



Heat Wave Business Center

2995 Kiowa Blvd N, Lake Havasu City, AZ 86404



Raul Ballas

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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	New
Space Use	Industrial
Lease Term	Negotiable

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1

1st Floor Ste 102

Space Available	3,750 SF
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Date Available	Now
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1st Floor Ste 104

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1st Floor Ste 106

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5

1st Floor Ste 112

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Space Use	Industrial
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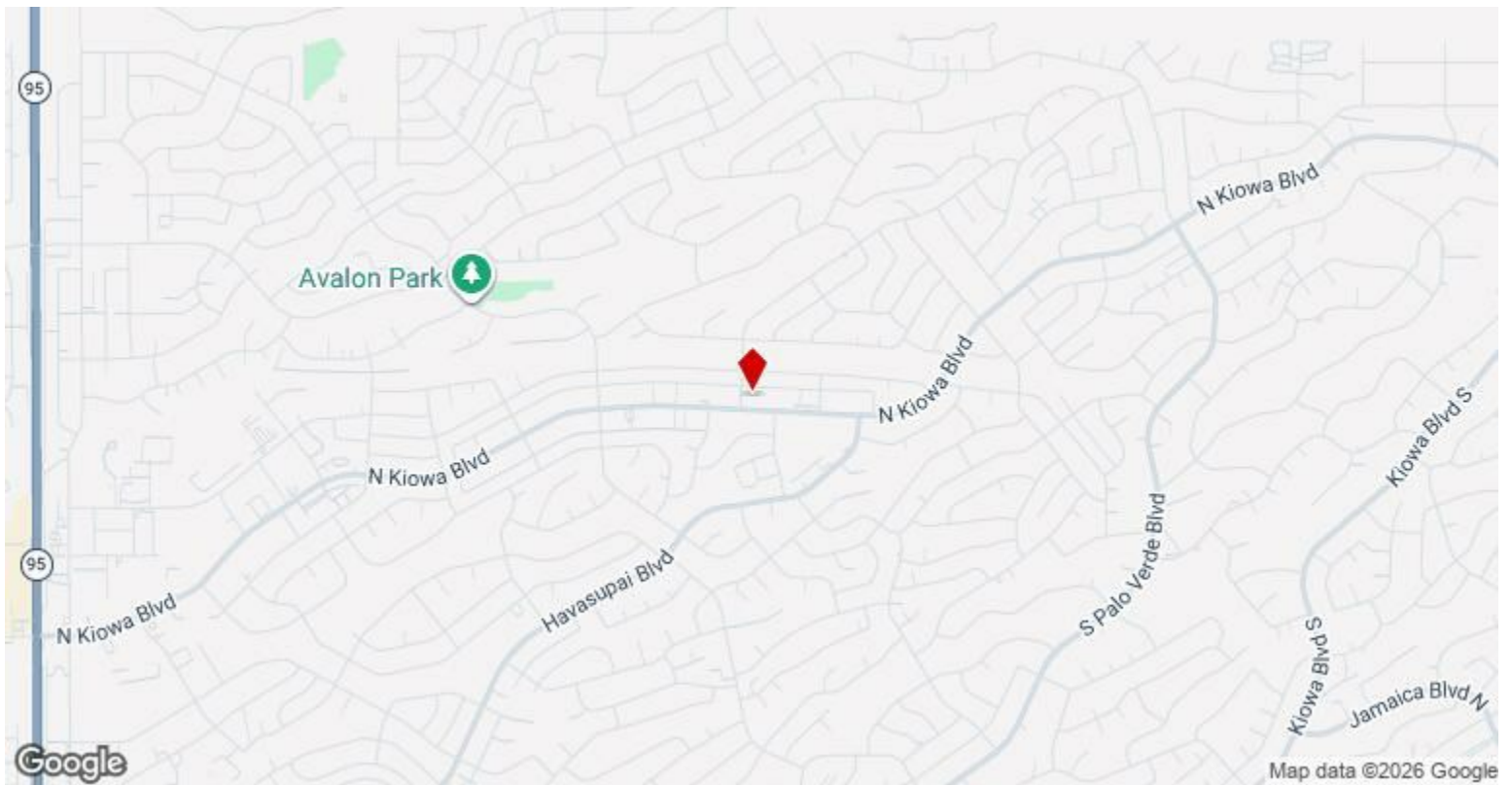
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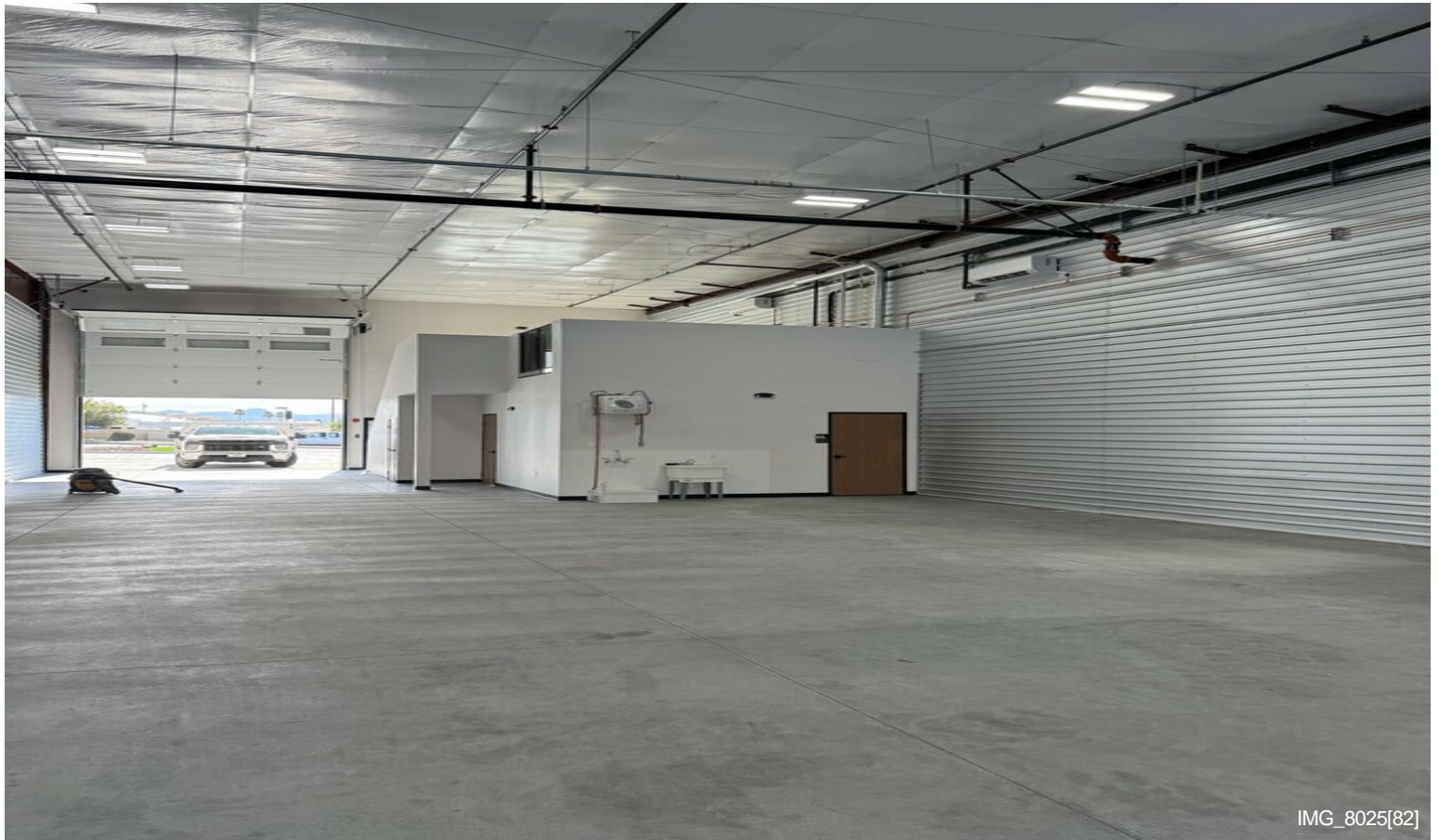
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Property Photos



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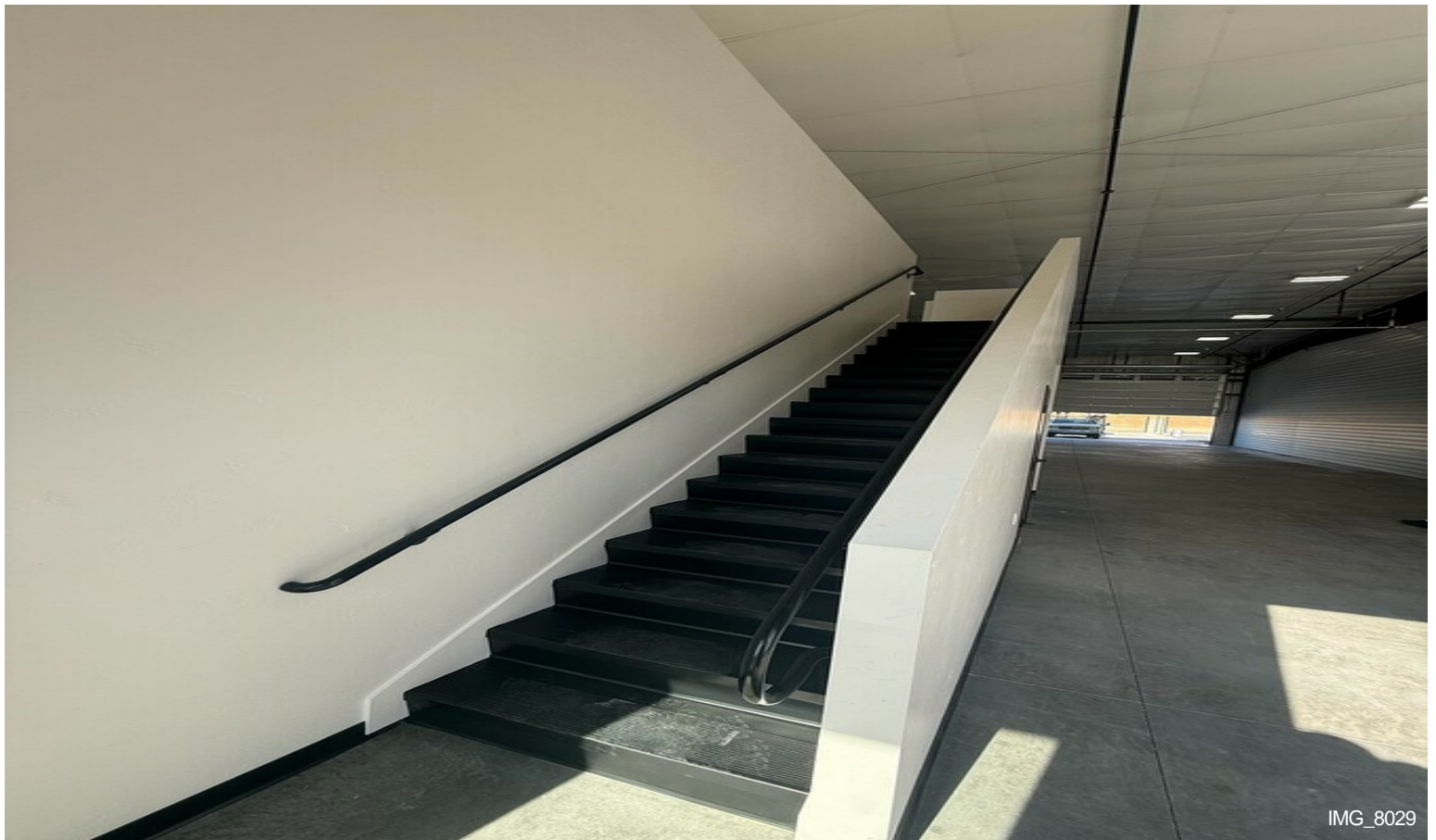


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Property Photos



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IMG_8029

Property Photos



IMG_8030



2995KiowaBlvdNDroneUpdate_03

Property Photos



Property Photos



Property Photos



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