

HIGHWAY 95 & JOY LANE BULLHEAD CITY (FT. MOHAVE), AZ

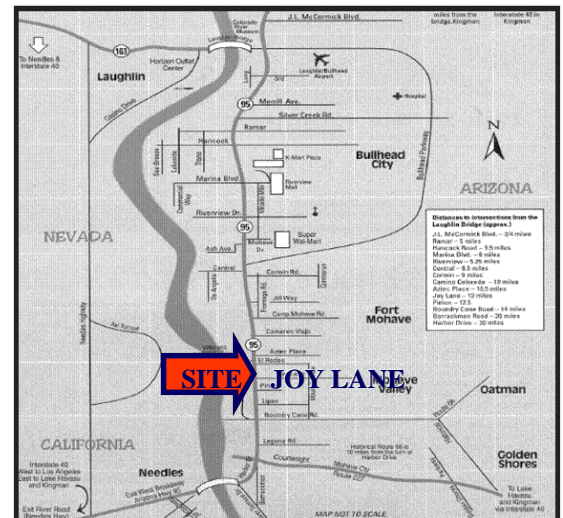
MOHAVE COUNTY
Fastest Growing County in AZ!



New 28 Acre Development!

- ◆ OFFICE/WAREHOUSE/RETAIL SHOWROOM SPACE FOR LEASE
- ◆ New “Tilt-up” construction
- ◆ Up to 200,000 +/- SF development with retail/restaurant out lots
- ◆ Space size from 3,500 +/- SF bays to larger!
- ◆ Dock height and drive-in loading capability
- ◆ 24’ clear height ceilings
- ◆ Retail store front glass and exposure
- ◆ Opportunity for mezzanine level office space construction
- ◆ 10% Office finish included
- ◆ 3.8 Parking spaces per 1,000 SF of building space

CALL FOR PRICING



**Traffic Counts 40,000 +/- AADT
HWY. 95**

For more information please contact
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702.321.5556 cell

KAPLAN
REAL ESTATE CO. INC.

1000 Macklind Avenue, St. Louis, MO 63110
www.kaplanrealestate.com

For more information please contact
DAVID WRIGHT
314.652.7000 x 109
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CONCEPT SITE PLAN

HWY. 95 & JOY LANE, BULLHEAD CITY, AZ

KAPLAN
OFFICE &
WAREHOUSE
BULLHEAD CITY, AZ



PRELIMINARY SITE PLAN



PROJECT DATA

PROPOSED BUILDING:
 BUILDING A: 33,700 SF
 BUILDING B: 33,700 SF
 BUILDING C: 28,850 SF
 BUILDING D: 48,200 SF
 BUILDING E: 189,650 SF
 TOTAL = 189,650 SF

PARKING PROVIDED:
 BUILDING A: 169 SPACES
 BUILDING B: 169 SPACES
 BUILDING C: 85 SPACES
 BUILDING D: 170 SPACES
 BUILDING E: 116 SPACES
 TOTAL PROVIDED = 719 SPACES = 3.79 SPACES/1000 SF