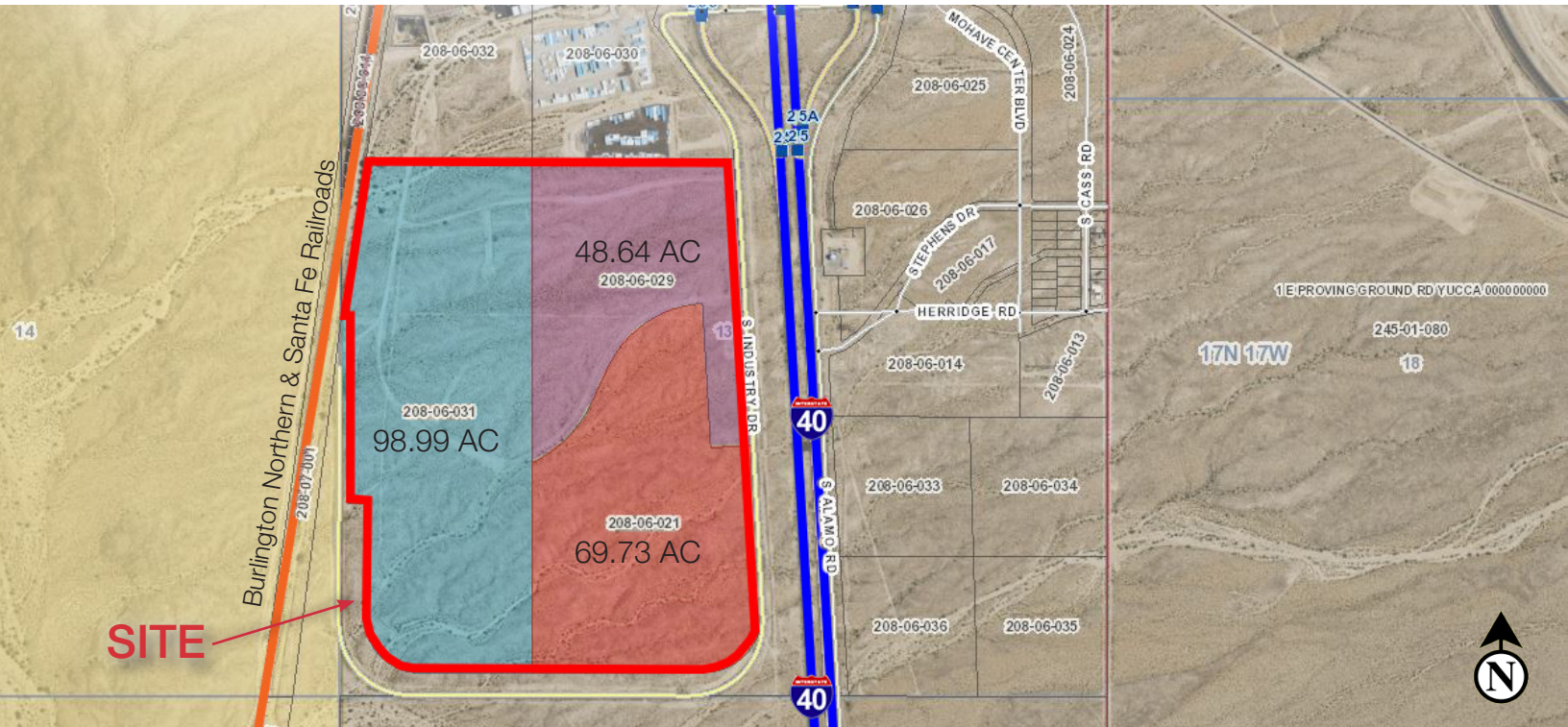


# I-40 & Gandalf Way

Mohave County, AZ 86438

For Sale

±217.36 Acre Portion of Former  
CAL-ARI Industrial Park



## Property Features

- Potential for an E-Commerce site with I-40 freeway access
- Spur connection to BNSF Railroad is available
- Electric Service to site is available from Unisource Energy Services
- Potable Water Supply available via underlying aquifer
- Great location for a Solar Electric Generating Facility

## Property Summary

- Sale Price: \$5,651,360
- Industrial Park Size: 217.36 Acres
- APN #: 208-06-021, 029 & 031
- Zoning: Industrial
- Cross Streets: I-40 & Gandalf Way

## Property Overview

- ±217.36 Acre portion of Former CAL-ARI Industrial Park

## Location Overview

- Approximately 40 miles south of Kingman, AZ and 1 mile south of Yucca, AZ
- Excellent access to and from I-40
- Excellent visibility from I-40
- Site attributes include great proximity to Market, Transport & Labor
- Site's location allows for easy access to LA, LV & Phx
- There are more than 32 million people within a 350 mile radius of the site
- The Burlington Northern Santa Fe Railroad runs along the western edge of the site

For Sale: \$5,651,360 (\$0.60/SF)

John Filli, SIOR

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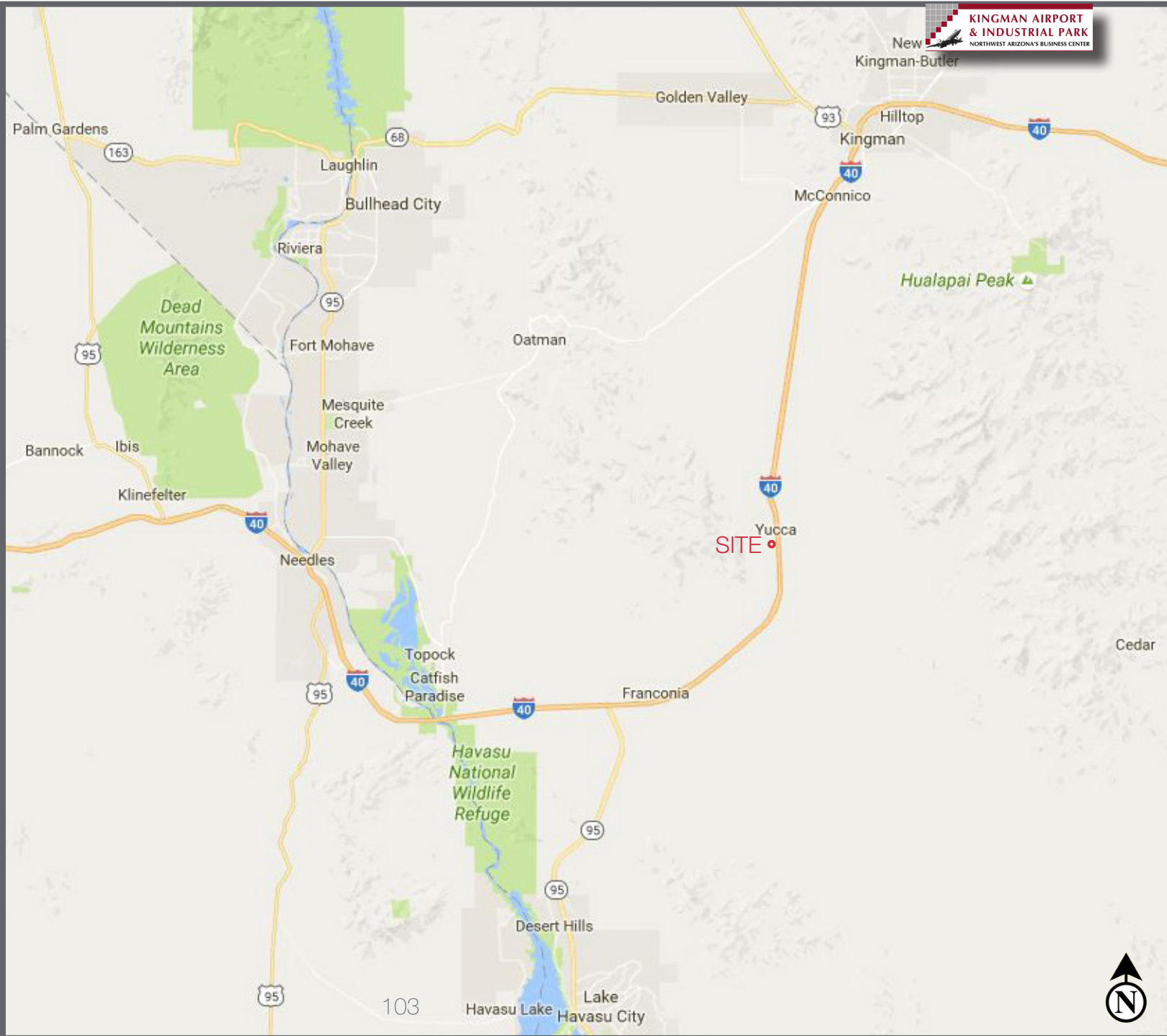
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For Sale

±217.36 Acre Portion of Former  
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# Regional Map



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# Mohave County

For Sale

±217.36 Acre Portion of Former  
CAL-ARI Industrial Park



## Overview

Encompassing 13,470 square miles of various landscapes, lively lakes and hardworking business communities, Mohave County is the second largest county in the state of Arizona and the fifth largest in the country. We're also one of the lowest taxed counties in Arizona. We're home to the largest remaining drivable stretch of Historic Route 66 and we're less than a day's drive from your business partners in California.

## Demographics & Workforce

In 2010, Mohave County was home to a population of 200,186, with 50% between the prime working ages of 25 and 64. Top employers included Nucor Steel, Sterilite Corporation, McKee Foods and American Woodmark Corporation.

| <u>Site Demographics</u> | 5 Miles  | 10 Miles | 20 Miles |
|--------------------------|----------|----------|----------|
| Population               | 380      | 712      | 7,416    |
| Households               | 193      | 363      | 1,839    |
| Average HH Income        | \$42,768 | \$42,818 | \$43,711 |
| Average Age              | 58       | 58       | 45       |

## Transportation

With I-40, Interstate 15 (I-15), Highway 93, and the BNSF right outside our front door...easy access to rail, air and highway transport make Mohave County the perfect launch pad for your product.

## Sites & Buildings

With industrial parks in Bullhead City, Kingman, Lake Havasu City and the I-40 Industrial Corridor, it's easy to find a property that fits your priorities.

Source: Mohave County Economic Development Department ([www.mohavedevelopment.org](http://www.mohavedevelopment.org))

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