



MANUFACTURING, TRANSPORTATION, DISTRIBUTION & LOGISTICS

KINGMAN, ARIZONA

The park is a perfect fit for those business in manufacturing and distribution industries. Companies involved in the production of high value-added hard goods ranging the gamut of materials from composites and metals, to plastics and refractory materials. These goods may be simple one-piece components, mechanical devices, electronics, complex multiple part apparatus, or anything in between. Manufacturing businesses see substantial benefits from their Kingman location, with convenient access to transportation, low business costs, business-friendly environmental regulations, easy-access to savvy manufacturing talent, and an active year-round lifestyle

Companies such as, American Woodmark, West Cost Netting, Tru Serve, Interstate Trailers, Laron Engineering, Dillon Transportation, Cascades Tissues Group, and Honeywell Aerospace are all examples of manufacturers and distribution companies that call the Kingman Industrial Park Home

If you're company is considering a **manufacturing** or **distribution** location in Arizona, our economic development experts are here to help you explore all that the Kingman Industrial Park has to offer.



- Available and site ready industrial properties located in national OPPORTUNITY ZONE INVESTMENT AREAS
- Rail served properties BNSF via Patriot
- Railroad short line provider
- A workforce trained and experienced in manufacturing
- Easy access to suppliers and customers in the west coast markets
- Low business costs & Business friendly environmental regulations
- Programs that make it easy to connect with suppliers business and workforce in the Kingman Region
- Easy access to California and the Western United States



KINGMAN INDUSTRIAL PARK & THE CITY OF KINGMAN, ARIZONA
TEL : (928) 565-1416 FAX : (928) 757-9871

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COST OF BUSINESS

Industrial Land & Building Costs

Cost per acre	\$36,000-\$150,000
Lease rate (\$/sqft/month)	\$0.35-\$0.65
Construction cost (\$/sqft)	\$80.03-\$109.28

Large Electric Costs (Unisource Energy)

Basic cost per month	\$300.00
Demand (\$/KW)	\$14.51
Energy (annual avg. \$/kwh)	
On peak	\$0.1914
Off peak	\$0.0863

Sources: Unisource Energy Services Tariff, Large General Service Time-of-use, July 2018; 2018 RS Means Building Construction Costs and Square Foot Costs (pre-engineered metal warehouse building, 10,000 to 60,000 square foot); Loopnet, July 2018.

INCENTIVES

- Opportunity Zone Properties
- Quality jobs tax credit program
- Sales tax exemption for machinery and equipment
- Research & Development Income Tax Credit Program
- Accelerated Depreciation Schedules
- Qualified Facilities Tax Credits
- Government Property Lease
- Excise Tax & Jobs Training Grant Program

Comparative annual nonexempt labor costs comparison

Vs. Phoenix, Las Vegas, Riverside/San Bernardino, St. George

JOB TITLE	# OF WORKERS	KINGMAN	PHOENIX, AZ	LAS VEGAS, NV	RIVERSIDE/SAN BERNARDINO, CA	ST. GEORGE, UT
Warehouse Worker	20	\$9.25	\$13.10	\$14.36	\$13.63	\$9.28
Material Handler	25	\$11.17	\$14.00	\$15.35	\$14.62	\$10.56
Order Filler	30	\$12.58	\$14.23	\$15.27	\$14.83	\$11.08
Light Assembly	10	\$12.81	\$14.61	\$15.68	\$14.82	\$12.52
Packer	10	\$12.48	\$13.91	\$14.95	\$14.08	\$11.00
Maintenance Mech.	4	\$20.62	\$24.64	\$27.59	\$26.72	\$17.84
Maintenance Elec.	3	\$20.13	\$25.29	\$30.07	\$29.95	\$23.23
Stock Clerk	5	\$11.06	\$12.82	\$13.75	\$13.27	\$10.81
Shipping & Receiv.	12	\$13.96	\$17.16	\$18.31	\$18.16	\$11.53
Forklift Operator	12	\$13.74	\$15.88	\$17.35	\$16.77	\$11.13
Truck Driver - Light	5	\$11.97	\$16.52	\$18.06	\$17.56	\$10.69
Trck Driver - Heavy	10	\$19.48	\$21.90	\$23.86	\$23.59	\$16.16
Security Guard	12	\$9.15	\$16.59	\$17.96	\$16.66	\$11.09
Inventory Control	5	\$14.94	\$17.64	\$18.82	\$18.72	\$13.87
Traffic/Rate Analyst	6	\$23.74	\$26.94	\$28.30	\$28.73	\$22.35
Secretary	5	\$13.54	\$16.73	\$18.03	\$17.67	\$13.11
Weighted Average Hourly Earnings (1)		\$13.31	\$16.10	\$17.46	\$16.94	\$12.19
Total Annual Base Payroll Costs (2)		\$4,443,426	\$5,363,253	\$5,816,929	\$5,643,989	\$4,062,984
Fringe Benefits (3)		\$1,596,033	\$1,931,131	\$2,094,095	\$2,031,836	\$1,462,674
Total Annual Nonexempt Labor Costs		<u>\$6,029,459</u>	\$7,295,385	\$7,911,024	\$7,675,825	\$5,525,658



Drive times from Kingman, AZ

- Las Vegas, NV: 104 Miles / 2:00
- Phoenix, AZ: 184 Miles / 3:25
- San Bernardino, CA: 275 Miles / 4:20
- Riverside, CA: 284 Miles / 4:31
- Tucson, AZ: 305 Miles / 5:22
- Los Angeles, CA: 318 Miles / 5:22
- Long Beach, CA: 332 Miles / 5:17
- San Diego, CA: 380 Miles / 5:58
- Ensenada, Mexico: 463 Miles / 7:25
- Albuquerque, NM: 470 Miles / 7:09
- Salt Lake City, UT: 52 Miles / 8:25
- Oakland, CA: 607 Miles / 10:06
- San Francisco, CA: 618 Miles / 10:19
- Guaymas, Mexico: 627 Miles / 11:02
- Denver, CO: 914 Miles / 13:38

DRIVE TIMES

Comparative Warehouse Construction & Amortization Costs

Vs. Phoenix, Las Vegas, Riverside/San Bernardino, St. George

	KINGMAN, AZ	PHOENIX, AZ	LAS VEGAS, NV	RIVERSIDE/BERNARDINO, CA	ST. GEORGE, UT
Number of Acres	65	65	65	65	65
Building Square Ft	750,000	750,000	750,000	750,000	750,000
Cost per Acre	\$47,916	\$106,286	\$138,521	\$178,596	\$87,120
Total Land Cost	\$3,114,540	\$6,908,616	\$9,003,852	\$11,608,740	\$5,662,800
Construction Cost (1)	\$41,148,000	\$41,957,625	\$49,672,875	\$49,577,625	\$41,052,750
Machinery & Equip.	\$9,250,000	\$9,250,000	\$9,250,000	\$9,250,000	\$9,250,000
Total Project Investment	\$53,512,540	\$58,116,240	\$67,926,727	\$70,436,365	\$55,965,550
Project Amortization					
Cost of funds (Interest)	5%	5%	5%	5%	5%
Payment Factor (2)	0.0710	0.0710	0.0710	0.0710	0.0710
Total Annual Amort. Cost	\$3,796,846	\$4,123,490	\$4,819,568	\$4,997,633	\$3,970,893

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Shipping Expenses Compared

Vs. Phoenix, Las Vegas, Riverside/San Bernardino, St. George

INBOUND SHIPPING COSTS

WEST COAST PORT CITIES OF ORIGIN						
Origin City	Annual Shipments	Kingman, AZ	Phoenix, AZ	Las Vegas, NV	Riverside/Sanbernardino, CA	St. George, UT
Los Angeles, CA	191,800	\$4,835,406	\$6,110,173	\$4,252,526	\$2,557,333	\$7,778,065
Long Beach, CA	175,8200	\$4,515,644	\$5,585,919	\$3,967,906	\$2,344,267	\$7,208,386
Oakland, CA	63,930	\$2,152,821	\$2,834,656	\$1,963,290	\$1,390,584	\$3,136,406
Seattle, WA	52,280	\$2,855,382	\$3,539,497	\$2,560,459	\$2,636,081	\$3,147,250
Tacoma, WA	47,950	\$2,563,407	\$2,285,617	\$2,285,617	\$2,287,615	\$2,841,453
MEXICAN POINTS OF ORIGIN						
Tijuana, Baja	26,640	\$736,596	\$680,652	\$645,221	\$272,918	\$704,575
Mexicali, Baja	26,640	\$583,682	\$449,417	\$680,652	\$934,716	\$736,463
Nogales, Sonora	26,640	\$503,247	\$360,528	\$623,616	\$615,384	\$1,107,691
Cd. Juarez, Chihuahua	26,640	\$1,181,999	\$820,938	\$1,375,832	\$1,589,307	\$1,476,460
Monterrey, Nuevo Leon	26,640	\$2,532,292	\$2,719,507	\$2,718,843	\$3,025,656	\$2,512,205
U.S. POINTS OF ORIGIN						
Boston, MA	33,300	\$3,860,802	\$3,931,010	\$3,939,923	\$4,249,080	\$4,182,769
Charlotte, NC	33,300	\$3,644,369	\$3,712,451	\$3,813,776	\$4,032,852	\$4,215,869
Detroit, MI	33,300	\$3,386,321	\$3,431,232	\$3,405,125	\$3,681,315	\$3,636,826
St. Louis, MO	33,300	\$2,688,309	\$2,744,653	\$2,848,637	\$3,047,616	\$6,084,490
Houston, TX	33,300	\$2,064,367	\$1,909,910	\$2,231,899	\$2,224,174	\$2,624,384
TOTALS	832,480	\$38,104,672	\$41,478,258	\$37,319,321	\$34,348,897	\$48,393,291

OUTBOUND SHIPPING COSTS

CALIFORNIA MARKETS						
Origin City	Annual Shipments	Kingman, AZ	Phoenix, AZ	Las Vegas, NV	Riverside/Sanbernardino, CA	St. George, UT
Los Angeles, CA	159,840	\$1,910,621	\$2,457,540	\$1,420,658	\$22,131,200	\$1,474,098
San Francisco, CA	79,920	\$1,701,017	\$2,297,700	\$1,460,005	\$1,802,649	\$1,483,262
Riverside/San Bernardino, CA	79,920	\$784,068	\$1,031,501	\$538,181	\$1,065,600	\$563,916
San Diego, CA	39,950	\$578,396	\$568,795	\$465,937	\$532,667	\$475,685
Sacramento, CA	39,950	\$1,804,249	\$1,538,341	\$1,102,380	\$1,291,983	\$1,502,190
WESTERN U.S. MARKETS						
Phoenix, AZ	53,280	\$630,835	\$710,400	\$877,628	\$1,567,764	\$877,202
Seattle, WA	53,280	\$4,088,388	\$4,596,460	\$3,801,297	\$4,577,871	\$3,414,289
Denver, CO	53,280	\$2,866,428	\$2,926,351	\$2,740,261	\$3,915,654	\$2,151,606
Portland, OR	53,280	\$3,101,535	\$3,612,810	\$2,784,875	\$3,487,922	\$2,605,925
Las Vegas, NV	53,280	\$710,400	\$703,651	\$710,400	\$1,063,664	\$710,400
U.S. DISTRIBUTION CENTERS						
New York, NY	33,300	\$4,749,413	\$4,709,386	\$4,895,100	\$5,564,985	\$4,521,671
Atlanta, GA	33,300	\$3,176,043	\$3,114,205	\$3,349,814	\$3,977,796	\$3,122,896
Chicago, IL	33,300	\$2,860,115	\$2,817,180	\$2,856,829	\$3,605,968	\$2,498,366
Memphis, TN	33,300	\$2,398,599	\$2,350,192	\$2,561,769	\$3,195,068	\$2,339,880
Dallas, TX	33,300	\$2,050,192	\$1,920,655	\$2,224,018	\$2,783,913	\$2,001,019
TOTALS	832,480	\$33,410,299	\$35,355,137	\$31,789,153	\$40,564,704	\$29,295,404

Source: LeanDex Oct. 2015, mileage and estimated cost per mile (base plus fuel) Notes: Calculations assume a 30,000 lb. truckload; Shipments to destinations that are less than 150 miles from the point of origin are assumed to cost \$400 per truckload.



“Shelves West is part of American Plastics who operates Injection molding companies across the country. The growing city of Kingman was chosen to facilitate our growing company needs as we have expanded our market to include all 50 states as well as the US territories. We take great pride in calling Kingman our home and look forward to many great years in this wonderful community.”

Clarence Higgins, Plant Manager Shelves West Kingman Arizona.



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COST OF LIVING

RIGHT TO WORK STATES

City residents enjoy a diverse range of housing options and a comfortable year-round climate all at a cost of living well below the national average.

ARIZONA VS. CALIFORNIA

CORPORATE INCOME TAX

ARIZONA: 5.5% CALIFORNIA: 8.84%

SALES TAX

ARIZONA: 5.6% CALIFORNIA: 7.5%

GASOLINE TAX

ARIZONA: \$.18 per gallon CALIFORNIA: \$.35 per gallon

WORKERS COMPENSATION PREMIUMS (1 being the highest, 51 being the lowest)

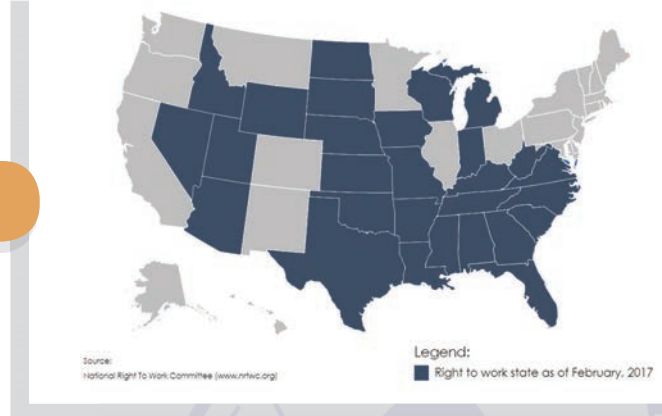
ARIZONA: 37 CALIFORNIA: 1

TOTAL STATE PER CAPITA TAX COLLECTIONS

ARIZONA: \$1944 (Lowest in nation) CALIFORNIA: \$3558 (10th highest in nation)

LEGAL CLIMATE RANKING (1 being the best, 50 being the worst)

ARIZONA: 25 CALIFORNIA: 47

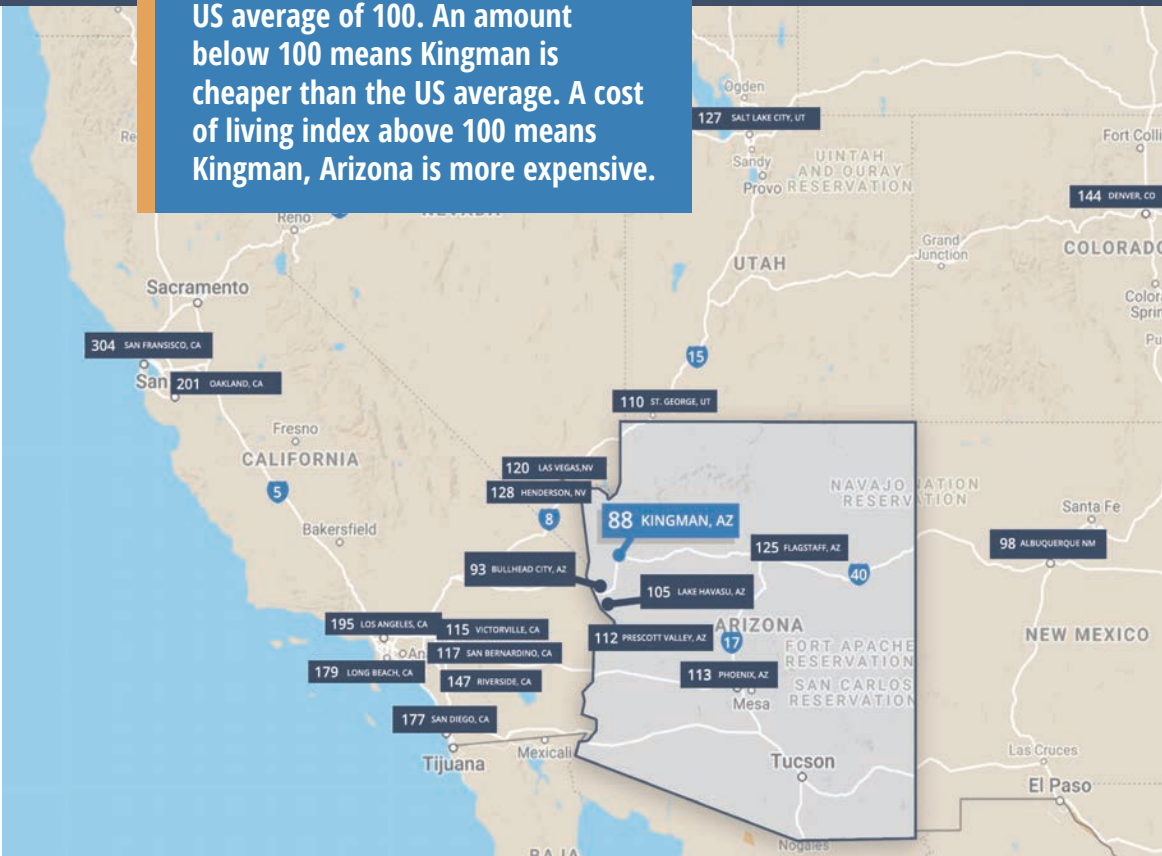


UNEMPLOYMENT INSURANCE

	TAXABLE WAGE	NEW EMPLOYER RATE	AVG. EMPLOYER CONTRIBUTION
AZ	\$7,000	2.00%	2.20%
CA	\$7,000	3.40%	5.10%

Sources: CA Franchise Tax Board, Corporate Tax Rates, Oct. 2015; AZ Department of Revenue, Oct. CA State Board of Equalization, Oct. 2015. Oregon Department of Consumer and Business Services, "2014 Oregon Worker's Compensation. U.S. Census Bureau, 2014 Annual Survey of State. U.S. Chamber of Commerce, Institute for Legal Reform, "2015 Legal Climate Overall Rankings by State". Government Tax Collections and July 1, 2014 Population Estimate Premium Rate Ranking

Cost of living indexes are based on a US average of 100. An amount below 100 means Kingman is cheaper than the US average. A cost of living index above 100 means Kingman, Arizona is more expensive.



KINGMAN

Overall	88
Grocery	105
Health	107
Housing	74
Median Home Cost	\$137,500
Utilities	99
Transportation	78
Miscellaneous	

ARIZONA

Overall	112
Grocery	104
Health	101
Housing	128
Median Home Cost	\$239,500
Utilities	103
Transportation	121
Miscellaneous	

U.S.

Overall	100
Grocery	100
Health	100
Housing	100
Median Home Cost	\$216,200
Utilities	100
Transportation	100
Miscellaneous	

Source Best places .net www.bestplaces.net/cost_of_living/city/arizona/kingman

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PERSONAL INCOME TAX

State Individual Tax Collections per Capita (2013)

Arizona: \$516 (41st Highest in the nation)

California: \$1750 (4th Highest in the nation)

ARIZONA VS. CALIFORNIA

ARIZONA STATE INCOME TAX SCHEDULE (SINGLE FILER)

First \$10,000	2.59%
Next \$15,000	2.88%

First \$10,000	3.36%
Next \$15,000	4.24%

Next \$15,000	4.54%
Standard Deduction	\$5,009
Personal Exemption	\$2,100

CALIFORNIA STATE INCOME TAX SCHEDULE (SINGLE FILER)

First \$7,749	1%
Next \$10,622	2%

First \$10,624	4%
Next \$11,255	6%

Next \$208,975	8%
Next \$51,968	9.30%

Next \$207,875	10.30%
Next \$480,313	11.30%

Over \$1,000,000	12.30%
Standard Deduction	\$3,992
Personal Exemption	\$108

*Source: Tax Foundation, "2015 Facts & Figures, How Does Your State Compare?", Table 13; CA Franchise Tax Board, 2014 Tax Rates and Exemptions; AZ Department of Revenue, 2014 Resident Personal Income Tax Tables.



“ Henry Co has been operating in Kingman AZ since 1999. In the last 20 years Henry Co has expanded western Operations consolidating 4 other western plants into the Kingman footprint. . The Kingman facility reports Records in employee Safety, Sales and World Class quality metrics. Out of 13 sites throughout North America Henry Co Kingman is the 2nd largest volume of all and the largest of the “pail” plants.

Rob Franklin Director, Operations ”



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