



FOR LEASE

52,800 SF Solar Powered Warehouse

Interstate 40, Exit 25 • Yucca, Arizona • Mohave County

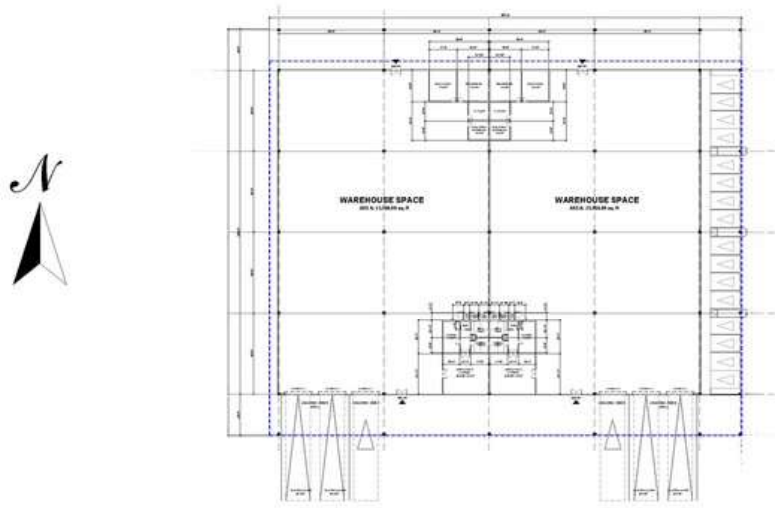
52,800	1.5 MW	7.93 ac	4	I-40
Total SF	Solar Capacity	Storage Yard	Loading Docks	Exit 25 Direct

Solar Power 1.5 MW solar roof; no utility connection required	Flexible Layout Divisible into two ~26,400 SF units	Logistics Access Direct I-40 frontage; adjacent truck stop	Fast Delivery Off-grid design accelerates permitting & build timeline
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Floor Plan & Property Specifications



Conceptual floor plan — two equal ~26,400 SF warehouse bays with shared central office core. Layout is flexible and can be reconfigured to tenant requirements.

Total Building Area	52,800 SF
Divisible To	Two units of ~26,400 SF each
Clear Height	TBD — per tenant specification
Loading Docks	4 total (2 per bay, well configuration)
Office Space	Conceptual — fully customizable
Roof Solar Capacity	1.5 MW off-grid PV system
Additional Storage	7.93-acre outdoor storage yard
Covered Parking	Solar canopy parking available
Address / Access	12551 S Mohave Center Blvd, Yucca, AZ 86438 — I-40 Exit 25
APN	208-06-025 (approx.) — Mohave County
Zoning	Mohave County Industrial / General Commercial
Power	Off-Grid: 1.5 MW solar + battery storage (no APS/SCE tie-in required)

Off-Grid Solar Energy System

The warehouse is designed as a fully self-contained off-grid facility powered by a 1.5 MW rooftop photovoltaic system paired with battery energy storage. This eliminates dependence on grid interconnection, which significantly reduces permitting timelines, and provides long-term energy cost certainty for tenants.



Left: Solar panel roof — integrated rooftop PV array. Right: Canopy-style solar with covered entry and operations areas.

1.5 MW PV Capacity Rooftop solar array covering the full 52,800 SF warehouse footprint, sized for 24/7 operational loads including HVAC, lighting, and EV charging.

Battery Energy Storage

Paired BESS system provides overnight and cloudy-day coverage, ensuring uninterrupted operations without grid backup.

No Grid Interconnection

Off-grid design eliminates utility interconnection queue delays — a major advantage in Mohave County, where APS grid capacity is constrained.

Faster Build Timeline Removing utility tie-in requirements can reduce overall project timeline by 6–18 months versus comparable grid-connected facilities.

ITC / IRA Eligible

Solar and BESS assets qualify for the 30% Investment Tax Credit under the Inflation Reduction Act (subject to completion by Dec 31, 2027).

Tenant Benefit

Predictable, fixed-cost energy rates; immunity from grid outages; ability to market as a certified green/sustainable facility.

Covered Parking & Site Amenities



Solar canopy covered parking — shaded vehicle storage with integrated PV panels.

Solar Canopy Parking

Covered parking with integrated solar panels provides shaded vehicle and equipment storage while adding PV generation capacity.

Outdoor Storage Yard — 7.93 Acres A dedicated 7.93-acre fenced outdoor storage yard adjacent or near to the warehouse provides heavy equipment staging, container storage, and fleet parking.

Adjacent Truck Stop

The Pride Truck Stop is located immediately adjacent to the site at I-40 Exit 25, providing 24/7 fueling, driver amenities, and fleet services for logistics tenants.

Paved Yard & Access Roads

Fully paved yards and internal access roads accommodate Class 8 semi-trucks, oversized equipment, and high-frequency delivery operations.

Perimeter Security

Site layout supports full perimeter fencing, lighting, and access control — ideal for high-value inventory, equipment, or bonded storage operations.

Location & Site Context



Left: Aerial site view — warehouse location relative to I-40 and storage yard.

Right: Regional map — Yucca site in the Kingman–Needles corridor.

Interstate 40 — Exit 25	Direct on/off ramp access. Site is visible from I-40 with signage opportunities.
Gap Market Opportunity	Fills a ~60-mile logistics infrastructure gap between Needles, CA and Kingman, AZ — no comparable off-grid warehouse facility exists in this corridor.
Freight Connectivity	West: LA/Long Beach ports (~250 mi). East: Kingman / Phoenix / Albuquerque. North: Las Vegas via US-93 (~130 mi).
Adjacent Infrastructure	Pride Truck Stop (fuel, scales, showers), ADOT inspection station, and Mohave Center Blvd, industrial Corridor.
Mohave County Jurisdiction	Arizona permitting jurisdiction with favorable industrial zoning and no municipal overlay restrictions. Located in Opportunity Zone for Business growth.

Regional Growth & Market Context

The Kingman–Yucca corridor sits at the intersection of two powerful megatrends: Southwestern population migration and the reshoring of U.S. logistics infrastructure. The data below reflects the market fundamentals supporting long-term industrial demand along this segment of I-40.



Population & Economic Growth. Kingman's population expanded from 32,689 (2020) to roughly 35,383 by 2024 — an 8% increase in four years. Mohave County as a whole grew from ~214,000 to over 228,000 residents in the same period, with projected annual additions of 2,600–2,800 residents, driven by in-migration from California and Nevada.

Strategic Interstate Position. Kingman sits at the junction of I-40 and U.S. Highway 93 — one of the primary east-west freight arteries in the United States. This provides direct trucking access to Southern California markets to the west, New Mexico, Texas, and the central U.S. to the east, and Las Vegas and the Intermountain West to the north via U.S. 93.

Industrial Infrastructure Foundation. The Kingman Airport & Industrial Park — the largest industrial park in northern Arizona — already hosts approximately 80 companies employing roughly 3,000 workers across logistics, manufacturing, and distribution sectors.

Emerging Logistics Gateway. Growth is spreading outward from Kingman into communities such as Griffith and Yucca, where available land along I-40 provides development opportunities without the land-cost premium of established industrial markets. U.S. 93 is currently undergoing upgrades to improve freight mobility between Arizona and Nevada, further enhancing this corridor's competitiveness.

Sources: U.S. Census Bureau (2020 Decennial Census, 2024 ACS estimates); Arizona Office of Economic Opportunity population projections; Kingman Airport Authority industrial park data; ADOT I-40 / US-93 project records; Mohave County Planning & Zoning.

Leasing Information

This is a rare opportunity to secure a large-format, off-grid industrial facility in one of the Southwest's fastest-growing logistics corridors — before the Yucca–Kingman gap is filled by competing development.

Lease Type	NNN (Triple Net) — terms negotiable
Minimum Term	60 months (5 years) preferred
Divisibility	Full 52,800 SF or split into two ~26,400 SF units
Availability	Upon execution of LOI and lease agreement
Tenant Improvements	Landlord will consider TI allowance for qualified tenants
Energy Cost	Included in lease or separately metered — to be negotiated

Charging Plaza Holdings LLC

R. Martin Mesmer, CIO

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Qualified Tenant Inquiries

LOI / NDA required for full financial disclosures.

Qualified tenants — including logistics operators, fleet companies, EV infrastructure developers, and government contractors — are encouraged to submit a Letter of Intent.

This document is provided for preliminary discussion purposes only. All specifications, dimensions, renderings, and financial terms are conceptual and subject to change. Charging Plaza Holdings LLC makes no representations or warranties regarding zoning, utility availability, or permitting approvals. Recipients should conduct independent due diligence. This is not an offer to lease.

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