

PRESCOTT AIRPARK

INDUSTRIAL UNITS FOR SALE OR FOR LEASE

MATTHEW FISH

Designated Broker

480.309.1089

matt@prescottcre.com



Lear Lane, Prescott, AZ



Property Overview

6398 - 6400 Lear Lane, Prescott, Arizona 86301

Arizona Industrial is pleased to be constructing two new industrial projects in the Prescott Airpark. Each building is 10,000 square feet for sale or lease. This beautiful spec building can be built to suit your industrial warehouse needs with secure storage yard. This property is the right choice with clear span red iron steel construction, elevated architectural design, fully insulated, small office buildout, 2 half baths, fully sprinkled, 4 grade level doors, with 19' clear height in the front and 16' in the rear. An adjacent \pm 1.24-acre lot can also be purchased to build an additional building or an inventory laydown yard. The building is designed as two 5000 sqft units with two electric meters & two separate 400Amp panels, 208v 3 phase power. We can upgrade the service prior to groundbreaking. This is a great end user building or a nice 1031 tax exchange option to Lease out as an income property. Estimated October 2024 delivery.



Property Features

Heavy Power

208V 3 Phase Power



Brand New Construction



Fire Sprinklers



Roll Up Doors



Beautiful Glass Storefront Windows



Ample Parking - 23 Spots



Asphalt Pad



Air Conditioned



Clear Height 16'-19'



Fenced Gravel Yard Space



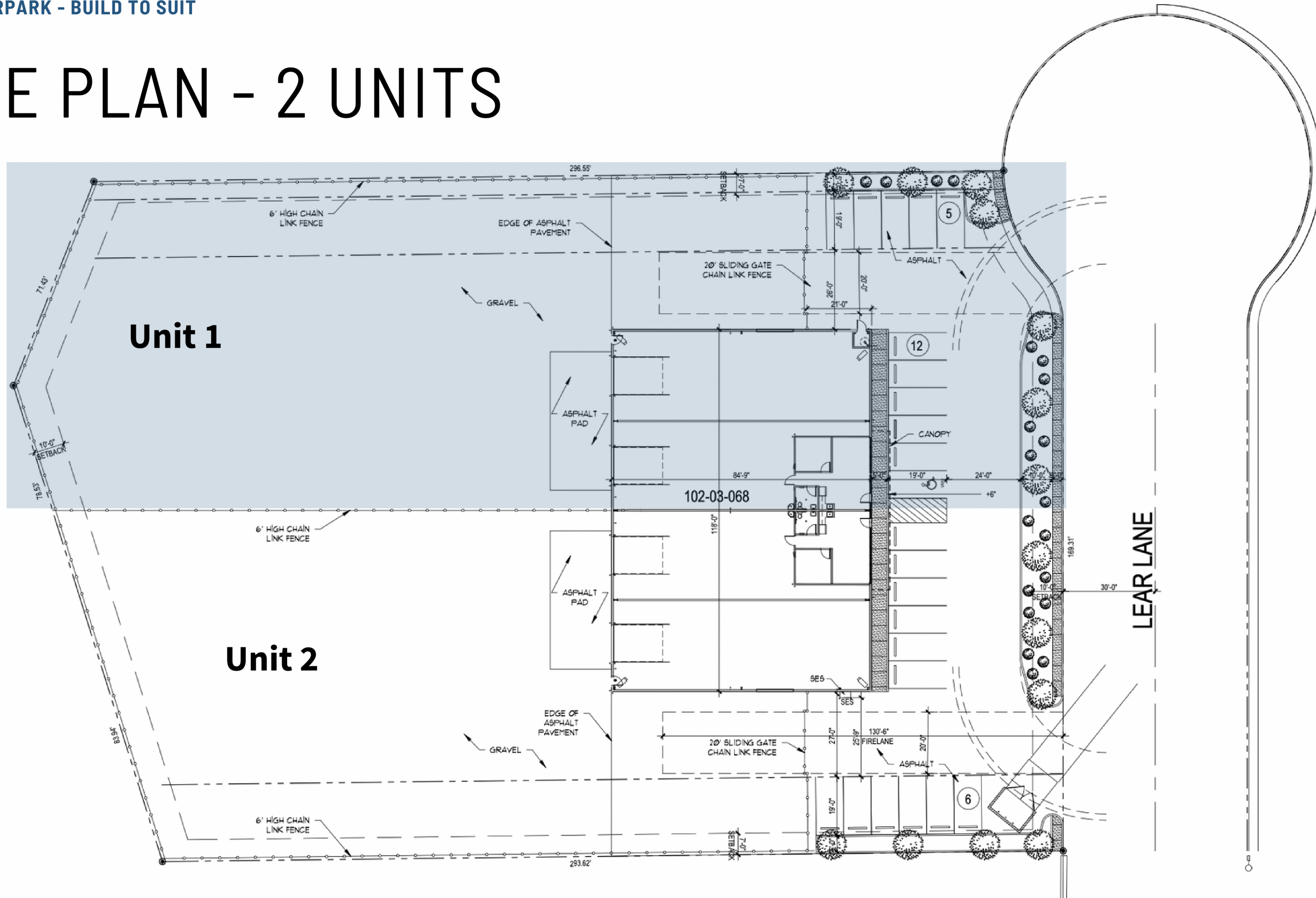
Private Bathrooms in every unit

LED Lights throughout unit





SITE PLAN - 2 UNITS





Unit Breakdown

FOR LEASE

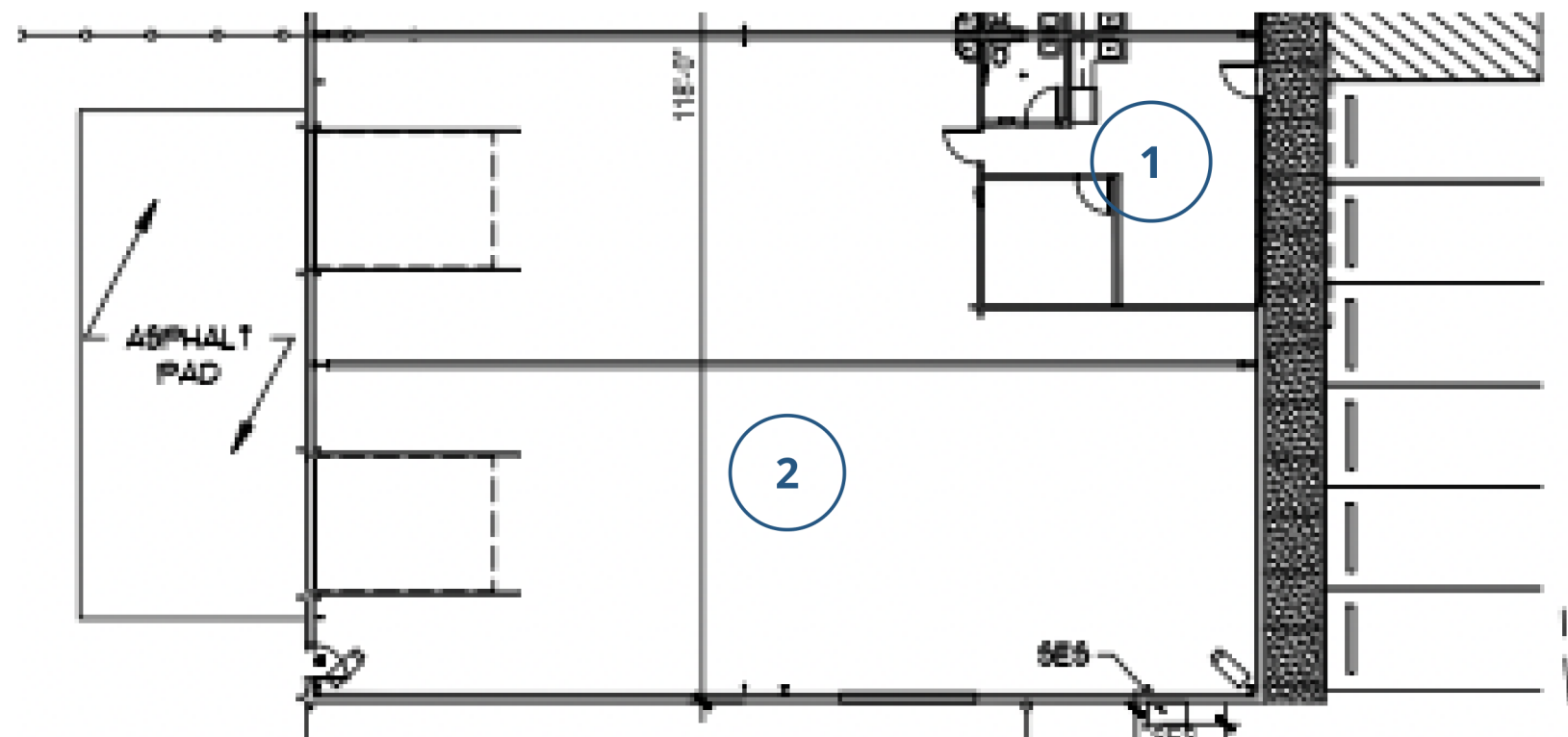
Price per square foot

\$16.65 base rent (plus NNN & TPT tax)

FOR SALE

\$2,500,000.00

- ① Available to lease as (2) 5,000 sq ft units or (1) 10,000 sq ft unit. Total of 1,226 sf office and 8774 sf of warehouse.





Tri-city Demographics

STRATEGICALLY POSITION YOUR BUSINESS AMONG THE TRI-CITIES



PRESCOTT, ARIZONA



RESIDENT POPULATION

48,946 people



AVERAGE HOUSEHOLD INCOME

\$77,000 - \$100,000



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

-Wall Street Journal



PRESCOTT VALLEY, ARIZONA



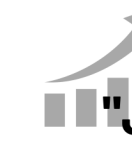
RESIDENT POPULATION

50,687 people



AVERAGE HOUSEHOLD INCOME

\$60,000 - \$ 73,000



"JOB MARKET HAS INCREASED BY 2.7% ANNUALLY"

-Census Bureau



CHINO VALLEY, ARIZONA



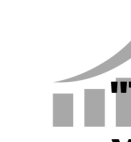
RESIDENT POPULATION

19,272 people



AVERAGE HOUSEHOLD INCOME

\$47,000 - \$64,000



"THE JOB MARKET INCREASE BY 2.7% OVER THE LAST YEAR. FUTURE JOB GROWTH OVER THE NEXT TEN YEARS IS PREDICTED TO BE 44.1%"

-Bureau of Labor Statistics



PRESCOTT AIRPARK - BUILD TO SUIT

Contact information

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CALL

480.309.1089

EMAIL

matt@prescottcre.com

WEBSITE

www.prescottcommercialrealestate.com

