



## Heat Wave Business Center

2995 Kiowa Blvd N, Lake Havasu City, AZ 86404



**Raul Ballas**

Mohave Realty Inc.

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# Heat Wave Business Center

\$16.50 /SF/YR

Discover an exceptional opportunity in this state-of-the-art 8-unit warehouse complex, perfectly designed for flexibility, efficiency, and modern industrial needs. Spanning a total of 30,000 square feet, each of the eight individual units offers a generous 3,750 square feet of versatile space, ideal for businesses ranging from startups to established enterprises.

Lease units individually or combine them to create expansive, customized configurations that grow with your business. Soaring 20-foot ceilings provide ample vertical space for storage, equipment, or creative adaptations, enhancing productivity and airflow.

Efficiency is at the forefront with innovative pull-through driving capabilities, featuring 14' wide x 14' tall roll-up doors in the front and 20' wide x 14' tall in the back of each unit—streamlining loading, unloading, and logistics without the hassle of tight maneuvers. Plus, the entire warehouse is fully air-conditioned, ensuring a comfortable, climate-controlled environment year-round,...

- Pull through warehouse
- 14' tall x 20' wide doors
- Fully Air Conditioned space



Rental Rate: \$16.50 /SF/YR

Property Type: Industrial

Rentable Building Area: 30,000 SF

Year Built: 2025

Rental Rate Mo: \$1.38 /SF/MO

## 1st Floor Ste 100

Space Available	3,750 SF
Rental Rate	\$16.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	405 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

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1

## 1st Floor Ste 102

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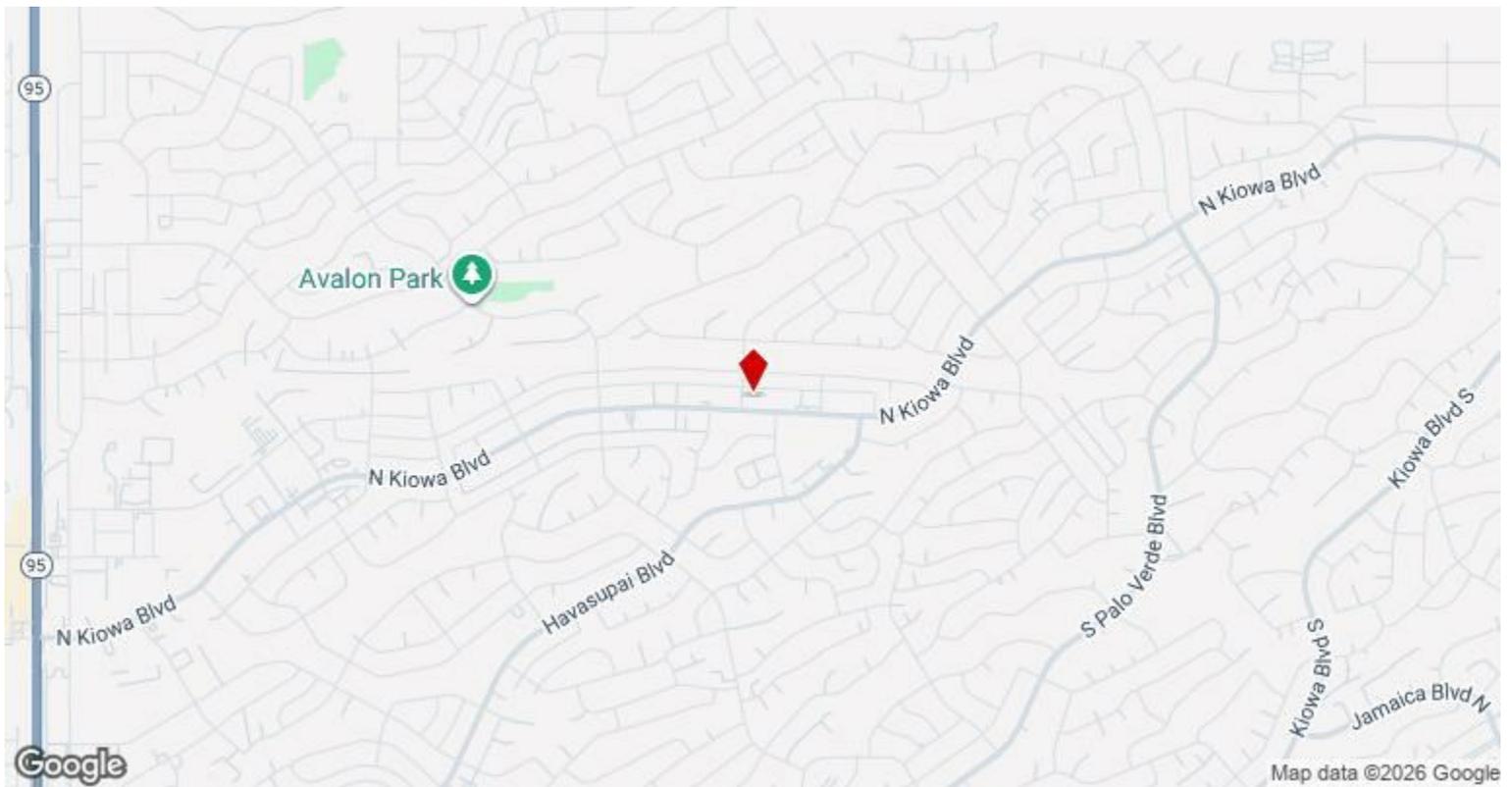
7

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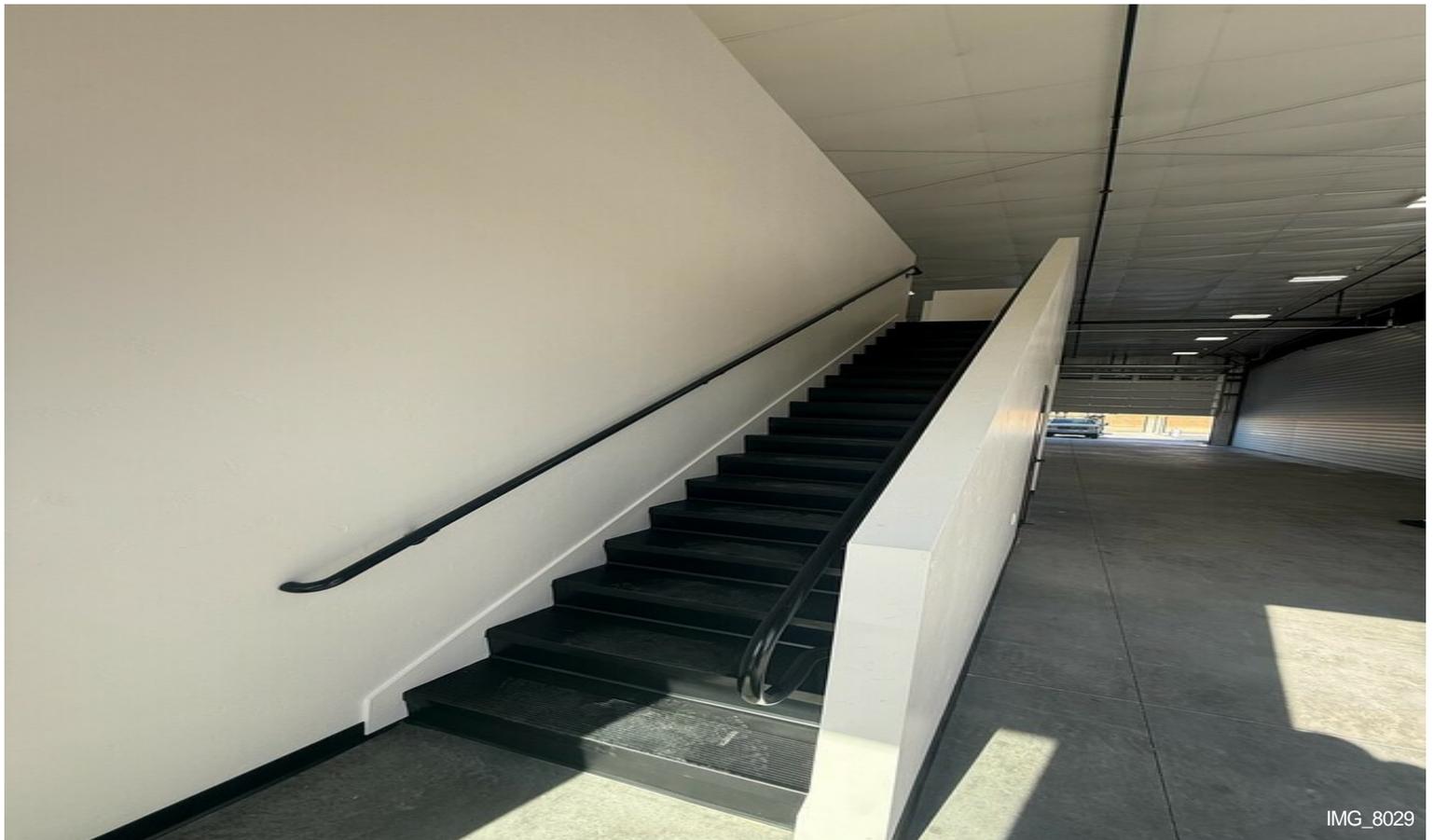
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# Property Photos



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IMG\_8029

# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



# Property Photos



2995KiowaBlvdNDroneUpdate\_11



2995KiowaBlvdNDroneUpdate\_12

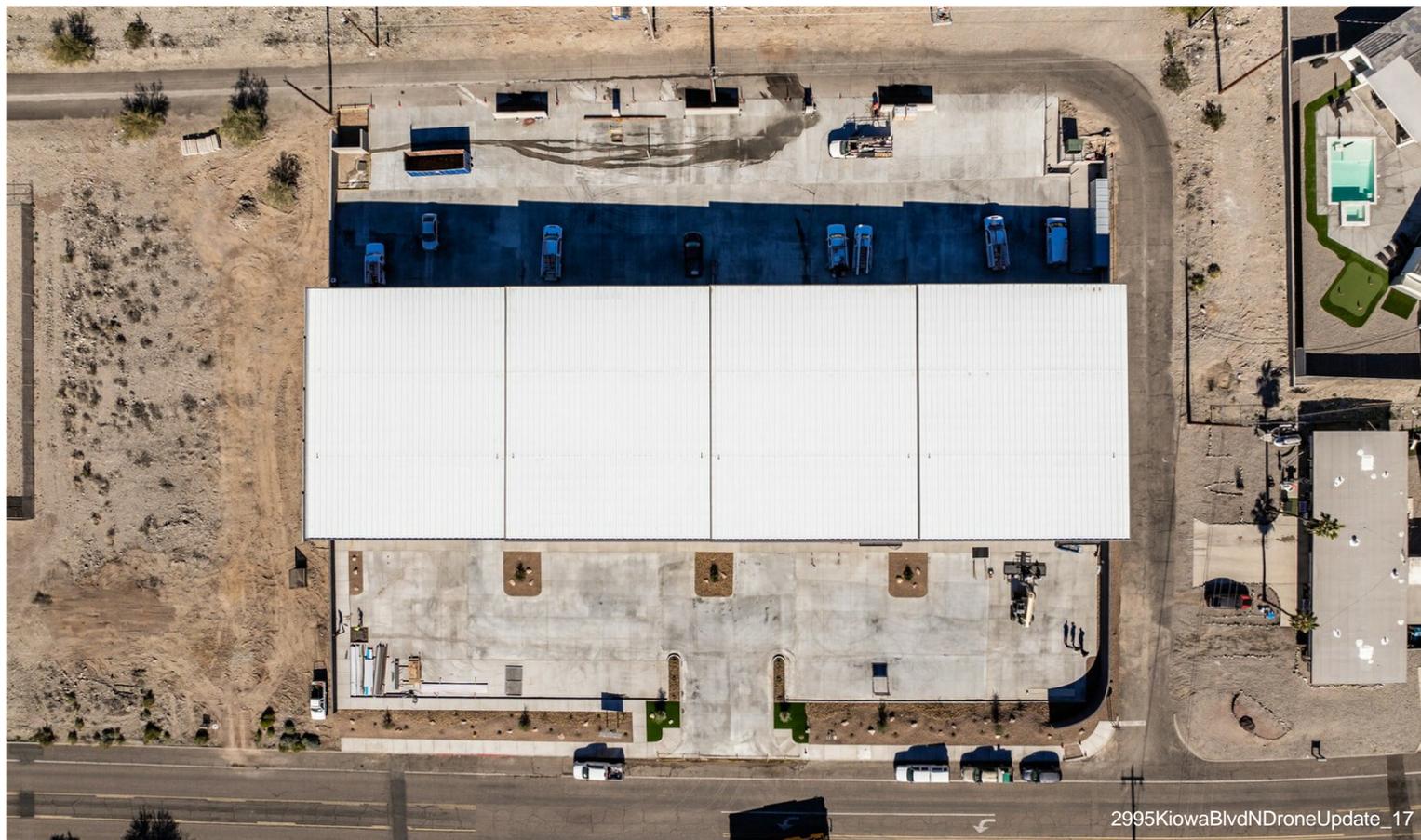
# Property Photos



# Property Photos



2995KiowaBlvdNDroneUpdate\_16



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