

JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

OFFERED FOR LEASE



6871 E. 1st St

Rear Unit

Prescott Valley, AZ

3,040 sq. ft.

ZONED C3

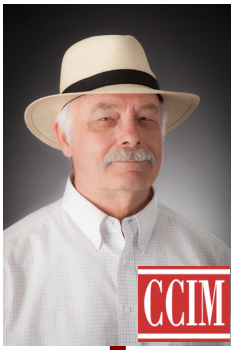
MLS# 1006737



This well maintained building has excellent exposure on 2nd Street, just off of Hwy 69. 3040 sq ft. rear suite with office space, restroom & 3 overhead bay doors. 3 lifts & compressor available for use. Plenty of parking. Great space for a tire shop or auto related business except for general repair & transmission work



OFFERED AT \$10.75 sf//yr + NNN



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Address: 6871 E. 1st St. Rear Unit

Parcel No.: 103-08-044R

Zoning: C3

Building Size: 7514

Build Out: 100% **Gray Shell** ____%

Stories: 1

Warehouse/Mfg Sq Ft:

Acres: 0.69

Lot Size: 30,056 sqft

Construction:

Doors: **Overhead:** 3

Parking Spaces: **On-Site** 10+

Door Types & Sizes: 3 overhead bay doors

Manual or Powered?: **Powered**

Clear Ceiling Height: 12'-15'

Power: **Volts** **Phase** **AMPS**

Utilities Installed: Electricity
220
Telephone
Natural Gas
City water
City sewer

Security System: Fire/Smoke detectors

Fencing: No

Outside Storage:

Additional

Information:

For more information on zoning go to:

<http://www.pvaz.net/DocumentCenter/View/375/Chapter-13---Zoning-PDF?bidId=>

Lease Space Available: 3040

Vanilla Shell ____%

Elevator: N/A

Office: Included

Year Built: 2003

Building Type: 2-4 units, Auto/Ind

Number of Doors:

Other: 3 lifts, compressor

Max Height: 15'

Distributed?:

Type:

Type:

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Prescott Valley is a town with a current population of about 45,500 residents. It is located in Yavapai County, Arizona, United States, about 8 miles east of Prescott, which it has surpassed in growth. Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000. It would be difficult to find a more dynamic community in north-central Arizona than Prescott Valley. Just under 45 years old, Prescott Valley's population has realized a 93% increase since the 2000 Census. The quad-city region, comprised of Prescott Valley, Prescott, Chino Valley, and Dewey-Humboldt, is home to approximately 135,00 residents and a workforce of approximately 62,000 people.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.