



For Sale or Lease

±21,267 S.F. Truck
Maintenance Building with
Office & Driver Lounge
on 19.2 Acres

3100 S. Gatlin Drive | Golden Valley, AZ

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2390 E Camelback Rd., Ste 100

Phoenix, AZ 85016

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Key Features



±21,267 SF Building
±8,605 SF of office
(40%)



±19.2 Acres
±844,717 SF



Frontage
Visible from I-40



Built
1989



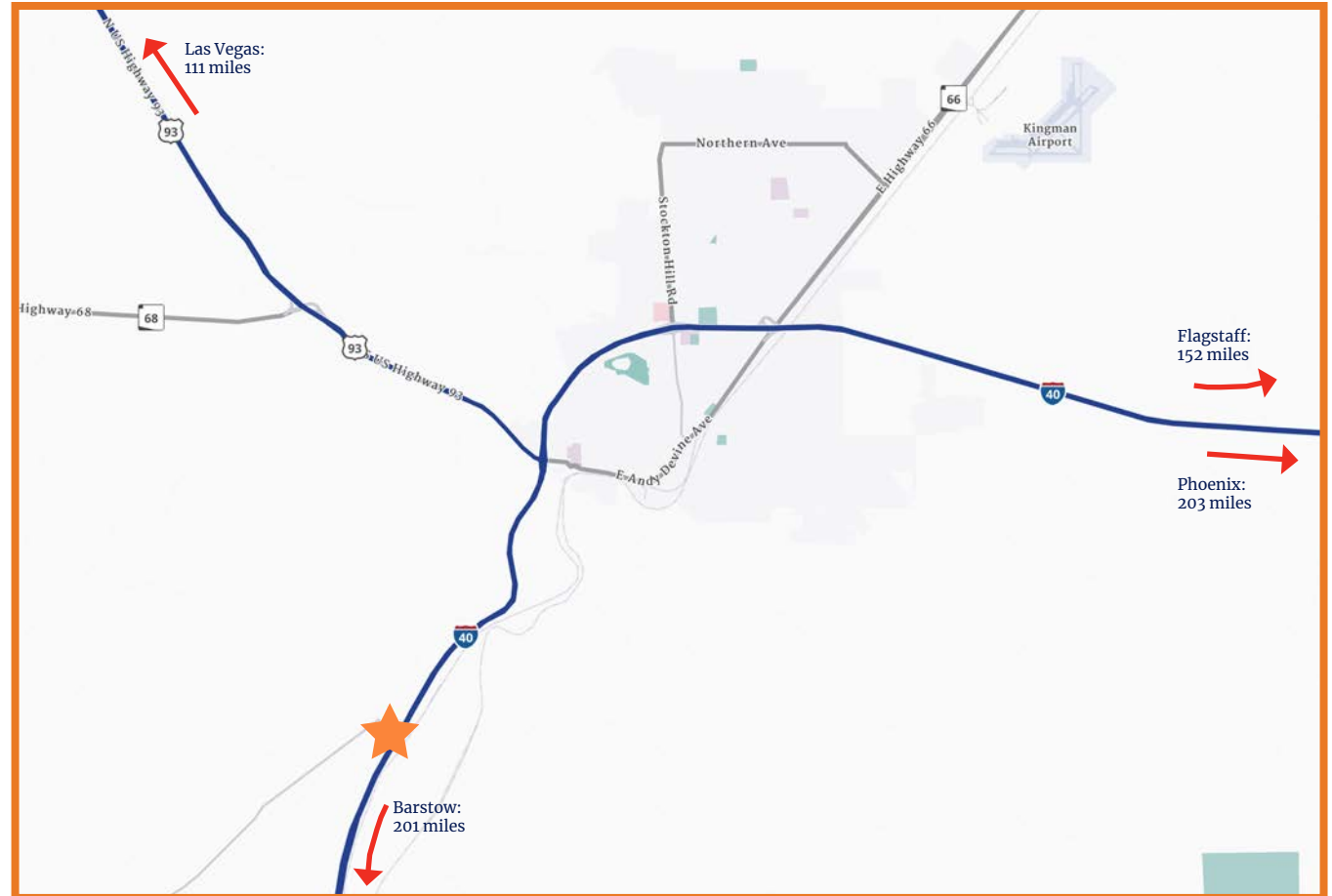
Zoning
C-MO, Commercial
Manufacturing-Open
Lot Storage



Four (4)
above ground fuel
tanks on site



Twelve (12)
overhead drive-in
doors



- Full diamond interchange to property.
- I-40 frontage.
- Subject located within Golden Valley and Mohave County, Arizona. Six miles southwest of Kingman, AZ.
- 330 miles to Ports of Long Beach and Los Angeles.

Photos



Looking East



Fuel Station



Looking South

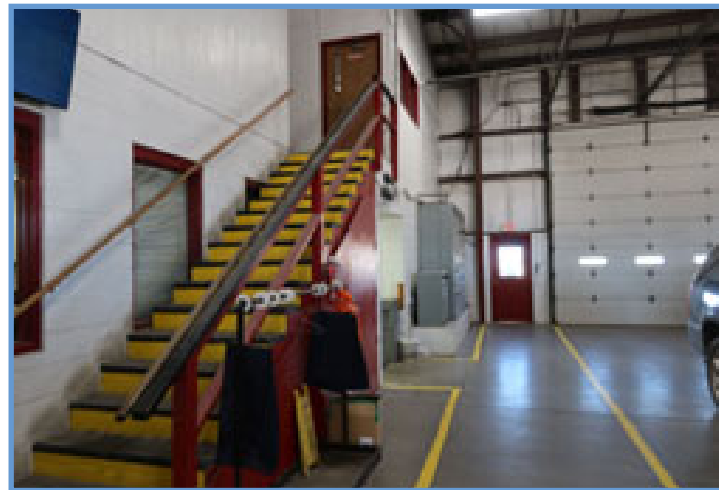
Office



Front Office



Garage



Garage



Driver Lounge



Driver Lounge



Demographics



Total Population (2024)

5 Miles: 2,996
10 Miles: 45,978



Median Age

5 Miles: 46.3
10 Miles: 46.6



Total Households (2024)

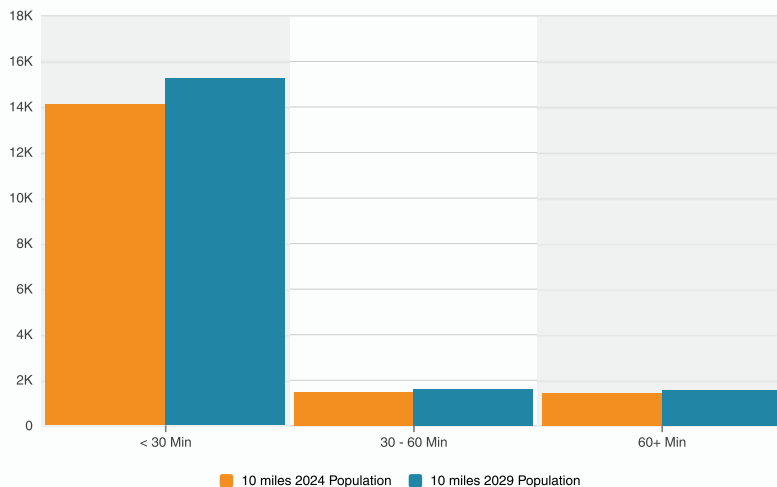
5 Miles: 1,063
10 Miles: 18,242



Average Household Income (2024)

5 Miles: \$52,304
10 Miles: \$64,456

Population Travel To Work



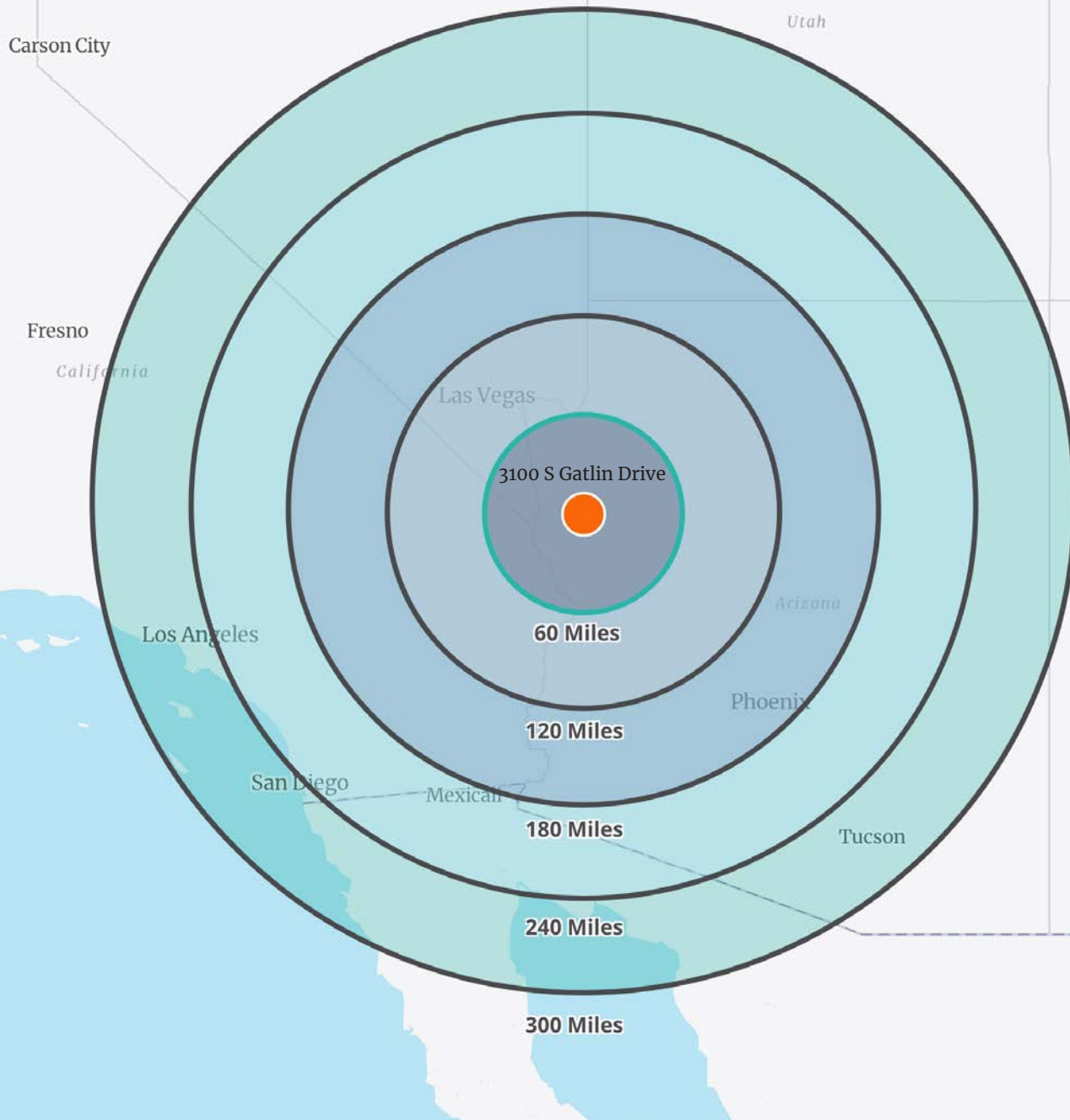
Geographic: Kingman is located in northwestern Arizona at the intersection of Interstate 40 and U.S. 93. Kingman is situated in the Hualapai Valley between the Cerbat and Hualapai Mountain Ranges at an elevation of 3,400 feet. Kingman is a regional trade, service and distribution center for northwestern Arizona. Its strategic location relative to Los Angeles, Las Vegas, Phoenix, Laughlin and the Grand Canyon has made tourism, manufacturing/distribution, and transportation leading industries. The nearest seaport is 356.8 miles away.

Interstate 40, a four-lane divided freeway, is the primary transportation route for this region. I-40 runs from Barstow, California to Winston-Salem, North Carolina. Historic Route 66 was once part of the major east-west corridor that is now Interstate 40. Some remnants of the original U.S. 66 remain, a portion of which runs through Kingman. U.S. Highway 93 is primarily a two-lane highway that extends northward from Phoenix to the Canadian border in Northern Montana. The section of U.S. 93 between Kingman and the Lake Mead National Recreation Area is a four-lane, divided highway. State Highway 95, a two and four-lane highway, runs north from San Luis on the Mexican border through Yuma and Lake Havasu City and ends in Bullhead City. State Highway 389, a two-lane highway, runs east from the Utah line at Colorado City to U.S. Highway 89 at Fredonia just across the line of Coconino County. The Kingman Airport, 38.7 miles away from the property, offers limited scheduled passenger flights to Phoenix and full general aviation services including charters across the country.

Demographics: 48,797,086 people live within a 500 mile radius of the property. 19,735,335 people live within a 250 mile radius and 221,187 people live within a 50 mile radius of the property.

Trade & Labor: Favorable Arizona taxes, I-40, Burlington Northern Santa Fe Railway mainline, and the proximity to the California market make Kingman a prime site for industries and distributors. The fully developed Airport Industrial Park, with reasonable land costs, is attracting the attention of manufacturers and distributors who wish to establish facilities to serve the Western states.

Rents have changed by 2.5% year over year in Lake Havasu, compared to a change of 2.0% nationally. Market rents have changed by 4.2% in logistics buildings year over year, 2.2% in flex buildings, and -0.7% in specialized buildings. In Lake Havasu, five-year average annual rent growth is 5.4% and 10-year average annual rent growth is 5.0%.



Contact me

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