

For Sale ±214.36 Acre Portion of Former CAL-ARI Industrial Park

Asking Price: \$5,475,000 (\$24,443/ AC | \$0.56/ SF)



I-40 & Gandalf Way Mohave County, AZ 86438

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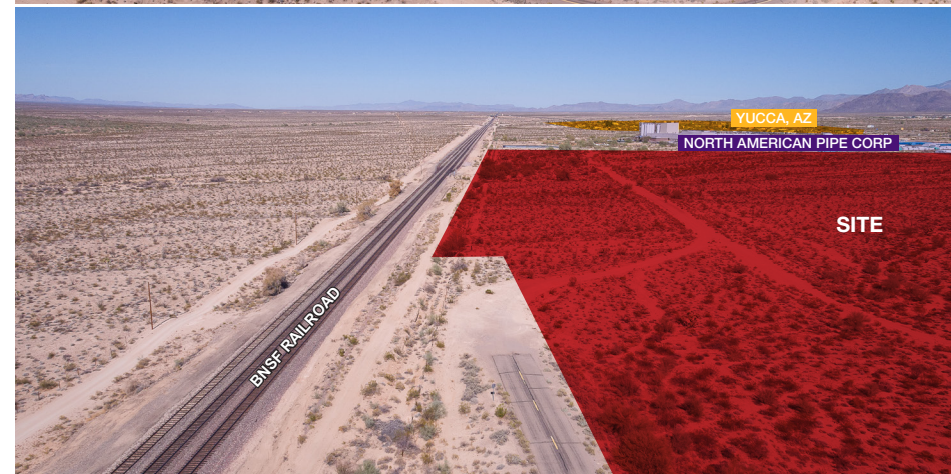
Property Highlights

Summary:

- Sale Price: \$5,475,000 (\$24,443/AC | \$0.56/SF)
- Industrial Park Size: ±214.36 Acres
- Zoning: MX/36A, Heavy Manufacturing
- A Spur connection to BNSF RR is available
- Electric & Nat Gas Service to site is available from Unisource Elec & Gas Co.
- Portable water supply is available via underlying aquifer
- Possible location for a Solar Photo Voltaic Elec Gen Facility and/or EV charging stations
- The site is also an excellent location for a Warehouse and/or Industrial Manufacturing Building
- The site is also in close proximity to the Mohave County Water Company
- The amount of water beneath the site is ±3 Billion Acre Feet, 2nd largest in Arizona

Features:

- Approximately 25 miles south of the Kingman Airport and Industrial Park
- Excellent access to and from I-40 (Exit 25)
- Excellent visibility from I-40
- Site attributes include great proximity to Market, Transportation & Labor
- Location of site allows for easy access to L.A., Las Vegas, and Phoenix
- There are more than 32 million people within a 350 mile radius of the site
- The Burlington Northern Railway runs along the western edge of the site
- 25 miles east of California border



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Area Demographics | Major Industries and Parcel Map

Summary:

As of 2024, Mohave County was home to a population of 223,650, with a 94.7% of the Population 16+ employed. Top employers include Mohave County Government, Kingman hospital, Kingman unified school district 20, Walmart, Fca Us Llc, Home depot.

Demographics	10 Miles	20 Miles	30 Miles
Population	668	6,581	178,325
Households	309	1,842	78,073
Average HH Income	\$80,140	\$64,865	\$87,412
Average Age	58.2	51.4	54.5

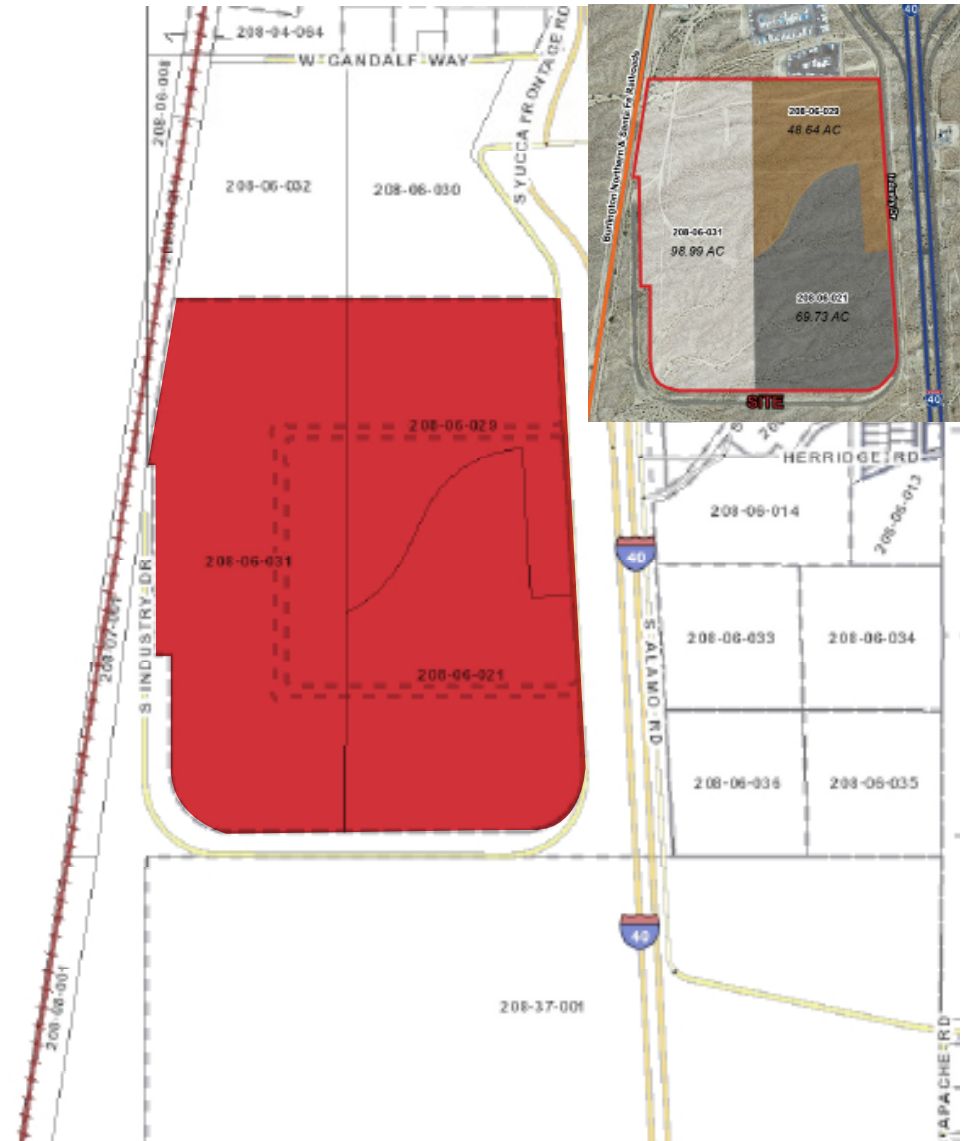
Source: Mohave County Economic Development Department & U.S. Census (www.mohavedevelopment.org & www.census.gov)

Location Overview:

- Approximately 25 miles south of Kingman, AZ and 1 mile south of Yucca, AZ
- Excellent visibility and access to/from I-40
- Site attributes include great proximity to Market, Transportation & Labor
- Easy access to Los Angeles, CA; Las Vegas, NV & Phoenix, AZ

Major Industries:

- Energy
- Manufacturing
- Distribution, Logistics & Transportation
- Health Care Services
- Arts & Entertainment



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Area Overview

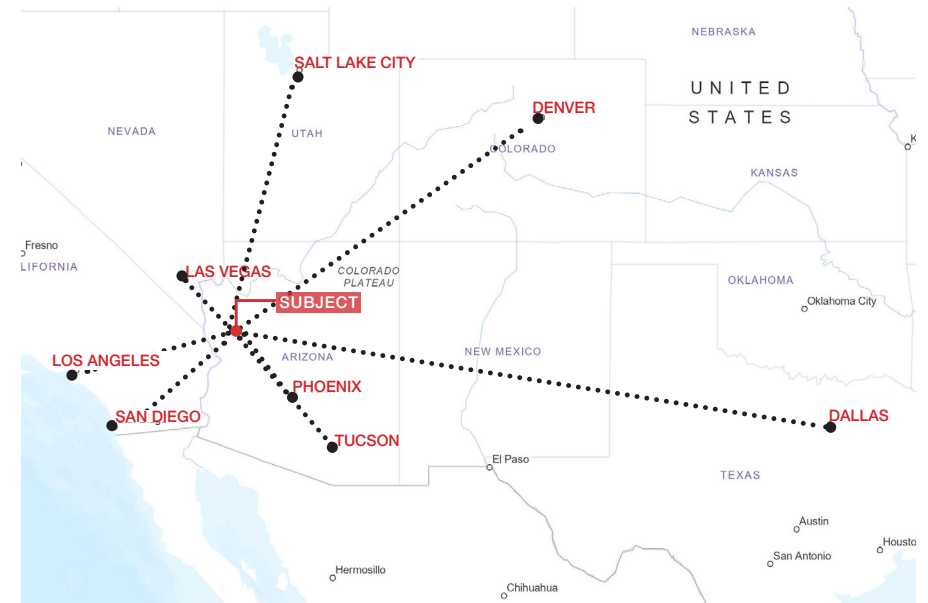


Mohave County is the second largest county in the state of Arizona and the fifth largest in the country. Encompassing 13,470 square miles of various landscapes, lively lakes and hardworking business communities, Mohave is also one of the lowest taxed counties in Arizona.

The area provides access to the I-40, I-15 and US-93, and is home to the largest remaining drivable stretch of Historic Route 66. This makes the location perfect for transit to the Western Region, with most major cities within less than a day's drive.

The Burlington Northern & Santa Fe Railroads provide easy access to rail, and the Kingman Airport and Laughlin Bullhead City International Airport are in close proximity.

Transit Map



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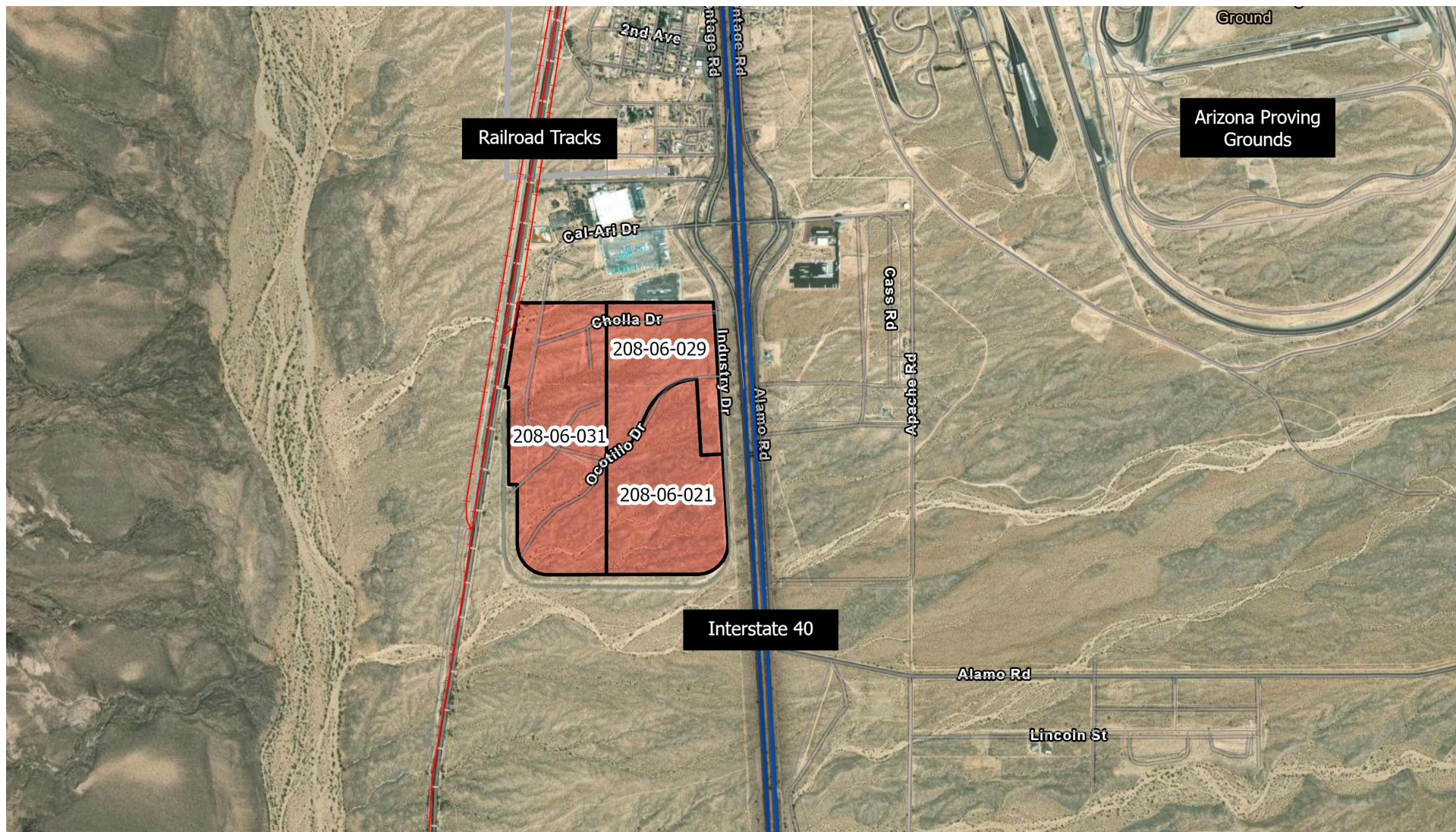
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Railroad Map



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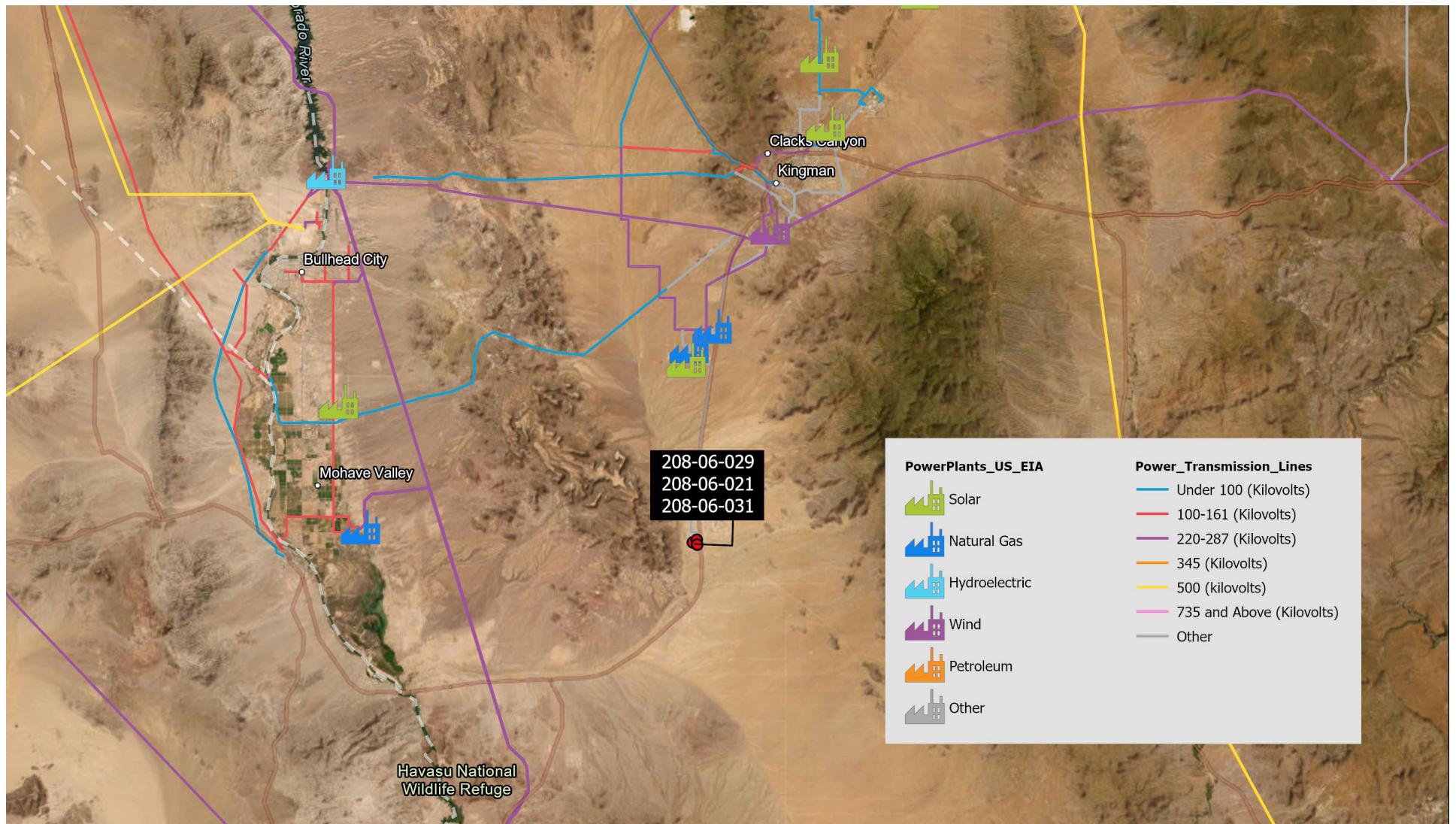
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Powerplant Transmission Lines Map



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