

INDUSTRIAL SPACE FOR LEASE

820 E SHELDON STREET, PRESCOTT, AZ 86301

MATTHEW FISH

Designated Broker

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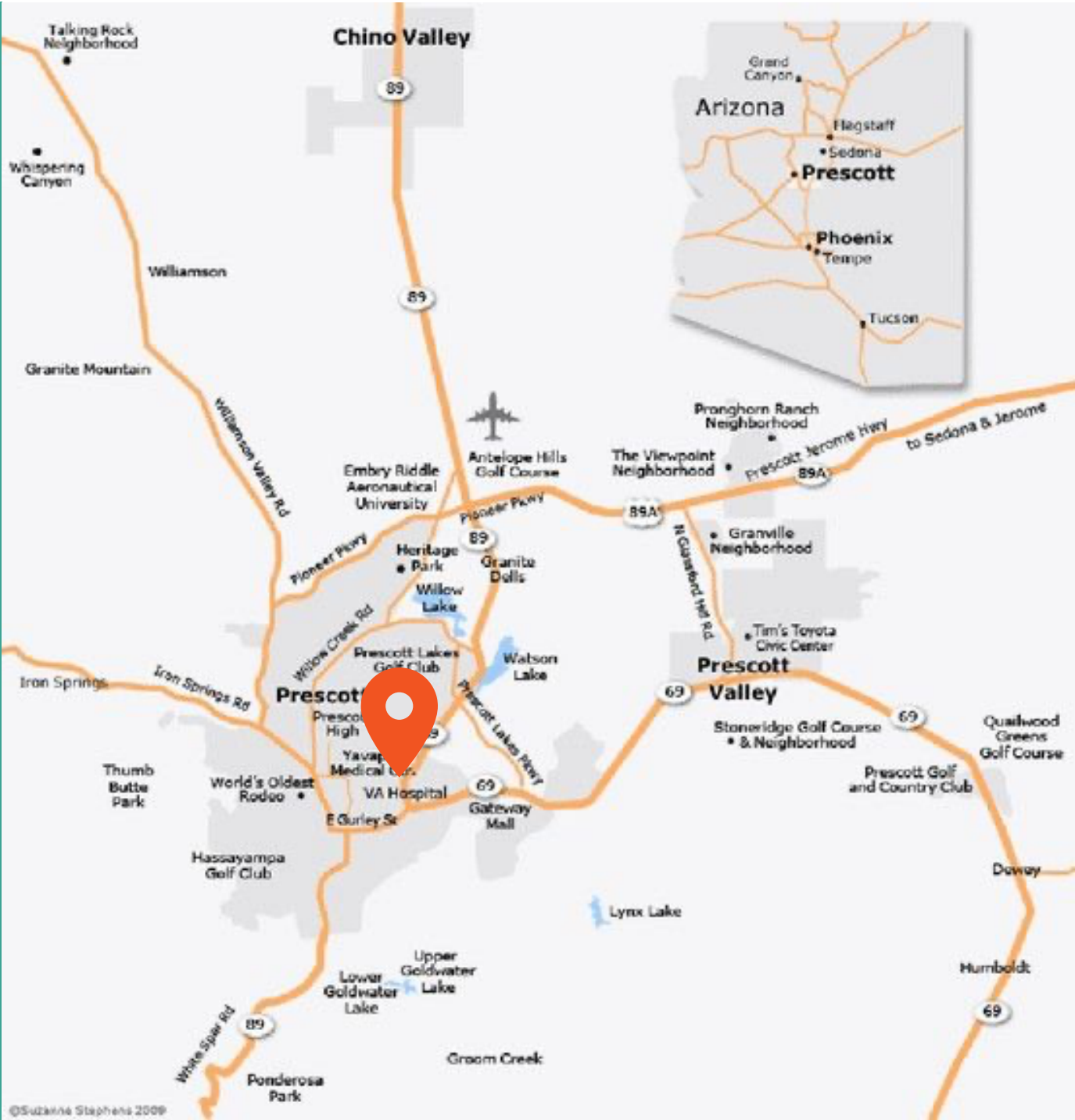


\$16.00 PSF PLUS NNN



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Property Overview

Industrial Space for Sale

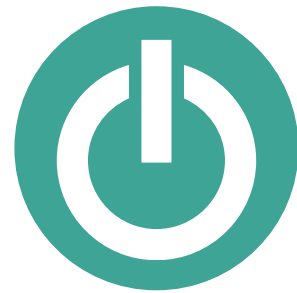
Industrial space available on Sheldon Street. Building is 11,400 square feet, sitting on 0.68 acres, and currently multi-zoned BR (Business Regional) and IT (Industrial Transition) which allows for a vast range of uses. This building is equipped with two roll-up doors, office spaces, break room, storage spaces, and restrooms. The shop space offers drive thru capacities, easy of entry with grade level access, and high ceilings. The property features 60+ parking spaces in the front and additional parking on Rush Street, great visibility and signage options off Sheldon Street. This space is ready for host your business venture, the lease price is \$16.00 PSF.



Property Features

Heavy Power

208V-3 Phase



Storage and Breakroom Spaces



Drive Thru Entry



Office Spaces



Grade Level Docks and Entrance

Roll up doors and drive
through access



Ample Parking

60+ Spaces



Great Signage

Visibility of Sheldon



Bathrooms



Air Conditioned Shop Space



PROPERTY BREAKDOWN

.68 Acres of Property - 3 parcels

9,100 SF of Shop Space on the Main Floor

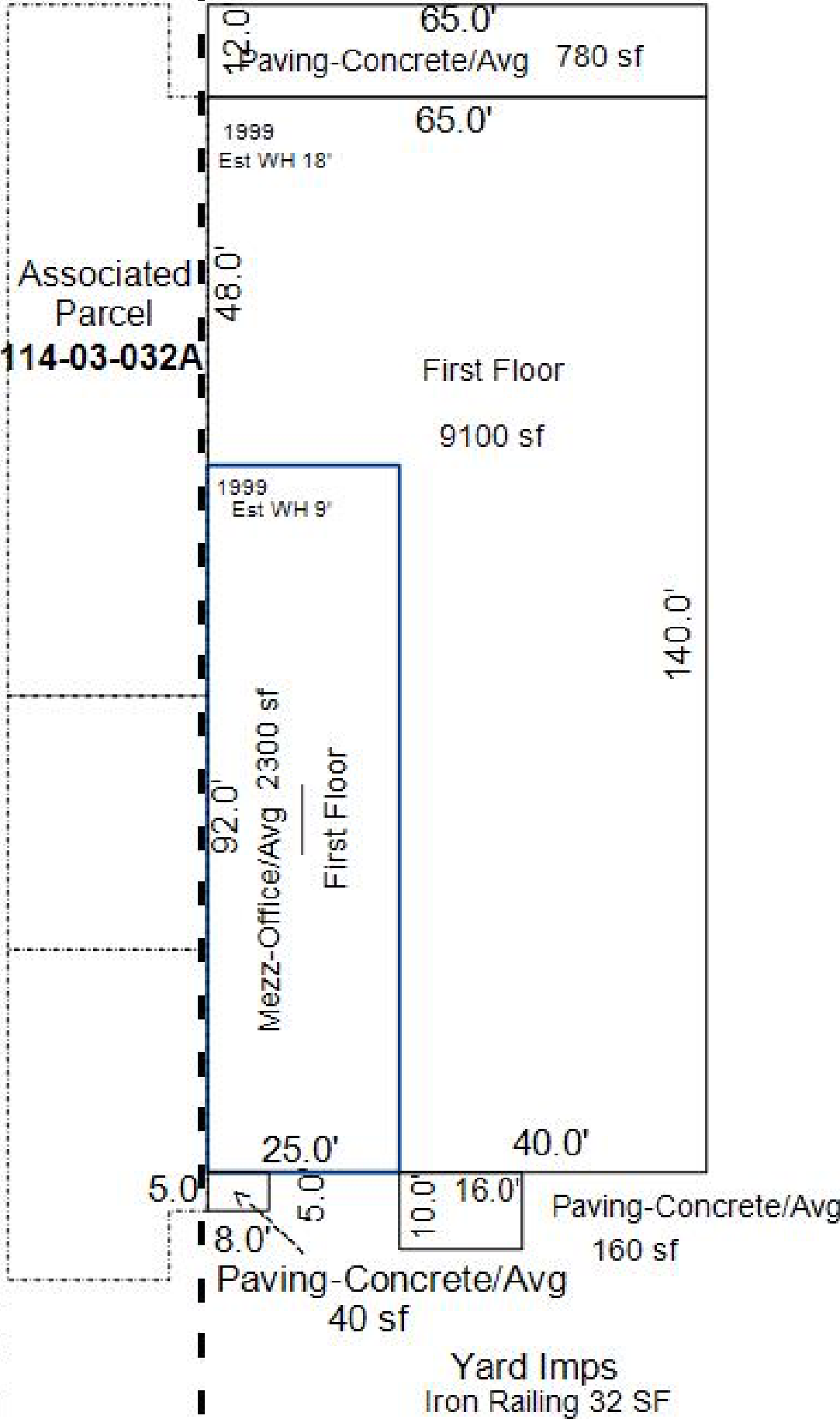
2,300 SF Mezzanine Office Space

Asso Parcel
Parking Lot
114-03-033

Personal Property may be Present

Associated
Parcel
114-03-032A

114-03-032



820 E SHELDON STREET, PRESCOTT, ARIZONA 86301



Gallery





Gallery - Interior



820 E SHELDON STREET, PRESCOTT, ARIZONA 86301

Prescott, Arizona

No matter your industry, the City of Prescott offers a wealth of diverse consumer demographics and financial landscapes to support your business model. With a robust existing workforce spanning more than 15 industry verticals. In Prescott, you'll find a dedicated City Council and Chamber of Commerce that truly want you to succeed and will do whatever it takes to help you grow your business.



RESIDENT POPULATION IN PRESCOTT, AZ - MSA

242,253 people



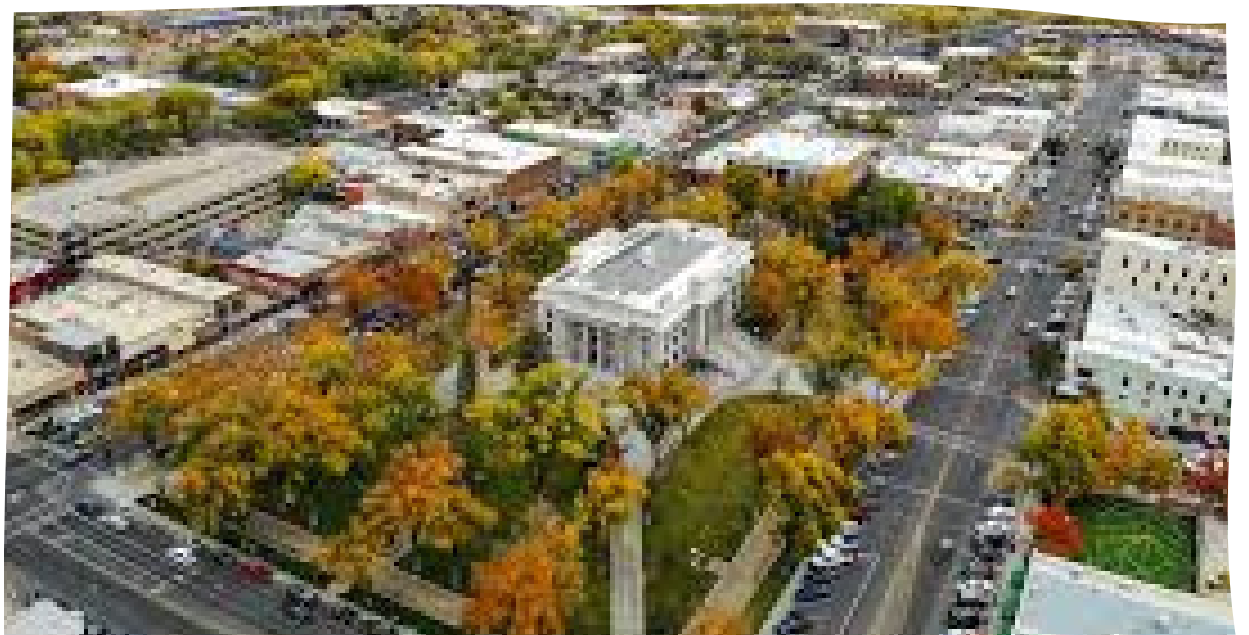
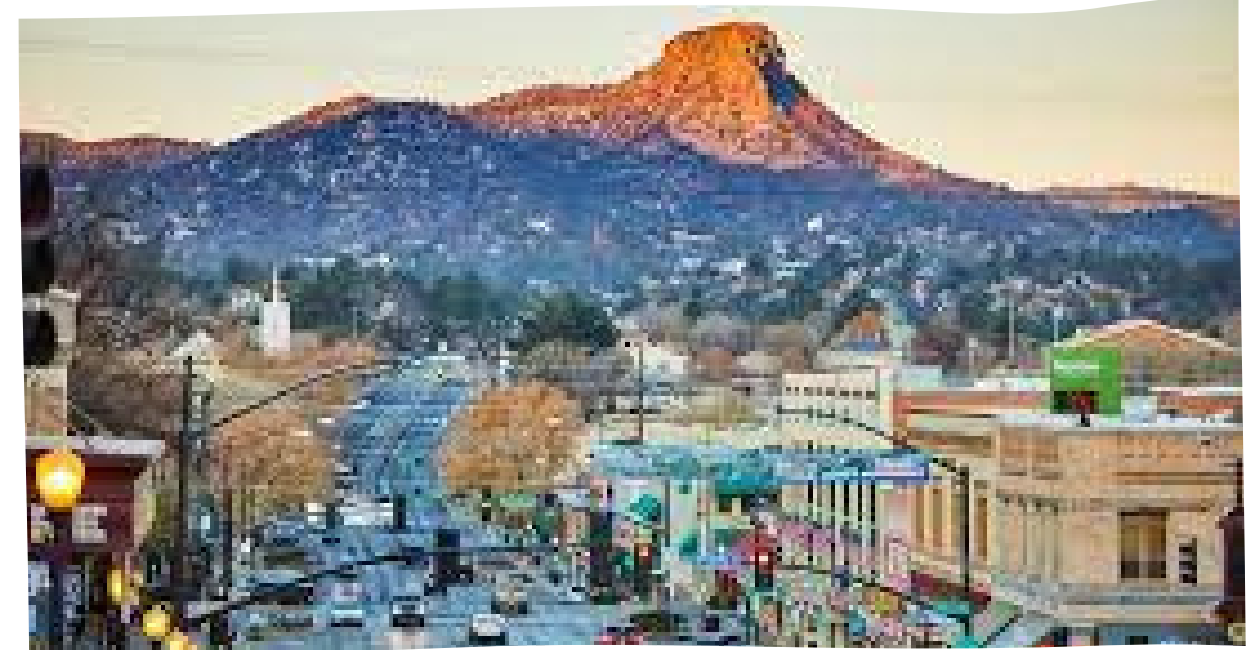
AVERAGE INCOME

\$77,000 - \$100,000



"THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"

-Wall Street Journal





Demographics

From personal quality of life to thriving economics, business development and more, the City of Prescott is a wonderful place to work, live, and play.

Prescott is currently growing at a rate of 2.19% annually and its population has increased by 19.07% since 2010.

Prescott has become a mecca for business vitality, quality of life and offers a diverse community with economic opportunity for all.

BASIC INFORMATION			
Founded:	1864	Incorporated:	1883
Elevation:	5,410 ft.	Location:	Yavapai County
Distance to major cities:			
Phoenix:	102 miles	San Diego:	373 miles
Tucson:	213 miles	Los Angeles:	379 miles
Las Vegas:	252 miles		
POPULATION			
	2010	2021 (est.)	
Prescott	39,771	44,311	
Yavapai County	210,899	235,099	
State of Arizona	6,401,569	7,520,103	
<i>Office of Economic Opportunity</i>			
PROPERTY TAX			
	2010	2019	
Elementary / High School	2.64	3.09	
City / Fire District	2.05	3.05	
Yavapai County	3.47	4.95	
Totals (Yavapai County)	8.16	11.09	
<i>Arizona Dept. of Revenue & Arizona Tax Research Foundation</i>			
SALES TAX / TRANSACTION PRIVILEGE TAX			
Prescott		2.75%	
Yavapai County		0.75%	
State		5.60%	
<i>Arizona Dept. of Revenue & Arizona Tax Research Foundation</i>			

* azcommerce.com

LABOR FORCE		
	2010	2021
Civilian Labor Force	93,223	102,861
Unemployed	9,302	6,026
Unemployment Rate	10.1%	5.5%
Office of Economic Opportunity		
WORKFORCE EDUCATION ATTAINMENT		
	Count	Share
Less than high school	1,882	5.9%
High school or equivalent, no college	5,354	16.7%
Some college or Associate degree	12,387	38.5%
Bachelor's degree or advanced degree	12,519	38.9%
American Community Survey		
INDUSTRY (RANTED BY EMPLOYMENT)		
	Count	Share
Education, health care & social assistance	4,537	31.2%
Arts, entertainment, food & recreation services	1,893	13.0%
Professional, scientific, & administrative services	1,751	12.1%
Retail trade	1,592	11.0%
Public administration	916	6.3%
Finance, insurance & real estate	739	5.1%
Construction	721	5.0%
Other services, except public administration	712	4.9%
Transportation, warehousing, & utilities	653	4.5%
Manufacturing	552	3.8%
Information	203	1.4%
Wholesale trade	200	1.4%
Agriculture, forestry, fishing, hunting, & mining	53	0.4%



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CALL

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WEBSITE

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