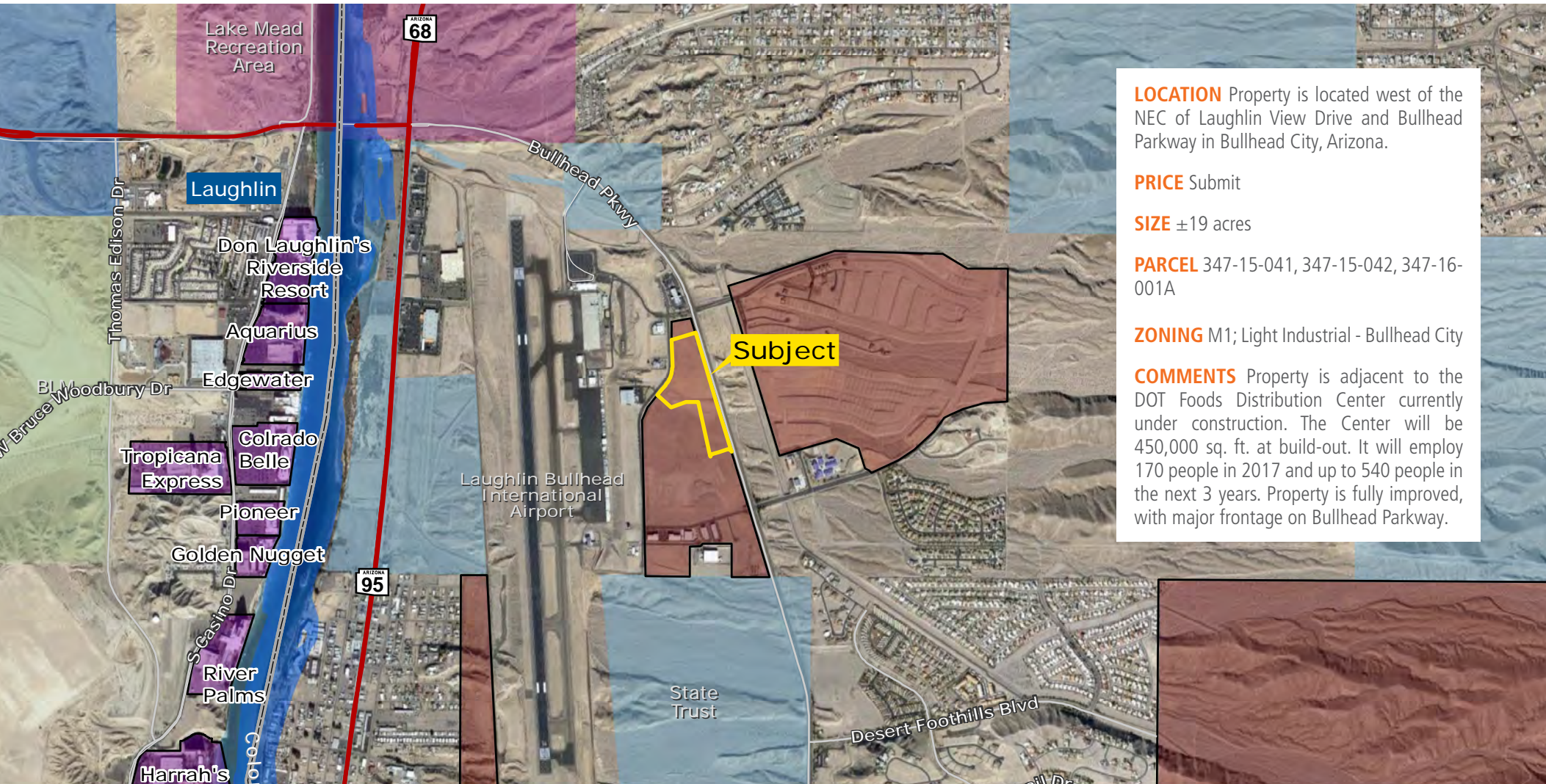


# PRIME COMMERCIAL/INDUSTRIAL OPPORTUNITY

EXCLUSIVE LISTING | BULLHEAD CITY, ARIZONA



**LOCATION** Property is located west of the NEC of Laughlin View Drive and Bullhead Parkway in Bullhead City, Arizona.

**PRICE** Submit

**SIZE** ±19 acres

**PARCEL** 347-15-041, 347-15-042, 347-16-001A

**ZONING** M1; Light Industrial - Bullhead City

**COMMENTS** Property is adjacent to the DOT Foods Distribution Center currently under construction. The Center will be 450,000 sq. ft. at build-out. It will employ 170 people in 2017 and up to 540 people in the next 3 years. Property is fully improved, with major frontage on Bullhead Parkway.

Dave Lords | [dlords@landadvisors.com](mailto:dlords@landadvisors.com)

4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | [www.landadvisors.com](http://www.landadvisors.com)

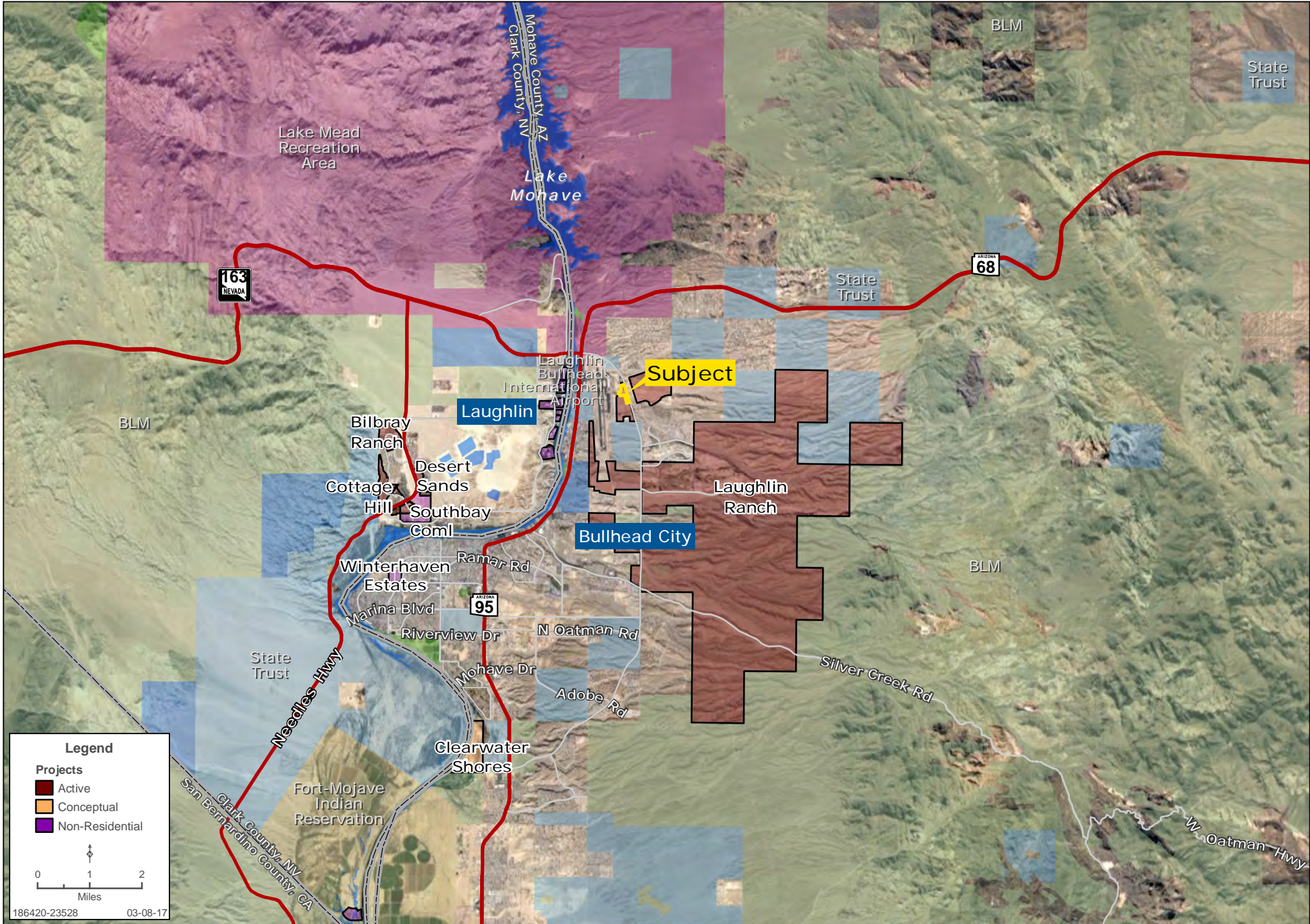
The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMoha186420-3.17.17

 Land Advisors<sup>®</sup>  
ORGANIZATION



# REGIONAL MAP

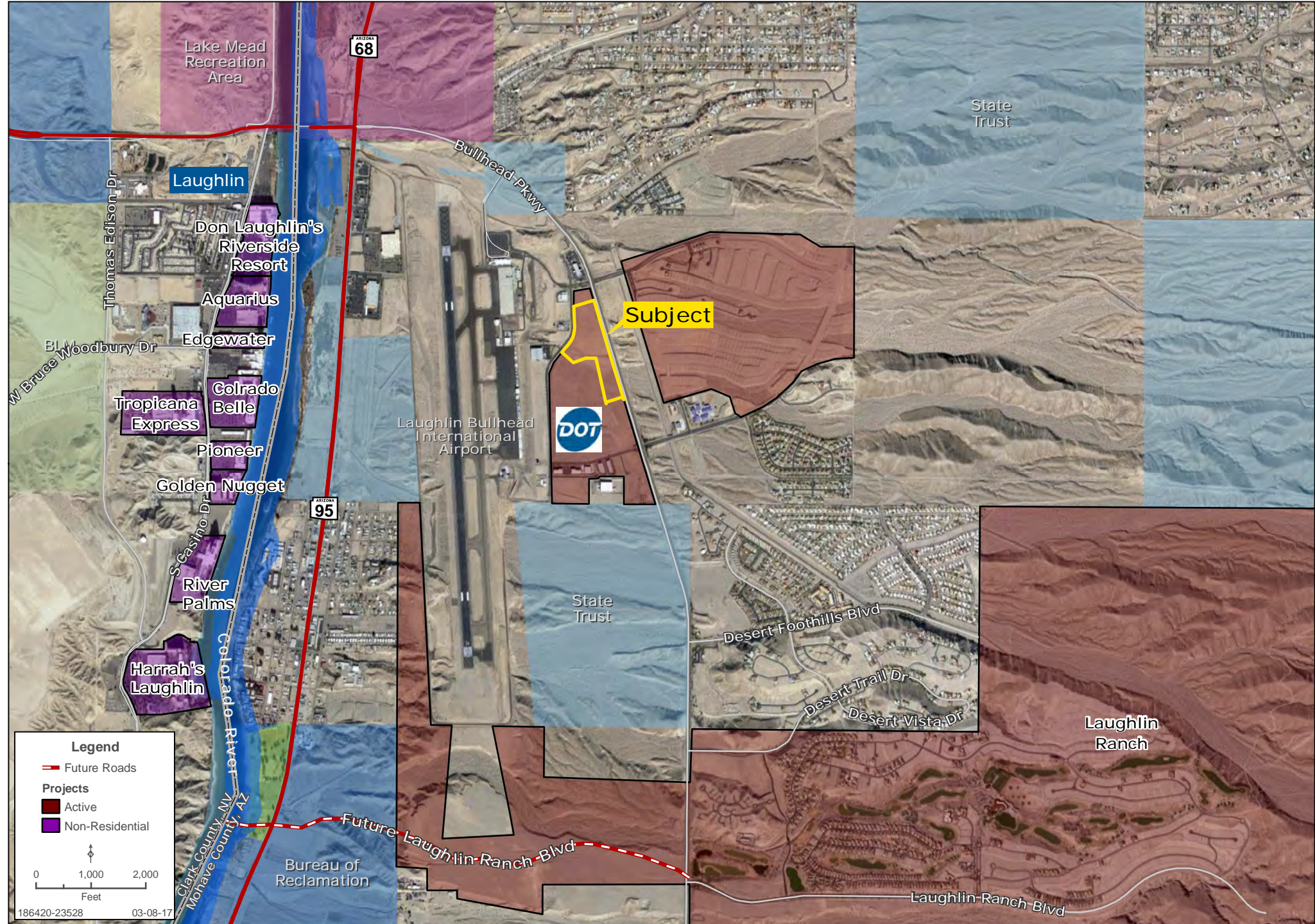
Dave Lords | 480.483.8100 | www.landadvisors.com





# SURROUNDING DEVELOPMENT MAP

Dave Lords | 480.483.8100 | www.landadvisors.com



**Legend**

- Future Roads

**Projects**

- Active
- Non-Residential

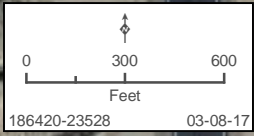
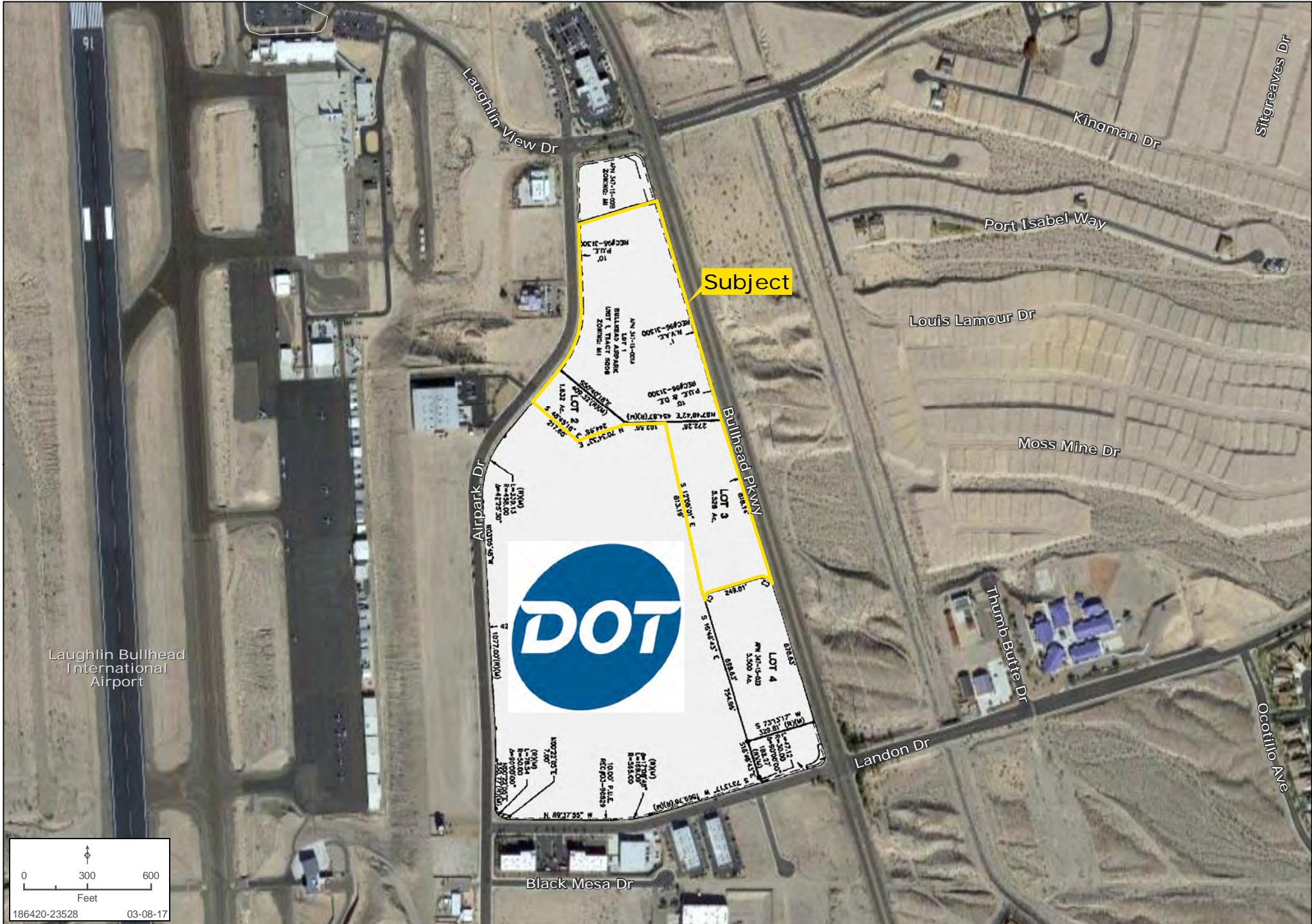
0 1,000 2,000  
Feet

186420-23528 03-08-17



# OVERLAY MAP

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# PROPERTY DETAIL MAP

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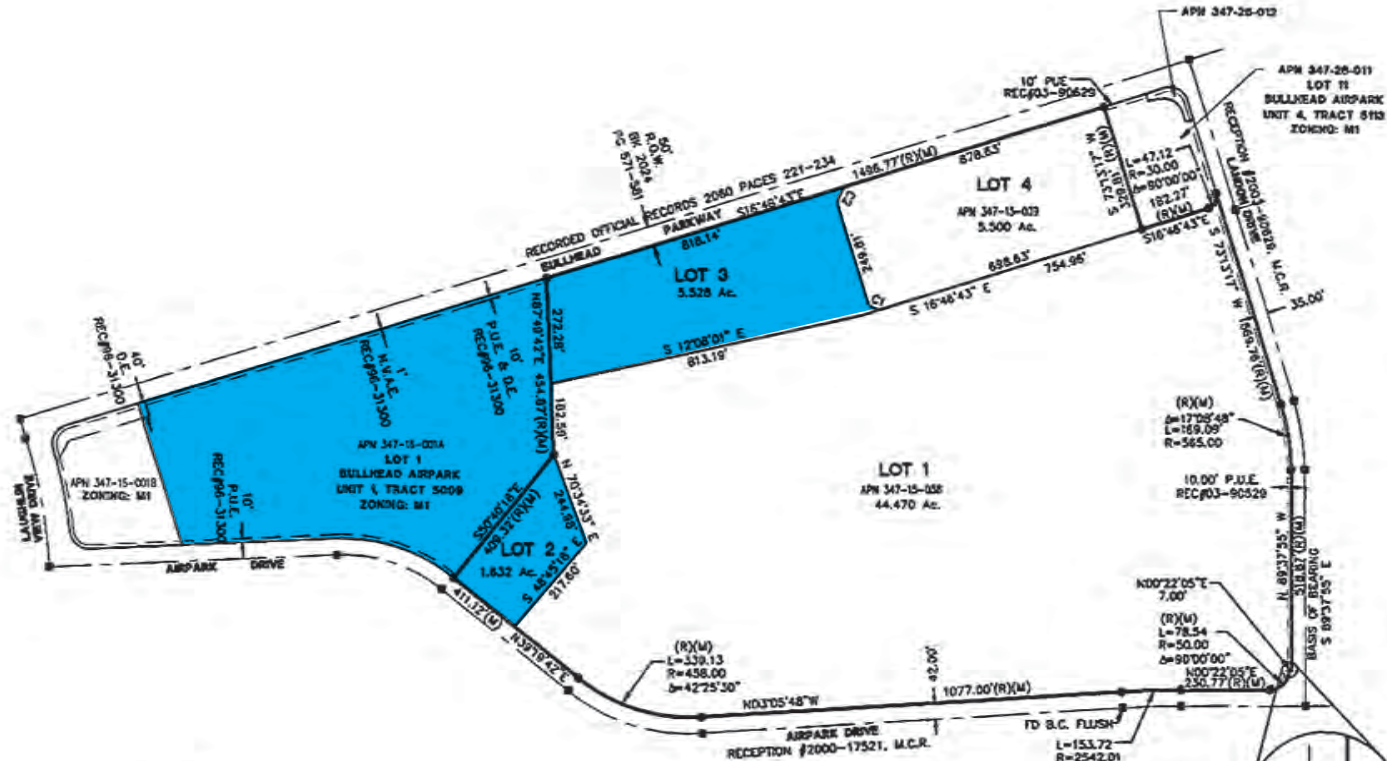


0 100 200  
Feet  
186420-23528 03-08-17



## PARCEL PLAT - CITY OF BULLHEAD CITY LAND SPLIT MAP #

A PORTION OF SECTIONS 30 AND 31, T. 21 N., R. 21 W. OF THE  
GILA AND SALT RIVER BASE AND MERIDIAN  
BULLHEAD CITY, MOHAVE COUNTY, ARIZONA



### LEGEND

- SET 1/2 INCH REBAR & CAP RLS 16098
- FOUND 1/2 INCH REBAR & CAP RLS 16098 OR PK NAIL WITH WASHER RLS 16098
- FOUND MONUMENT AS NOTED
- EASEMENT LINE
- BOUNDARY LINE
- (R) RECORD INFORMATION
- (M) FIELD OBSERVED MEASUREMENT
- B.C.H.H. BRASS CAP IN HAND HOLE
- R.O.W. RIGHT-OF-WAY

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	47.12	30.00'	90°00'00"
C2	78.54	50.00'	90°00'00"



**PARCEL PLAT - CITY OF BULLHEAD CITY LAND SPLIT MAP #**  
**Anderson - Nelson, Inc.**  
 Engineering - Survey - Construction Plans - Subdivisions - Platting  
 Construction Management - Computer Services  
 1833 SOUTH 25TH STREET  
 PHOENIX, ARIZONA 85034  
 (602) 273-1800  
 Fax: (602) 273-1800  
 www.anderson-nelson.com

**LAND SPLIT MAP #**  
 269-1100  
 2 2

BY: [Signature] DATE: 12-28-18 11:50 A.M.  
 PLATING LICENSE # 12-28-18 11:50 A.M.