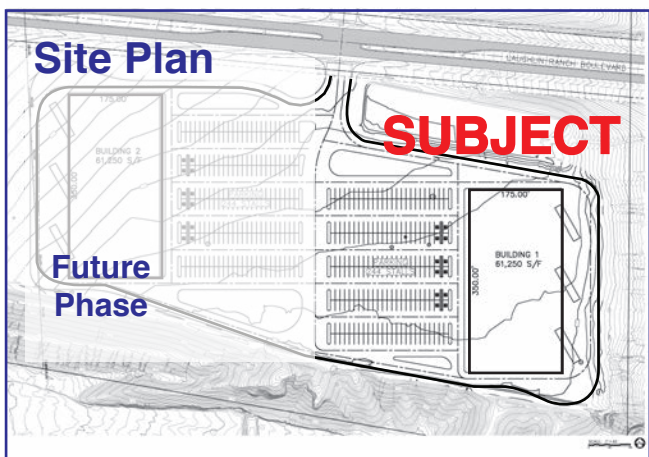




Industrial Space • FOR LEASE • Under Construction

2400 Laughlin Ranch Blvd. Bullhead City, AZ



Ann Pettit, Broker
928.234.5555 | ann@ussw.net



Subject Info:

Lease Rate:	Negotiable
Building SF	61,250 SF
Land AC:	18 +/- AC
Ceiling Height:	25'
No. of Units:	3
SF of each unit:	20,400+ SF
Docks with Levelers:	3 Docks
Parking:	244 spaces
Zoning:	M2 Heavy Industrial
Foundation:	6" Concrete Slab
Roof:	60 Mil Class A thermoplastic polyolefin single ply system
Exterior Wall:	8" Concrete Tilt Up
First Floor:	Lobby area, 5 offices, 2 office restrooms, 1, conference room 2 open area restrooms
Second Floor:	4 Offices, 1 conference room, balcony, open area, 2 restrooms
Electric:	3000 amp, 480/277 volt
Electric Provider:	Mohave Electric Co.
Water Usage:	80,000 or more GPD
Water Provider:	City of Bullhead City
Natural Gas:	Southwest Gas Corp.
Sewer:	City of Bullhead City
Solid Waste:	Republic Services

Opportunity & Area Overview


2400 Laughlin Ranch Blvd. Bullhead City, AZ 86442

Bullhead City's pro-development stance, coupled with its strategic transport connections via Interstate Highways 40 and 11, as well as the nearby BNSF rail lines in Needles, CA, further solidifies its status as a burgeoning commercial epicenter within the Tri-State Area. With an enviable blend of business-friendly policies, robust infrastructure, and an array of recreational offerings, this project represents an unparalleled opportunity for enterprises seeking a dynamic and prosperous locale to establish their presence.

Situated in Bullhead City, AZ, this forthcoming commercial/industrial real estate venture presents an exceptional leasing opportunity in a vibrant and dynamic region. With a future building encompassing 61,250 square feet, this project is poised to meet the diverse needs of a businesses seeking a strategic foothold in the area.

The location's proximity to key amenities and infrastructure underscores its desirability. Adjacent to the Laughlin/Bullhead International Airport and in close proximity to established entities like DOT Foods and L&M Foods, the site offers unparalleled accessibility and exposure. Moreover, the collaborative ethos of the community is exemplified by Mohave Community College's commitment to partnering with new enterprises, fostering specialized workforce development through tailored educational programs.

The surrounding area boasts a plethora of recreational and entertainment options, catering to both residents and visitors alike. Across the Colorado River in Laughlin, NV a bustling hub of activity awaits with nine casinos boasting over 10,000 hotel rooms and headline entertainment venues. Outdoor enthusiasts will revel in the abundance of water sports on the Colorado River and Lake Mohave, complemented by numerous golf courses, ATV trails, hiking routes, and opportunities for kayaking and fishing.

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**US SOUTHWEST**
REAL ESTATE SALES & MARKETING 

**Laughlin
Nevada**

Lake Mohave

Davis Dam

ARIZONA
68

To Kingman &
BNSF Railroad

INTERSTATE
11 & **40**

NEVADA
163

To Las Vegas

Laughlin's Casinos
Colorado River

Bridge

95

Laughlin/Bullhead
International Airport

8,500 ft x 150 ft Runway

ALM
FOOD SERVICE, INC

DOT

Bullhead Parkway
To **95** & **40**

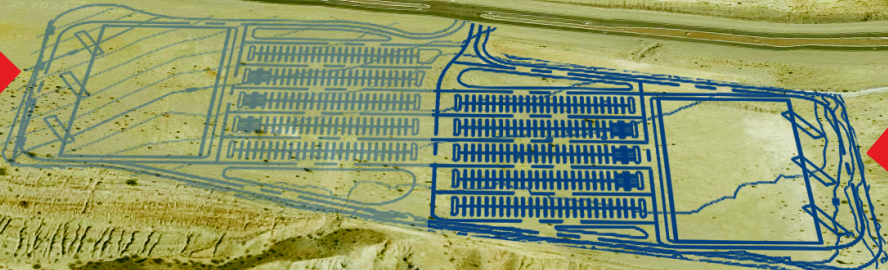
To Needles &
California

INTERSTATE
40

**Bullhead City
Arizona**

Laughlin Ranch Blvd.

Future
Phase



← SUBJECT

