

**+/- 27,100 SF FOR LEASE
AVAILABLE NOW**

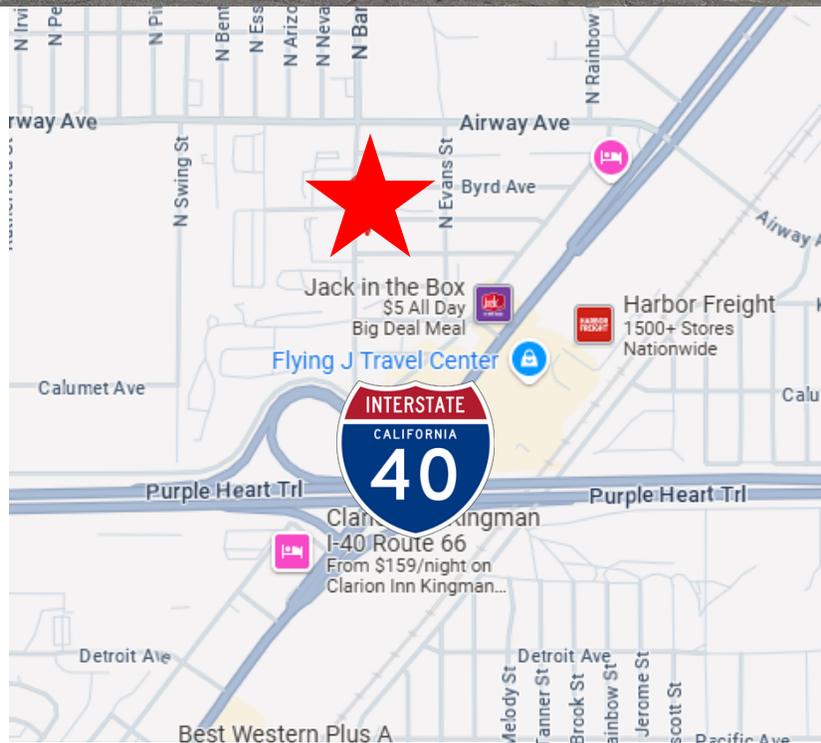
3405 N. EVANS ST., KINGMAN, AZ 86409

LIGHT INDUSTRIAL/DISTRIBUTION WAREHOUSE WITH INTERSTATE ACCESS



Site Features

- Interstate adjacent with immediate access
- All utilities to site
- Heavy power available
- 19' clear height
- 30' x 60' column spacing
- Well-designed truck courts/loading areas
- 12 dock doors and 3 drive-in doors
- Secure fenced yard with ample truck parking
- New LED lighting throughout
- Wet sprinkler system
- Outside storage available
- Ample employee parking
- Separate 5,000 SF building with new roof



FOR INFORMATION

TODD P. MENDON : SIOR
BULK INDUSTRIAL GROUP LLC.
913-709-8261 (m) | 913.378.9002 (o)
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Versatile light industrial facility in Kingman featuring modern amenities, secure yard with ample truck parking, and interstate-adjacent location. Includes additional 5,000 SF building with new roof. Immediately available with excellent access to employee amenities.

Key Advantages

- **Strategic Interstate Location:**
 - Direct I-40 access with exceptional highway visibility
 - Prime position at the intersection of major transportation routes
 - Optimized for efficient logistics and distribution operations
 - Positioned between Las Vegas, Phoenix, and Southern California markets
- **Complete Loading Infrastructure:** Multiple dock and drive-in doors to accommodate various loading requirements and operational needs.
- **Employee Amenities:** Surrounded by restaurants, fuel stations, and conveniences that benefit your workforce.
- **Security Features:** Fenced yard with high voltage security fencing provides peace of mind for equipment and inventory.
- **Operational Efficiency:** Thoughtful design with 19' clear height, ample column spacing, and LED lighting throughout for optimal operations.
- **Immediate Availability:** Ready for occupancy with no wait time to begin operations.

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