

INDUSTRIAL SPACE AVAILABLE FOR LEASE

LAUGHLIN
INDUSTRIAL
PARK

2400

2400 Laughlin Ranch Blvd - Bullhead City, AZ 86429

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Laughlin Ranch Industrial

Project Overview

This first-of-its-kind in the regional market, state-of-the-art Class A industrial development is nearing the end of its construction phase.

Situated strategically in Mohave County, this property provides exceptional accessibility and logistical benefits to three metropolitan areas: Los Angeles, Las Vegas, and Phoenix. Designed to meet diverse industrial and distribution requirements, the warehouse features a clear height of 24 feet, allowing for substantial storage and operational capabilities. Additionally, the building can be divided into three units of 20,500 square feet each, offering flexibility for businesses of different sizes.

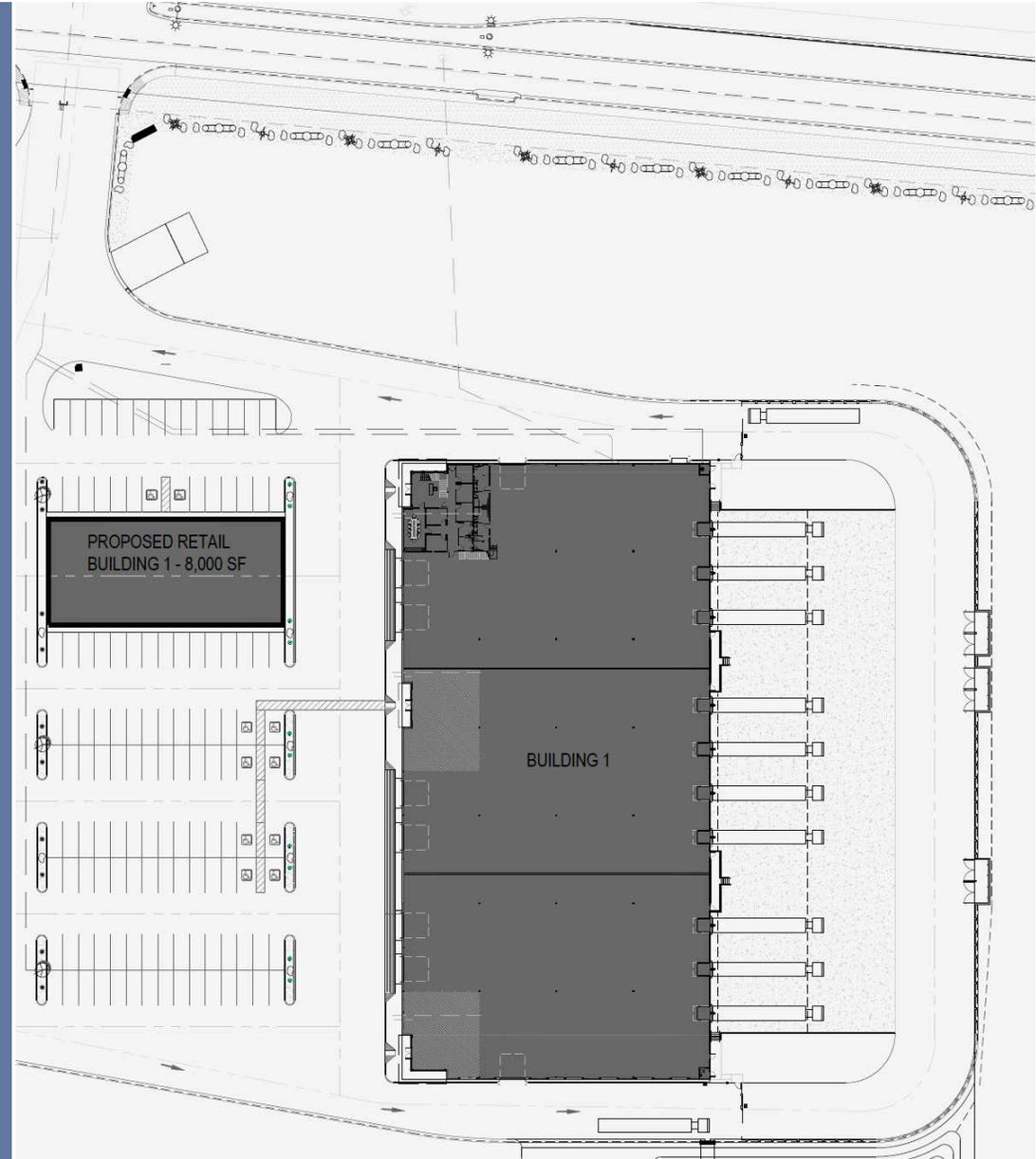


PROPERTY HIGHLIGHTS

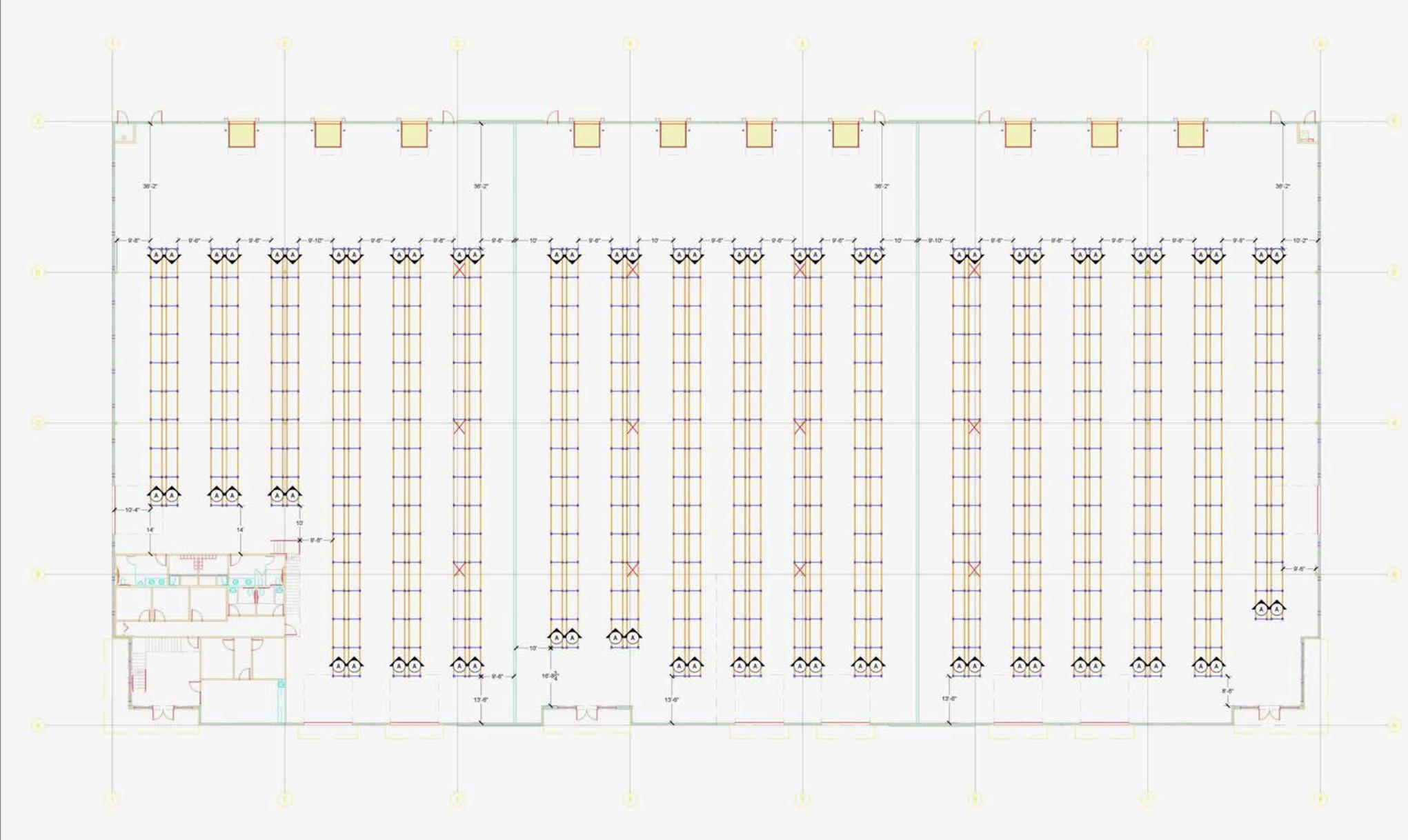
- ±132.29 Acres - Masterplan Park
- ±61,586 Spec Under Construction - Q1 2025 Delivery
- Airport and runway adjacent - “Through Fence Access Possible”
- Three existing Highway Connections: I-40, US 95 and I-11
- Economic incentives offered within Bullhead City and Mohave County
- **Pro Development City & County Expedited Permits Possible**

BUILDING SPECS - Phase 1 - Under Construction

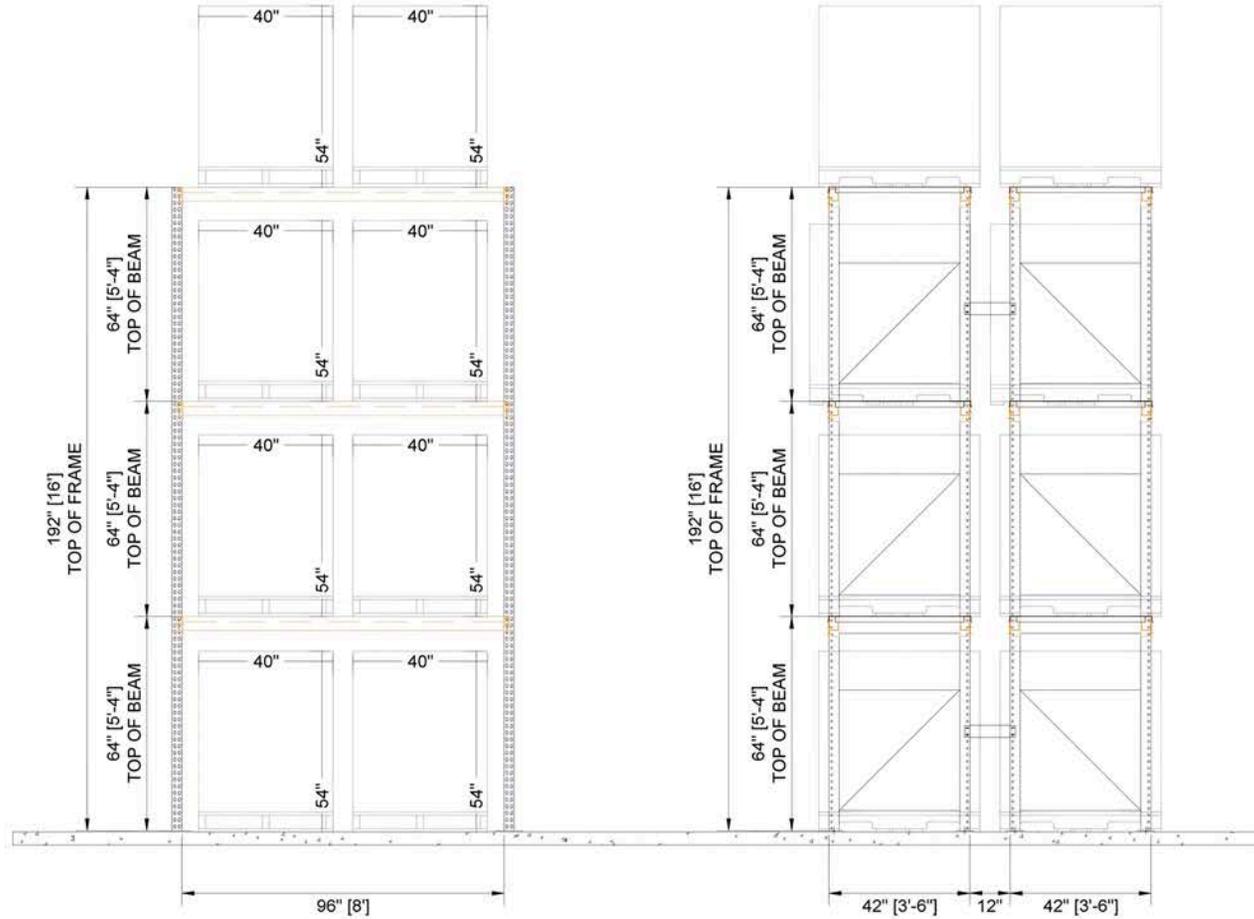
- Demisable to (3) 20,500 SqFt Units
- 2-Story Office Build to Suit
- 24' Minimum Clear Height
- 50' X 43'-9" with Typical Speed Bay
- 10 Docks - (8' X 9') (3 with Levelers)
- 8 Grade Level Doors - (14' X14')
- Truck Court 149'-11"
- 144 Spaces + TBD Trailer Parks
- Roofing: 60 mil TPO
- Floor Slab 6"
- Water: 80,000 GPD
- Power: 3,000 AMP 480/277 Volt
- Natural Gas Service
- Swamp or HVAC Cooling
- Zoned M2 Heavy Industrial







SUMMARY OF PALLET POSITIONS				
BAY TYPE	TOTAL BAYS	PALLETS PER BAY	LOST PALLET	TOTAL PALLET
A	496	8	48	3920



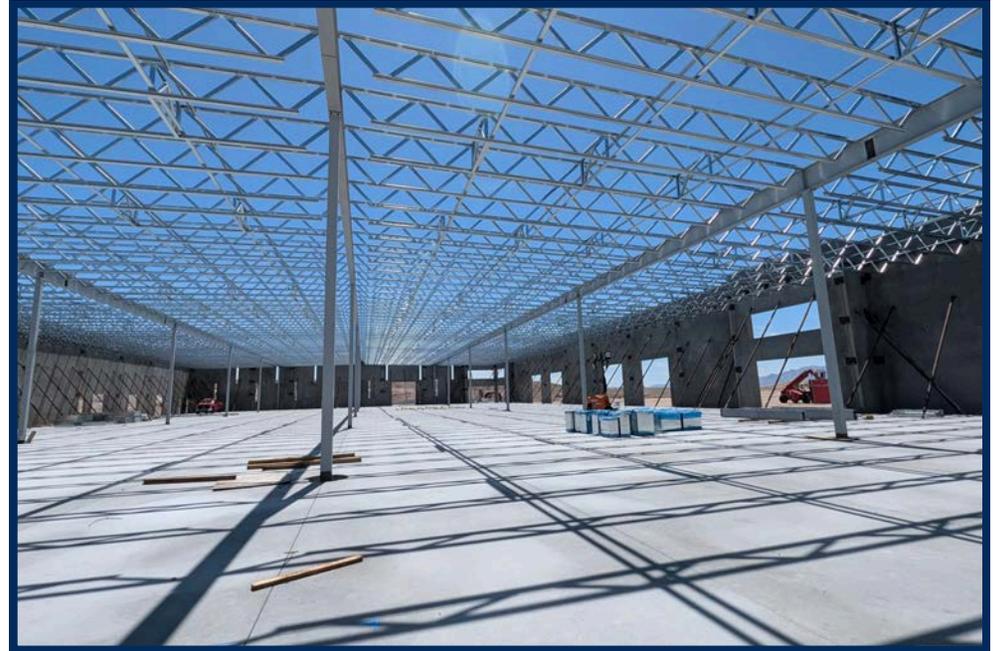
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FRONT VIEW
SELECTIVE RACK

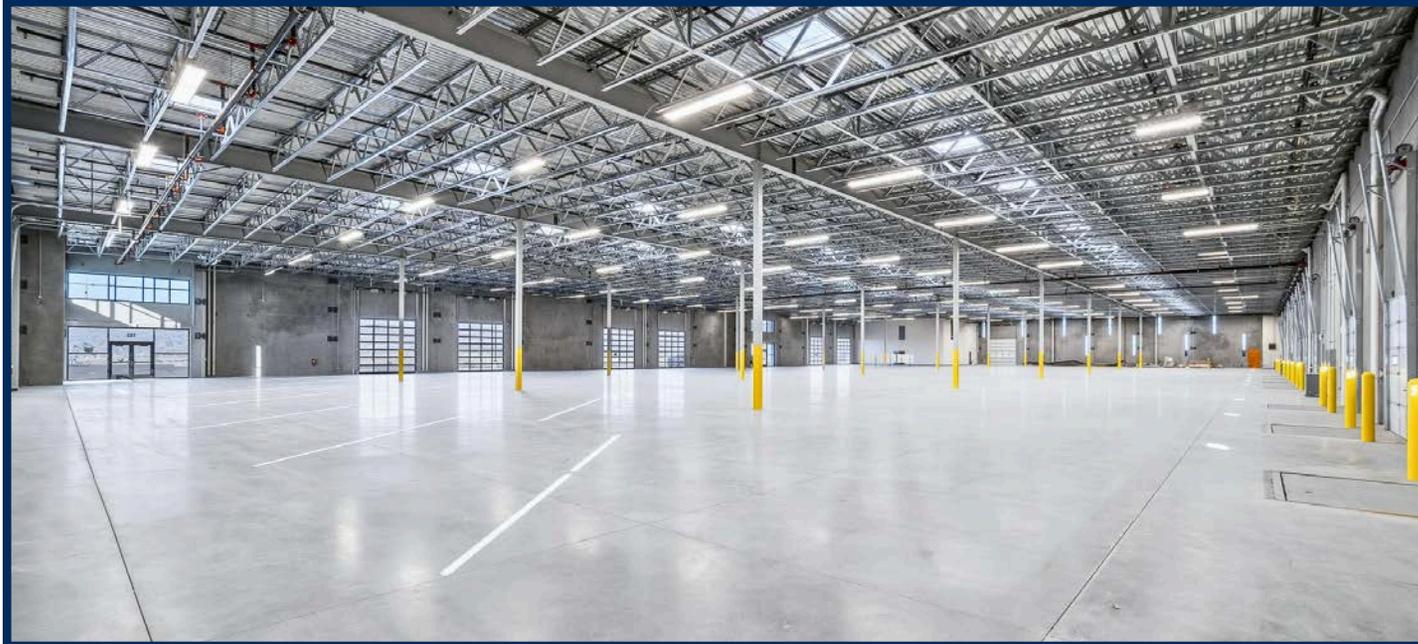
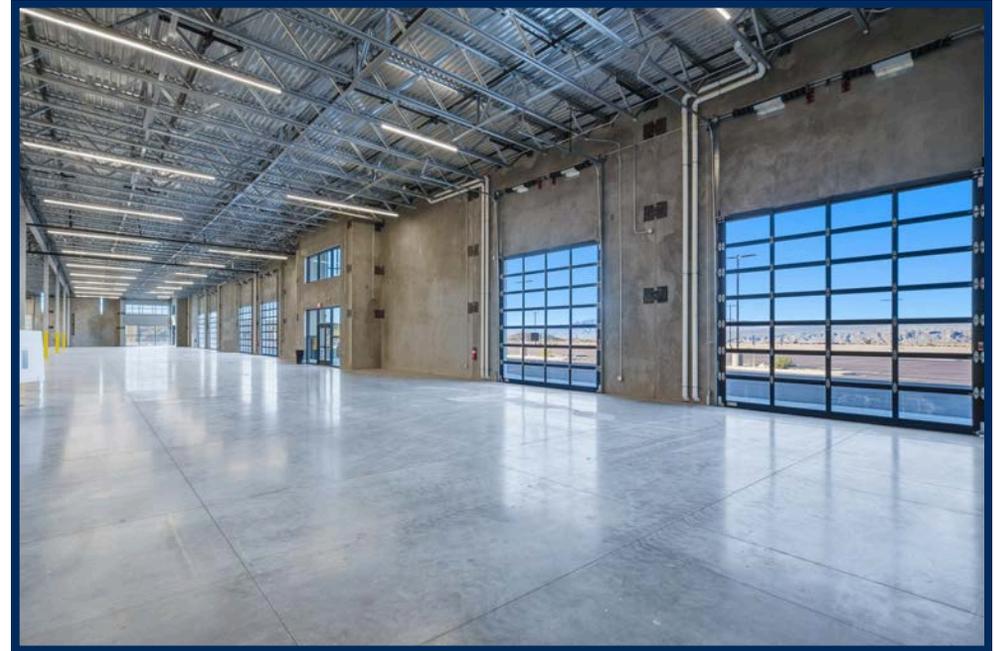
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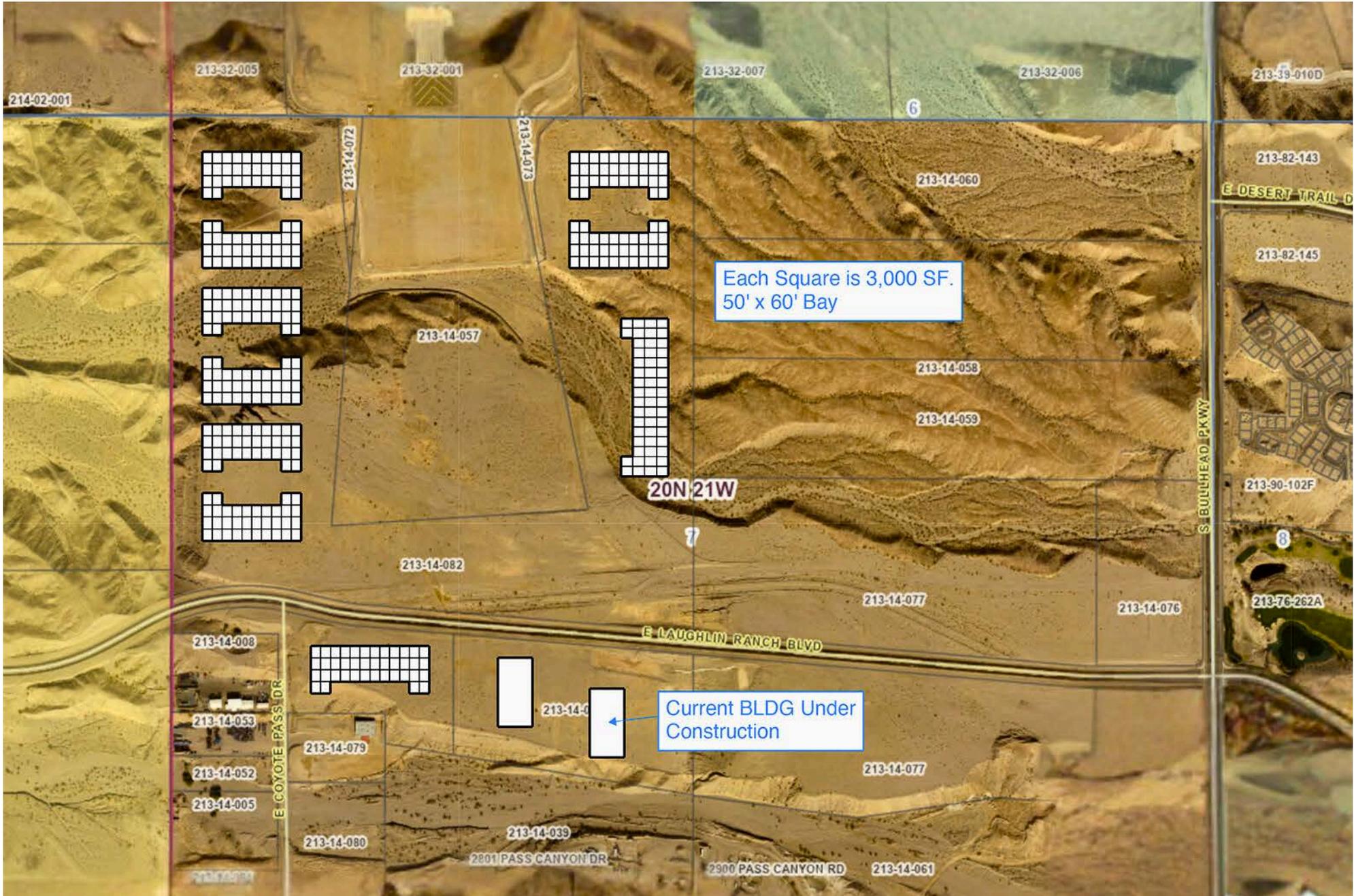
SIDE VIEW
DOUBLE ROW





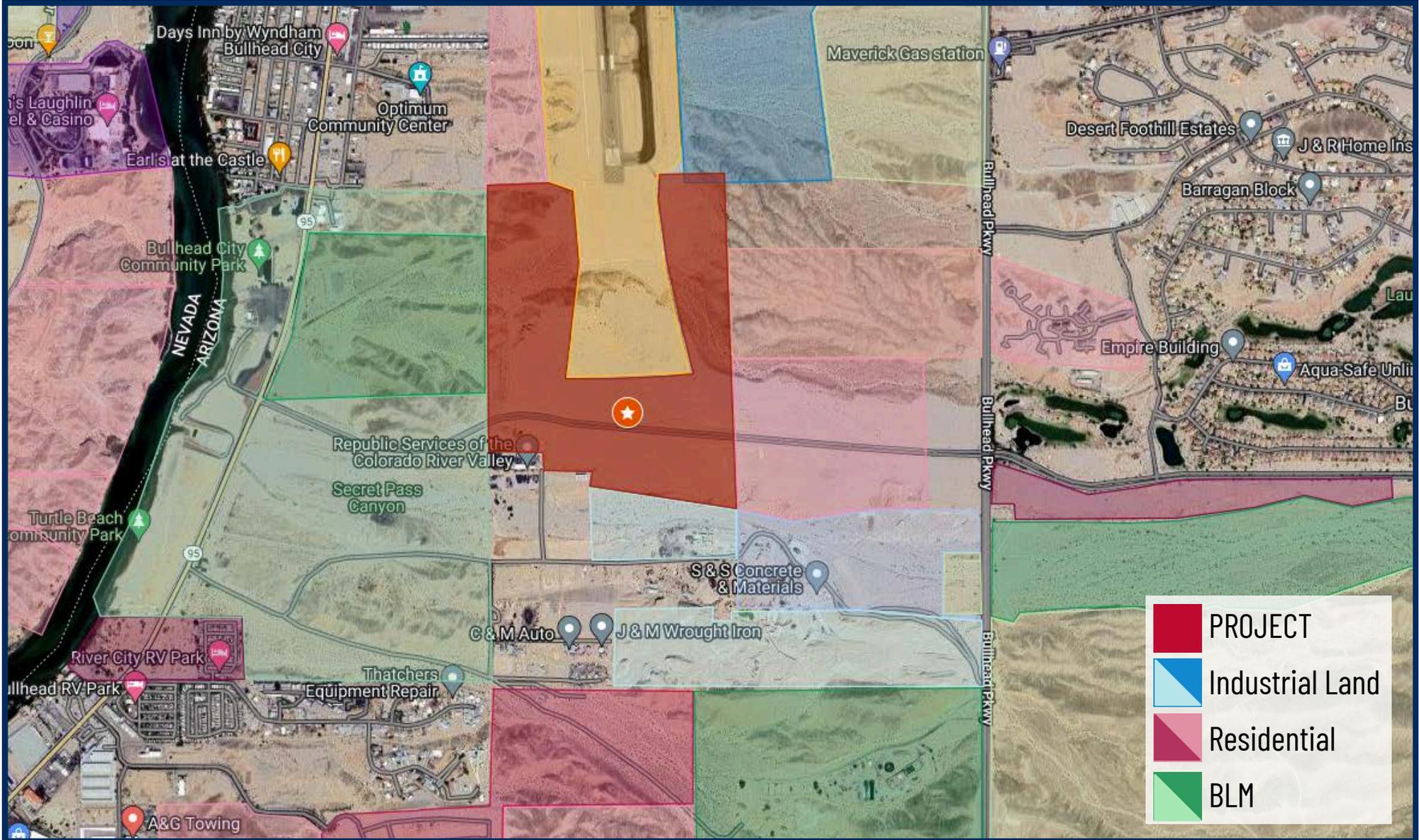








[CLICK TO PLAY VIDEO](#)

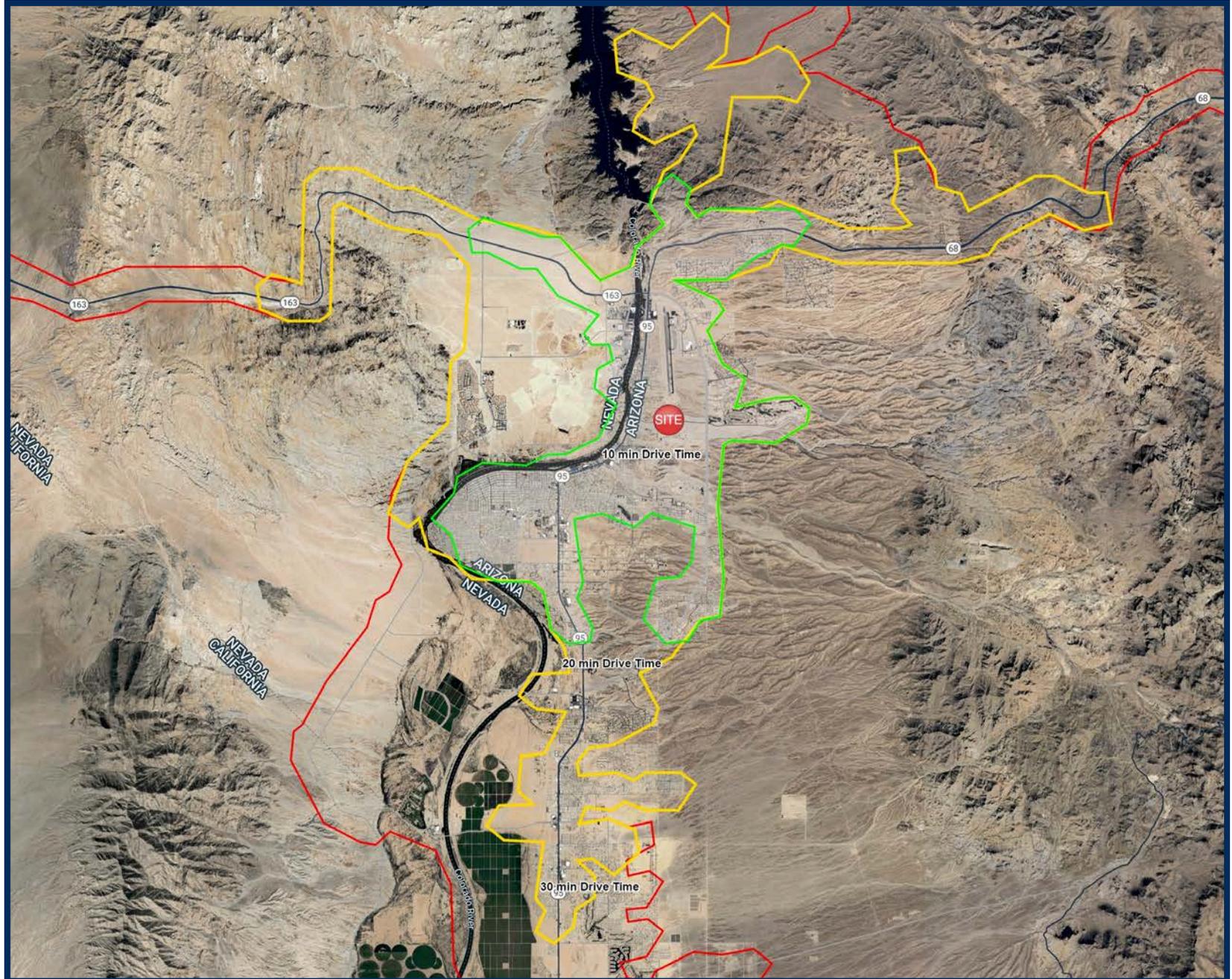


[CLICK FOR INTERACTIVE MAP](#)



Access To Labor (By Drive Time)

- 10 Mins
- 20 Mins
- 30 Mins





Laughlin Ranch Industrial



Las Vegas, Nevada

110 miles (approx. 1.7 hours)

Phoenix, Arizona

200 miles (approx. 3.5 hours)

San Diego, California

330 miles (approx. 5.5 hours)

Salt Lake City, Utah

420 miles (approx. 7 hours)

Los Angeles, California

380 miles (approx. 6.5 hours)

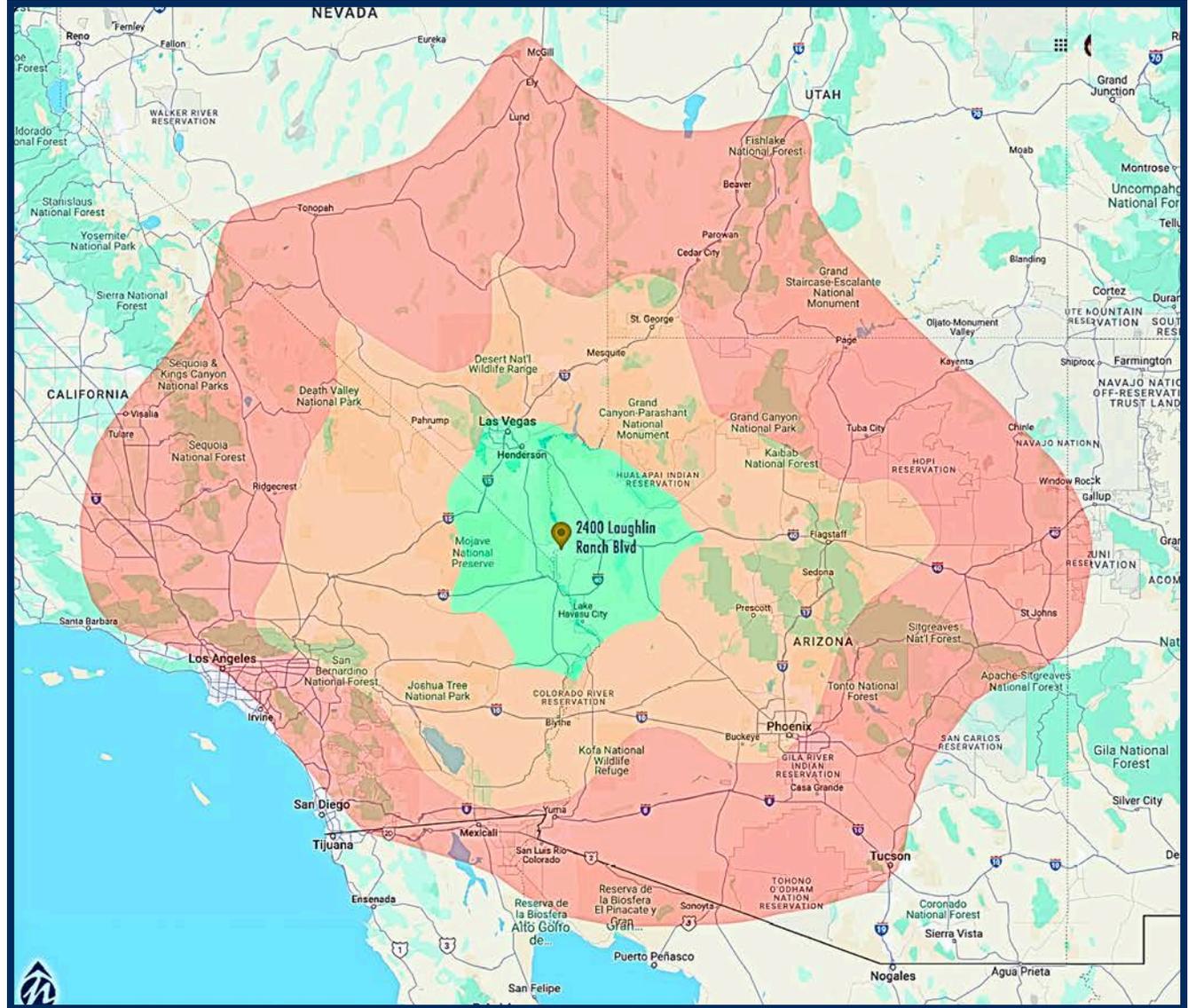


BNSF Rail

Needles - 23.4 Miles

Transit Analysis From Bullhead City

From 2400 Laughlin Ranch Blvd



2 Hour Drive



4 Hour Drive

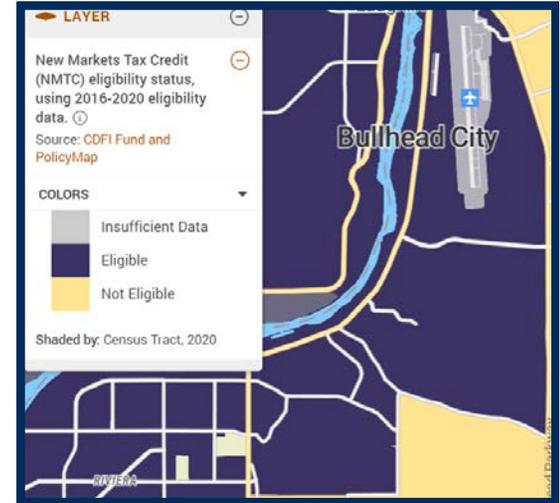


6 Hour Drive

Laughlin Ranch Industrial

Why Bullhead City?

- **Fort Mohave Development Fund & Laughlin Economic Development Corporation**
 - Provides funding for companies looking to develop large industrial projects in the area.
- **New Markets Tax Credit - CDFI Fund**
 - (The New Markets Tax Credit Program is a federal tax credit that incentivizes business and real estate developers to invest in lower-income areas.
- **Qualified Facility Tax Credit**
 - Promotes the location and expansion of headquarters facilities or manufacturing facilities, including manufacturing-related research & development.
 - The goal of the program is to encourage business investment that will produce high-quality employment opportunities for the citizens of Arizona



Laughlin - Bullhead Bridge Q3 24



Community Highlights



Total Tax Rate of 7.6%
City & State Taxes



Bullhead Most
Affordable City in AZ -
COLI Annual Data 2023



Fastest Labor Force
Growth in Mohave
County

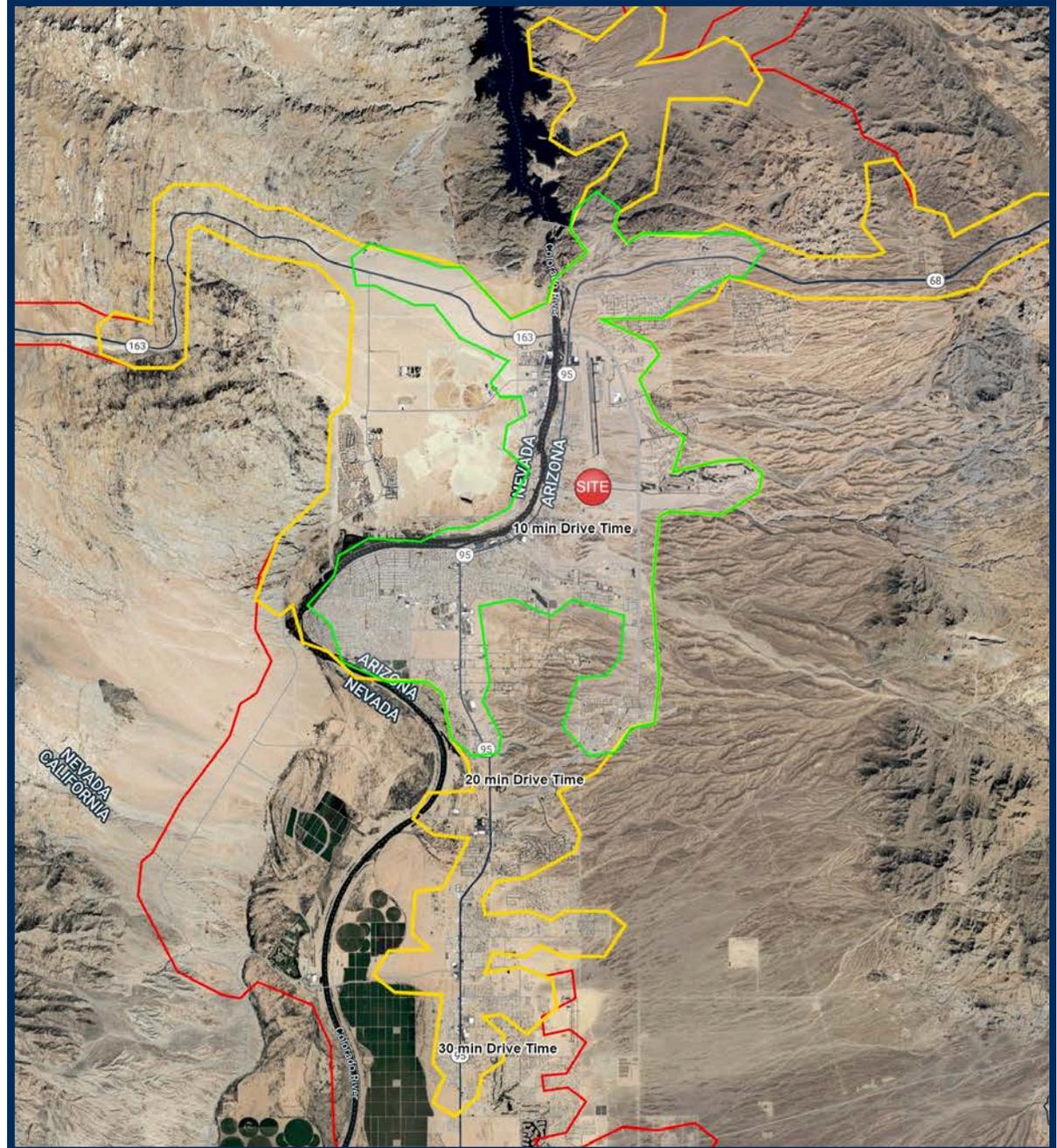
Location Comparison	Phoenix / Inland Empire, CA	Bullhead City, AZ
Rental Rates	Higher	Lower
Location	Major Market Hubs	Centralized Southwest Hub
Air Cargo	Limited Options	Direct Airport Access
Business Environment	Established	Pro-business
Labor Costs	Potentially Higher	Potential Savings

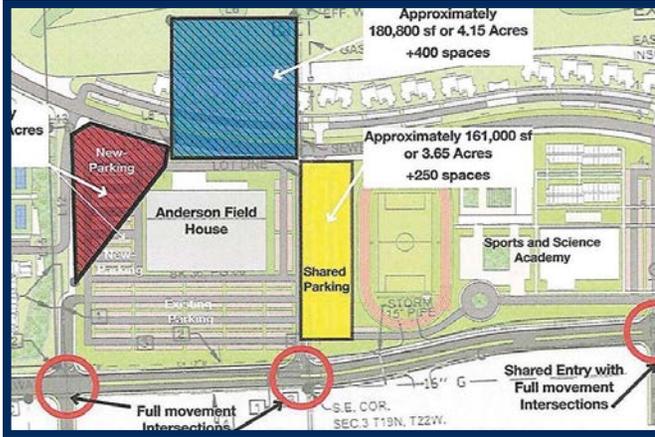
Laughlin Ranch Industrial

Demographic Snapshot

2024 ESTIMATED DEMOGRAPHICS

Population	10 Min	20 Min	30 Min
2024 Estimated Population	18,409	56,820	65,748
2029 Projected Population	18,387	57,733	67,185
2020 Census Population	17,962	54,378	62,789
2010 Census Population	16,809	51,106	58,550
Hist. Ann. Growth 2020-2024	447	2,441	2,959
Income	10 Min	20 Min	30 Min
Average Household Income	\$87,381	\$77,052	\$80,053
Median Household Income	\$52,593	\$50,785	\$54,022
Per Capita Income	\$42,633	\$35,596	\$36,713
Households Makeup	10 Min	20 Min	30 Min
Estimated Households Units	11,320	32,328	37,174
Labor Pool 16+ 2024	15,933	48,670	56,336
Unemployment Rate	1.9%	3.0%	2.8%
Blue Collar Workers	44.5%	48.2%	47.0%
Business	10 Min	20 Min	30 Min
Total Businesses	9,853	9,853	9,853
Total Employees	91,045	91,045	91,045
Work Travel Time	38.8%	37.4%	21.1%
	<14 Min	<30 Min	>30 Min





Emerald Bay 500 Acre Development

Single-family Residential: 310 homes | Condo Golf Villas: 105 units
 Multifamily Condos: 600 Units
 Golf Courses: 251 Acres | Golf Clubhouse: 40,000 SF
 Hotel: 250,000 SF | Convention Space: 200 Rooms
 Tennis Center: 10,000 SF
 Beach Club: 15,000 SF | Marina: 10,000 SF | Boat Storage: 20,000 SF
 Sports & Science Academy: 150,000 SF
 Gas Station / Convenience Store: 7.5KSF



Mohave Electric Cooperative Natural Gas Peaking Plant

The peaking plant will generate 98 megawatts of electricity. The Mohave Energy Park is being sold as cleaner and more efficient than older turbine models. In a brochure handed out to residents, they call the project "not your grandpa's power plant," and estimate its upgraded turbine engines and filtration will drastically reduce emissions of pollutants harmful to respiratory and heart health.



Advanced Manufacturing Training Center

Mohave Community College (MCC) launched a new era for the college and the region, with the groundbreaking ceremony for the Advanced Manufacturing Training Center (AMTC) on June 18, 2024. MCC's AMTC is expected to help meet workforce needs, prepare students for high-demand, high-skill jobs and encourage economic prosperity in the region. The AMTC will be a 36,000-square-foot facility featuring a design lab, Simulated (SIM) and Virtual Reality (VR) lab, and a Business Incubator/Maker Space. It will be home to MCC Career and Technical Education Division programs such as HVAC, Welding, Electrical, Manufacturing and others.



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For Site Tours & More Info Contact:



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