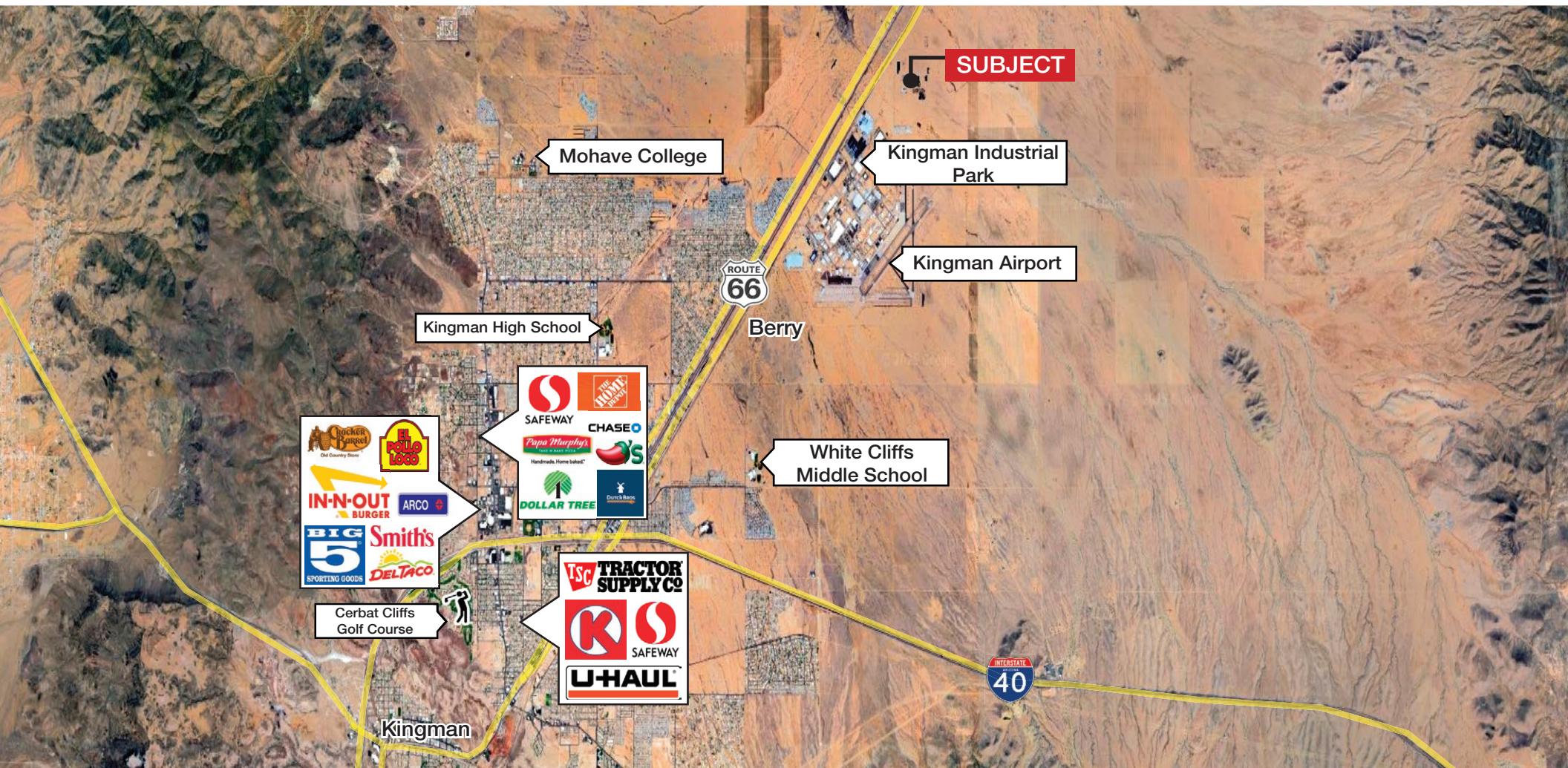
- The ±7.56 Acre Industrial Land Site that is available for sale lies within the Kingman Industrial Park
- The Elevation of Kingman Industrial Park is 3,446 Feet
- The Kingman Industrial Park/Airport are served by the Burlington Northern & Santa Fe Railroad
- Both the Kingman Ind Park & adjoining Airport are also located within an Enterprise zone
- The Kingman Airport is also Home of the Kingman Airport Authority

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Retail Map



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Kingman Stats

34 Million
People Within a Day's Drive

Number 1
Largest Industrial Park in Northern Arizona
with major business friendly benefits

Number 1
Location on Route 66 for Global Tourists

40,000
People pass by Kingman Daily

70 Miles
from the western entrance to Grand
Canyon National Park

100 Miles
from Las Vegas

200 Miles
from Phoenix

318 Miles
from Los Angeles

Source: <https://www.choosekingman.com/relocate/history>

25-04-067

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