

Griffith

Logistics Hub

Retaining
Wall Manufacturer

Black Mtn.
Generation Station

Future FedEx
Distribution Center

Apache Rd.

Praxair

±1020 acres
Interstate 40 & Griffith Road, Mohave County, AZ

Griffith

For Lease / Sale

 JONES LANG
LASALLE

Real value in a changing world

Griffith Logistics Hub

Mohave County, AZ

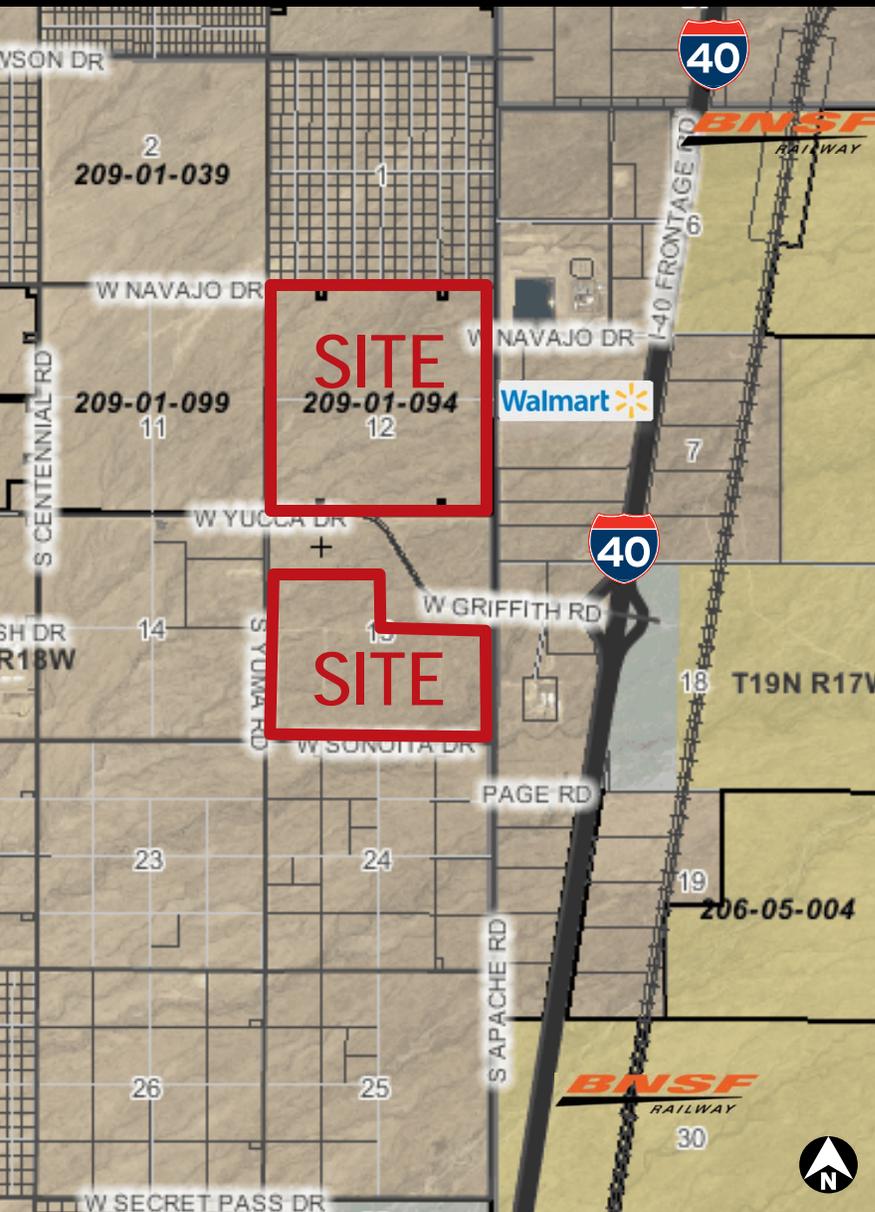


Mohave County, facts

- Mohave County is the second largest county in the state of Arizona and the fifth largest in the country.
- Mohave County is the lowest taxed county in Arizona and is less than a day's drive from California.
- In 2010, Mohave County had a population of 200,186, with 50% between the ages of 25 and 64.
- The Mohave region's Distribution, Logistics & Transportation Industry Cluster is in a strategic position for growth as Pacific and other west coast inland ports reach capacity and push eastward.



GREATER PHOENIX
ECONOMIC COUNCIL



Property features

- ±1,020 acres
- Parcel #209-01-094: ±630 acres
- Parcel #209-01-154: ±390 acres
- Located at Griffith Interchange in Mohave County
- Direct access to I-40
- Located along CANAMEX corridor
- Close proximity to Kingman Commercial Airport
- Close proximity to BNSF Railways Transload
- Proximate to electrical substation

CANAMEX Trade Corridor

- Internationally recognized trade route bridging the economies of the U.S., Mexico, and Canada
- Joint project of Arizona, Nevada, Idaho, Utah and Montana
- Planned development of a continuous four-lane roadway from Mexico through the US CANAMEX states, into Canada

Arizona Incentive Programs

- Commercial & Industrial Solar Energy Program: tax credit equal to 10% of the installed cost of the solar energy device
- Job Training Program: cash assistance up to \$1.5M per business
- Renewable Energy Tax Incentives: property tax reduction of up to 75% for up to 15 years; refundable tax credit up to 10% of the company's investment

Mohave County has committed the necessary governmental resources to create a best of class employment environment at a strategic location on I-40 at the Griffith Interchange. With access to water, sewer, electricity, and other shovel-ready improvements, Mohave County has placed a high level of investment into *Griffith Logistics Hub*.



Real value in a changing world

Future Interstate 11

- Runs from Casa Grande, Arizona to Las Vegas, Nevada, by way of Kingman, Arizona
- Provide direct connection from I-40 and I-15
- Provide accessibility to Pacific coast commerce centers and sea ports
- Completes an international trade route
- Designed as a multi-modal (rail and interstate) / multi-utility corridor
- Relieve pressure on existing interstate transportation system
- Increase global investment and long term economic sustainability

Premier inland port opportunity



Mohave County Demographics	
2010 Census	200,186
2015 Projected Population	229,831
2000 Census	155,032
Historical Growth 2000 to 2010	22.55%
Projected Growth 2010 to 2015	12.89%
Family Households (Dec. 1, 2010)	56,231
2015 Projected Family Households	62,540

SITE

Mohave Block Company

Black Mountain Generating Station

Griffith Plant

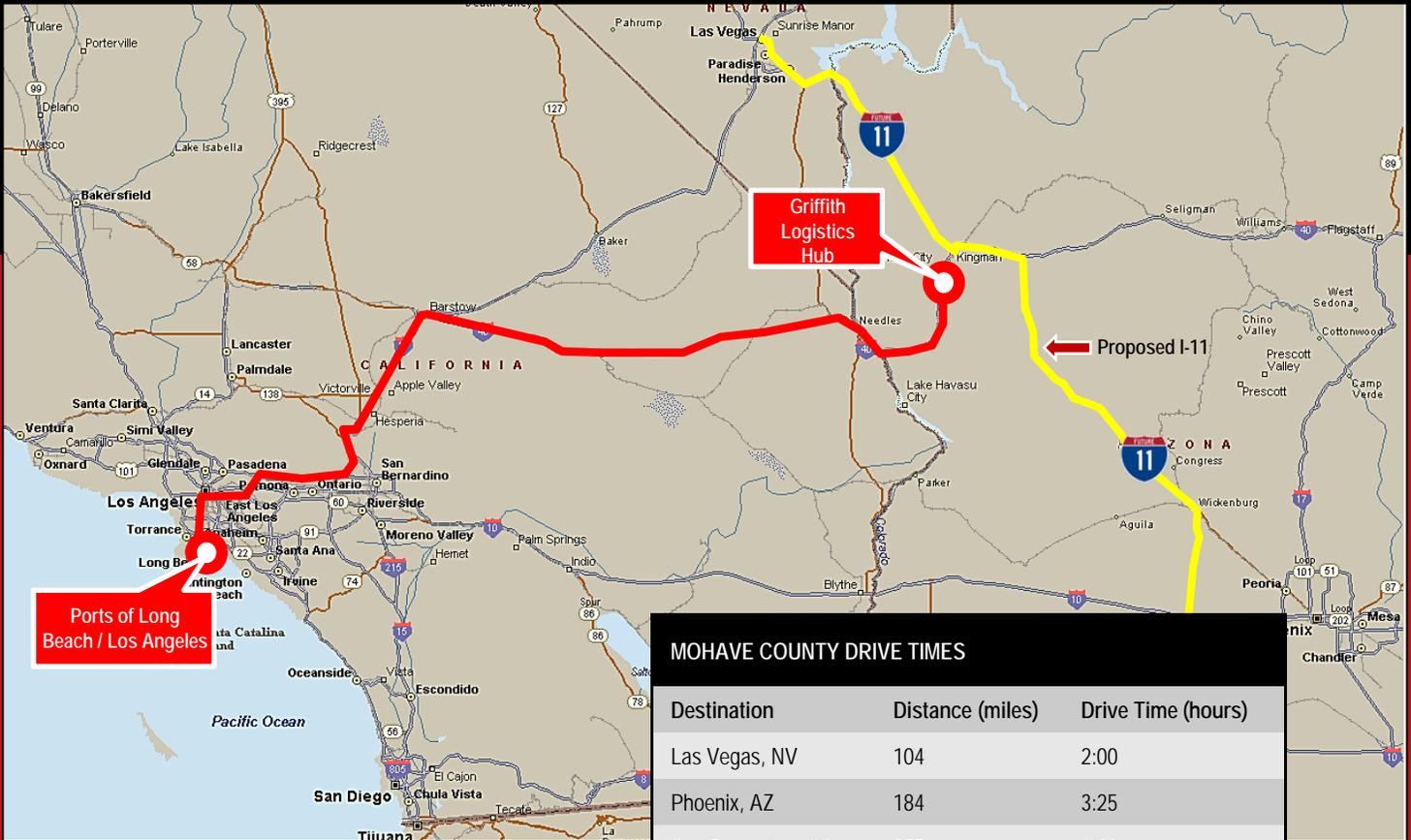


Griffith Logistics Hub

Mohave County, AZ



Real value in a changing world



Ports of Long Beach / Los Angeles

Griffith Logistics Hub

Proposed I-11

MOHAVE COUNTY DRIVE TIMES		
Destination	Distance (miles)	Drive Time (hours)
Las Vegas, NV	104	2:00
Phoenix, AZ	184	3:25
San Bernadino, CA	275	4:20
Riverside, CA	284	4:31
Tucson, AZ	305	5:22
Los Angeles, CA	318	5:08
Long Beach, CA	332	5:17
San Diego, CA	380	5:58

Arizona vs. California Business Cost Comparison	
Corporate Income Tax	
Arizona: 6.968%	California: 8.84%
State Personal Income Tax	
Arizona: 2.59 - 4.54%	California: 9.55 - 10.55%
State Sales Tax	
Arizona: 6.6%	California: 8.25%
Gasoline Tax	
Arizona: \$0.19/gallon	California: \$0.48/gallon
Personal Property Tax	
Arizona:	California:
First \$10,000 - 2.59%	First \$7,168 - 1.25%
Next \$15,000 - 2.88%	Next \$9,826 - 2.25%
Next \$25,000 - 3.36%	Next \$9,827 - 4.25%
Next \$100,000 - 4.24%	Next \$10,412 - 6.25%
Over \$150,000 - 4.54%	Next \$9,822 - 8.25%
	Next \$952,945 - 9.55%
	Over \$1,000,000 - 10.55%

Source: The Tax Foundations

For additional information:

Anthony J. Lydon, SIOR, CSCMP
 Managing Director
 Supply Chain & Logistics Solutions
 +1 602 282 6268
 aj.lydon@am.jll.com

Marc D. Hertzberg, SIOR
 Managing Director
 Supply Chain & Logistics Solutions
 +1 602 282 6269
 marc.hertzberg@am.jll.com

SCAN THIS QR CODE TO FIND OUT MORE ABOUT JONES LANG LASALLE, PHOENIX



www.us.joneslanglasalle.com/phoenix