

±130 ACRES FOR SALE



±130 ACRES | KINGMAN, ARIZ
SALE PRICE: \$1,300,000

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AREA DESCRIPTION

This 130 acre parcel of land lies in the center of Sacramento Valley in Mohave County, 10 miles southwest of Kingman, Arizona, along Interstate 40 at the Griffith Interchange within the Griffith Industrial Corridor.

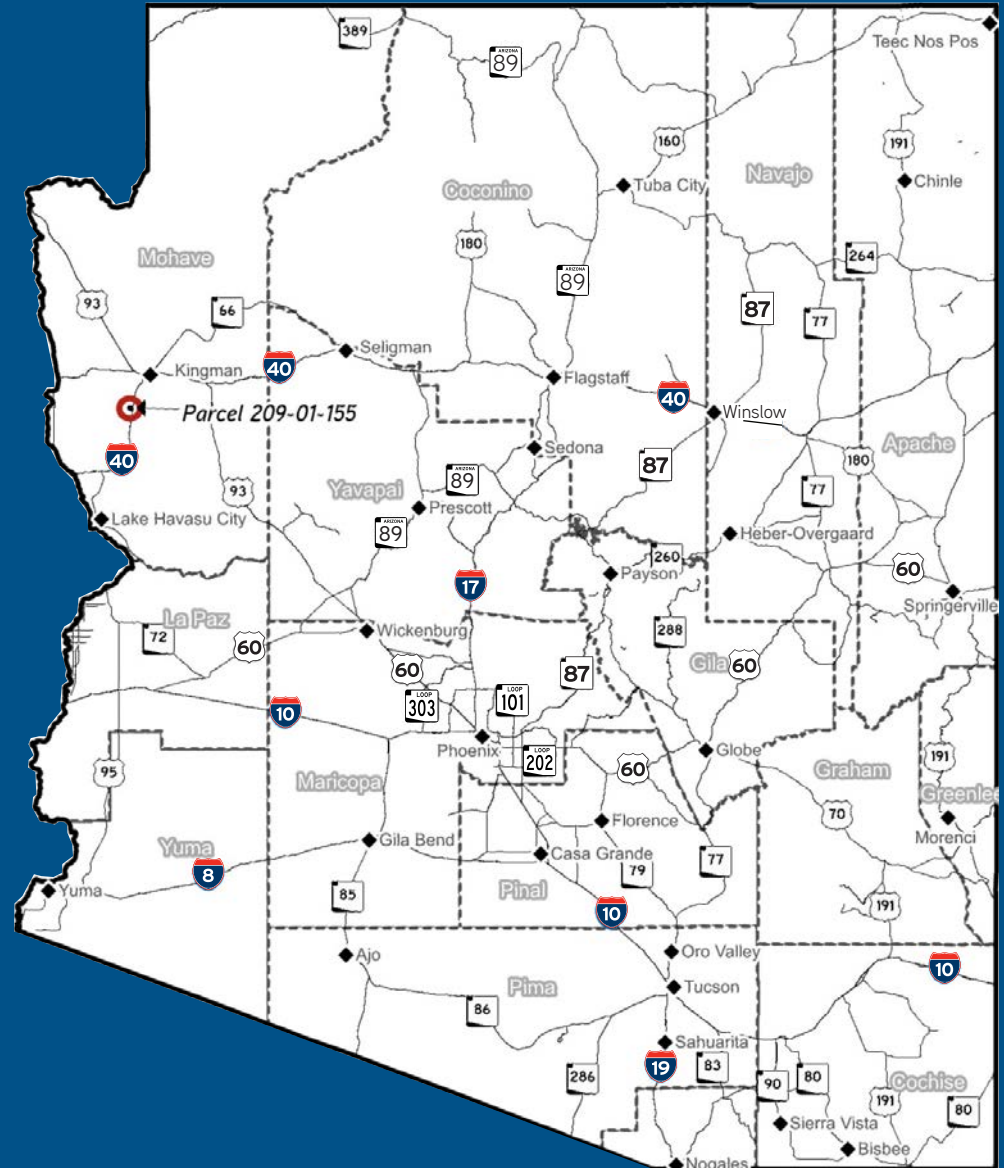
Kingman is located at the intersection of Highway 93 (Canamex Corridor) and Interstate 40. Highway 93 is the NAFTA designated trade route between Mexico and Canada.

Location features:

- * Easy access off of Griffith Road/I-40 interchange
- * Mohave County Tax parcel number 209-01-155 (divisible to approximately 40 acres)
- * M-X zoning (manufacturing/distribution)
- * Natural gas
- * Close proximity to Kingman
- * Arizona incentive programs
- * Strategic distribution location to western States

Proximity to major markets from site:

- › Los Angeles, CA - 307 miles
- › Las Vegas, NV - 116 miles
- › Phoenix, AZ - 208 miles
- › Flagstaff, AZ - 160 miles

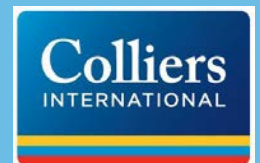


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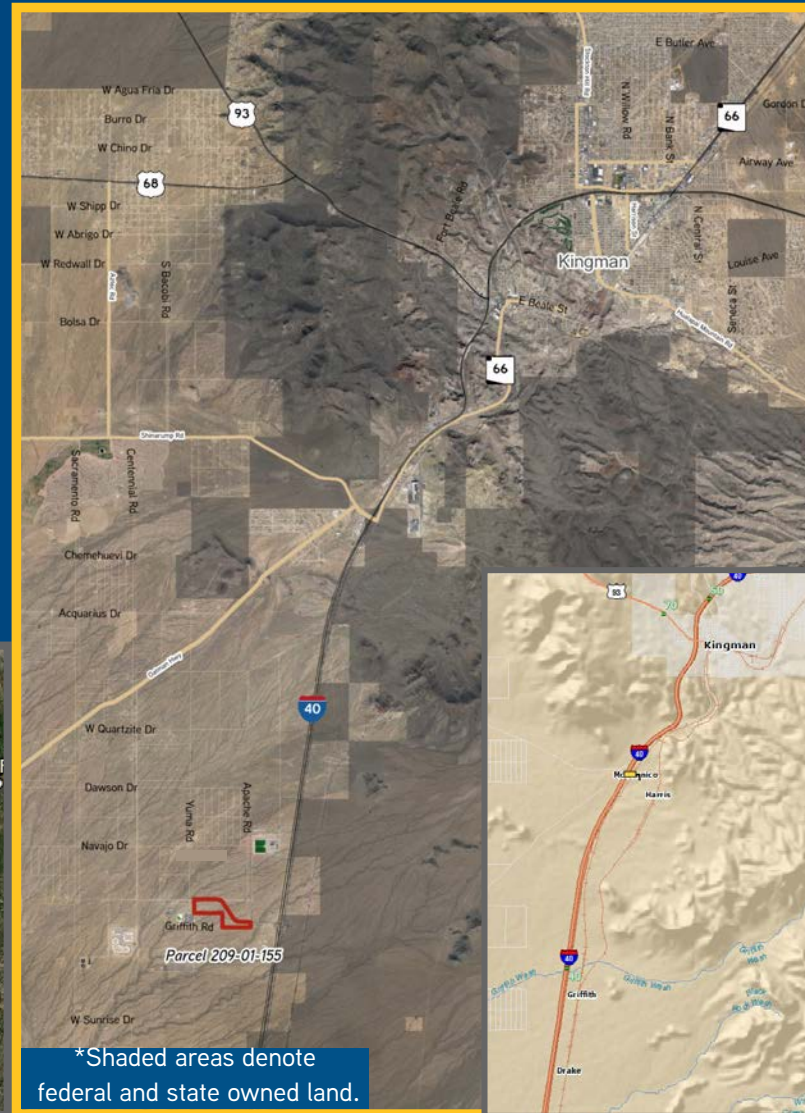


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KINGMAN RAIL SERVICE

Kingman rail service is Burlington Northern Santa Fe (BNSF) Railway, a class I rail carrier along the western half of the United States. Kingman Airport, nearby, is large enough to handle most commercial transportation needs.

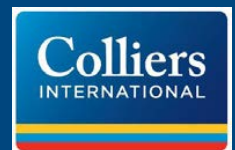
BNSF Rail Line in Kingman Area



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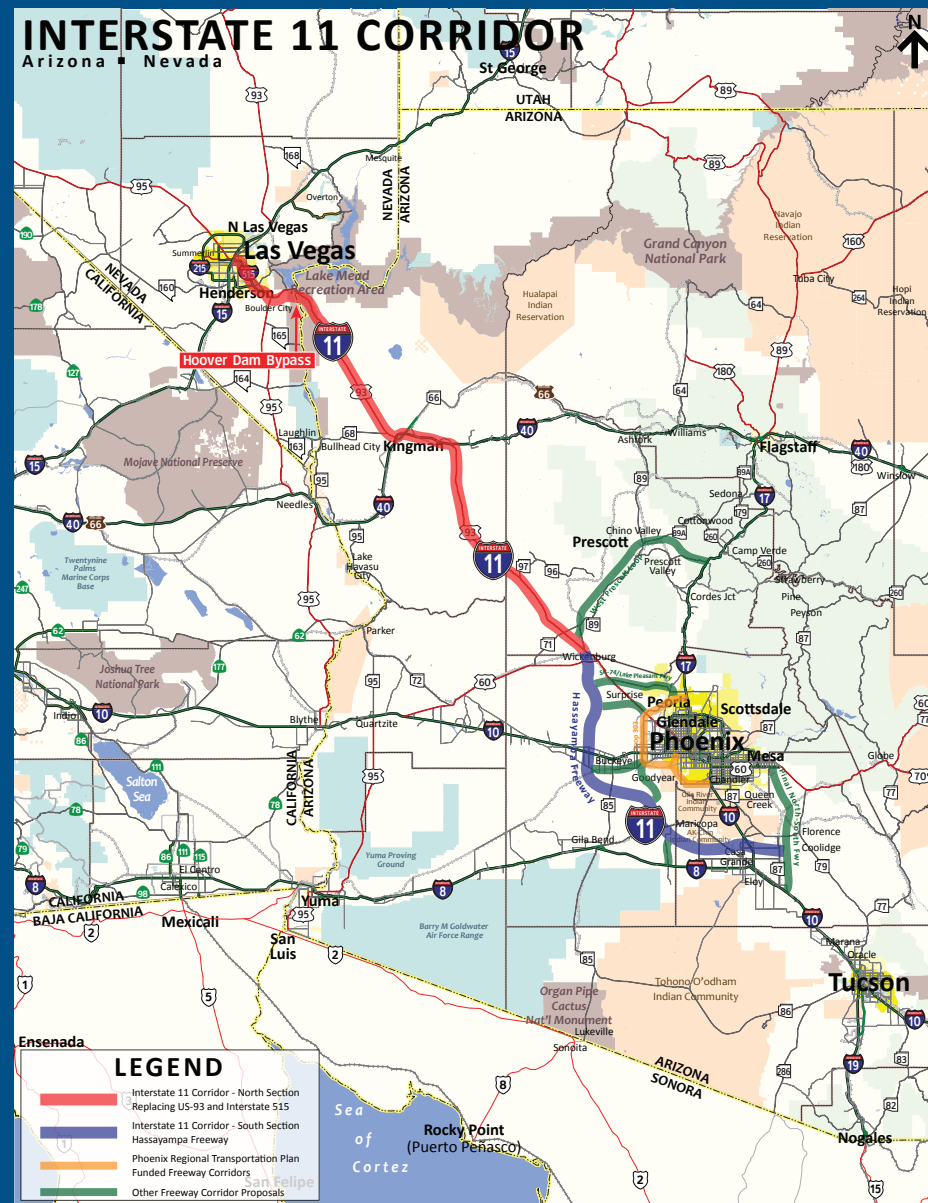
INTERSTATE 11/INTERMOUNTAIN WEST CORRIDOR

Over the past several decades, corridor concepts for a transportation network through the Intermountain West have been suggested and studied at various level of detail. The 1991 Intermodal Surface Transportation Efficiency Act and 1995 National Highway Systems Designation Act identified a series of High-Priority Corridors for federal funding including the Canada, U.S., Mexico (CANAMEX) Trade Corridor. This designation recognizes the importance of the CANAMEX corridor to the U.S. economy, defense, and mobility.

Interstate 11 (I-11) is a proposed Interstate Highway, officially designated by the United States Congress in the 2015 Fixing America's Surface Transportation Act. It is tentatively planned to run from Nogales, Arizona to Reno, Nevada along the current routes of Interstate 19, Interstate 10, U.S. Route 93, and U.S. Route 95.

As of December 2015, I-11 is projected to become the Intermountain West Corridor, extending from Phoenix and Las Vegas through Reno to the Pacific Northwest via central or eastern Oregon and central Washington.

--The Corridor Concept Report/November 2014



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