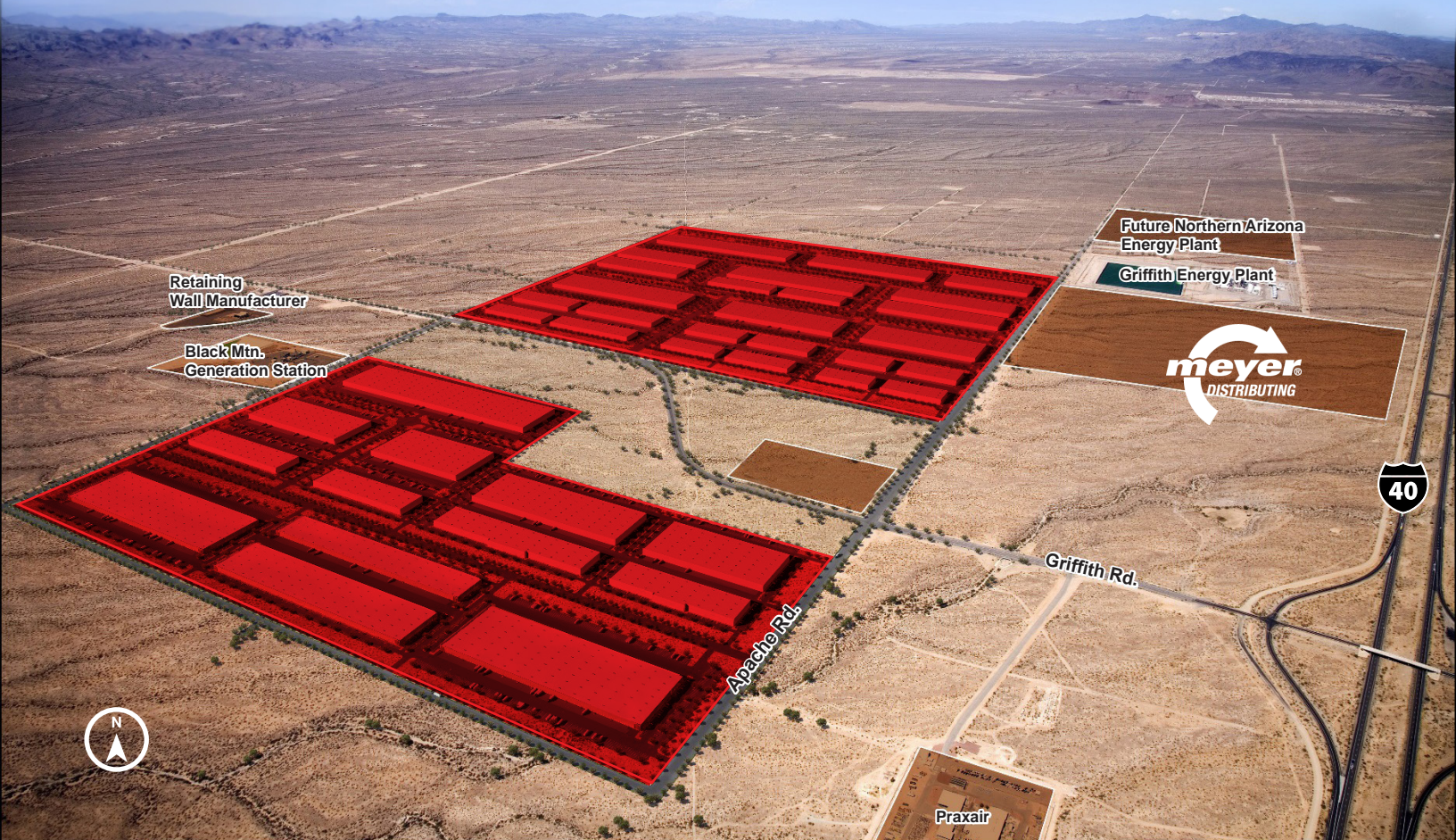


Available for sale - Opportunity Zone land



Griffith Logistics Hub

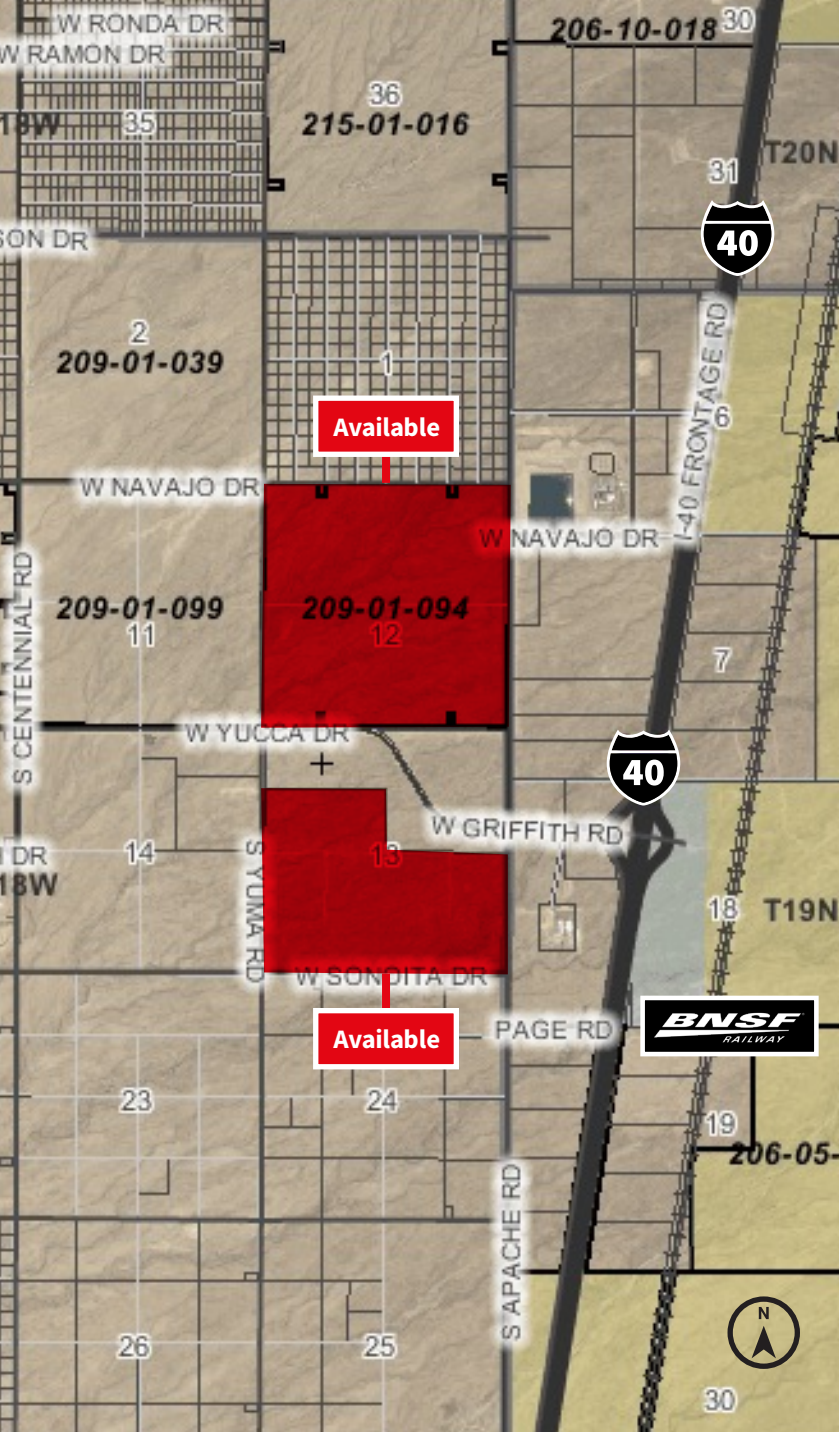
±1,020 acres | I-40 / Griffith Road, Mohave County, AZ

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Property features

- ±1,020 acres (divisible to 20 acres)
- Located in an Arizona Opportunity Zone
- Mohave County parcel #209-01-094: ±630 acres
- Mohave County parcel #209-01-154: ±390 acres
- M-X Zoning (heavy manufacturing), Mohave County
- Located at Griffith Interchange in Mohave County
- Natural gas (UniSource Energy Services, 700 PSI line), electricity, and fiber optic to site
- 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 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

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.

- Second largest county in the state of Arizona and the fifth largest in the country
- One of the lowest taxes counties in Arizona and is less than a day's drive from California
- In 2021, Mohave County had a population of 217,692¹
- 45.7% of the civilian labor force population is over the age of 16¹
- 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

1) United States Census Bureau



±1,020 acres | I-40 / Griffith Road, Mohave County, AZ



Opportunity zone

- Capital gains tax incentive for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains

Kingman Airport

Kingman, AZ



Beale St.



Historic Route 66

Future Interstate 11

- Runs from Casa Grande, AZ to Las Vegas, NV, by way of Kingman, AZ
- Provide direct connection from I-40 and I-15
- Provide accessibility to Pacific coast commerce centers and sea ports
- Complete 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

Griffith Energy Facility

Mohave
Block
Company



Black
Mountain
Generating
Station



