

AVAILABLE

Manufacturing Facility with extensive yard area
Rail Served in **Kingman, Arizona**

9425 North Commerce

Kingman Airport &
Industrial Park



- 52,500 Warehouse
- 6,900 sf office with mezzanine
 - 8100 shell building
- 160'x50' Storage Facility
- 40'x40' Shop Building
- 48 acres fenced, lighted yard
 - 23 acres paved
- 51,000 sf under canopy

**OVER 128,100 SQUARE FEET
UNDER ROOF**

- 5 miles from Interstate 40
- 20 min. clear height
- Completed in 2007
- BNSF Rail Served

Contact:

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Southwest
Commercial Brokerage, LLC



Within a 350 mile radius of Kingman, Arizona there are more than 32 million people including the metropolitan areas of Los Angeles, San Diego, Phoenix and Las Vegas and the cities of Barstow, Yuma, Tucson and Flagstaff

Existing offices include:

- 14 private offices
- Open work areas
- Lobby and Conference rooms
- Restrooms with lockers
 - Break room
- Existing elevator to serve the mezzanine level



Warehouse and Manufacturing area has sealed concrete floors with both fluorescent strip lighting and sodium vapor lighting, electricity is well distributed as are air lines. There is gas heating and evaporative cooling in the warehouse, grade loading and one truck well.

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The exterior yard area is extensive.

The entire area is fenced and lighted for 24 hour operations

Canopies are fully lighted, fire sprinklered with concrete pads. Some canopies have well distributed electrical and air lines



The site is serviced by BNSF rail. Kingman Airport and Industrial Park, consisting of nearly 4,000 acres, maintains switching operations five days a week within the park



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