

PRESCOTT AIRPARK INDUSTRIAL SUITES

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ARIZONA COMMERCIAL REAL ESTATE



INDUSTRIAL SUITES | FOR LEASE \$12 PSF

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business in a newly constructed, build-to-suit industrial development designed for flexibility and efficient operations. Scheduled for completion in 2027, the $\pm 15,090$ -square-foot steel building will feature six industrial units ranging from approximately $\pm 2,490$ to $\pm 2,520$ square feet which can be assembled up to 15,090 square feet.

Each unit will offer high-clearance warehouse space with approximately 21'6" eave height and 25' peak height, grade-level loading, and fire sprinkler protection. Build-to-suit options allow tenants to customize office layouts and other improvements based on their operational needs. Located on approximately 1.9 acres with IL (Industrial Light) zoning, the property is well suited for contractors, distribution, light manufacturing, warehousing, service businesses, and other industrial users. Multiple units may be combined to accommodate larger space requirements.

PROPERTY HIGHLIGHTS

- New construction scheduled for completion in 2027
- $\pm 15,090$ SF build-to-suit industrial development
- Six units ranging from $\pm 2,490$ to $\pm 2,520$ SF
- Approximately 21'6" eave height and 25' peak height



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	2,490 - 15,090 SF
Lot Size:	1.9 Acres

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	12,232	54,074	67,979
Total Population	27,867	121,932	152,320
Average HH Income	\$99,449	\$91,907	\$91,702

LOCATION MAP



PHOTO GALLERY

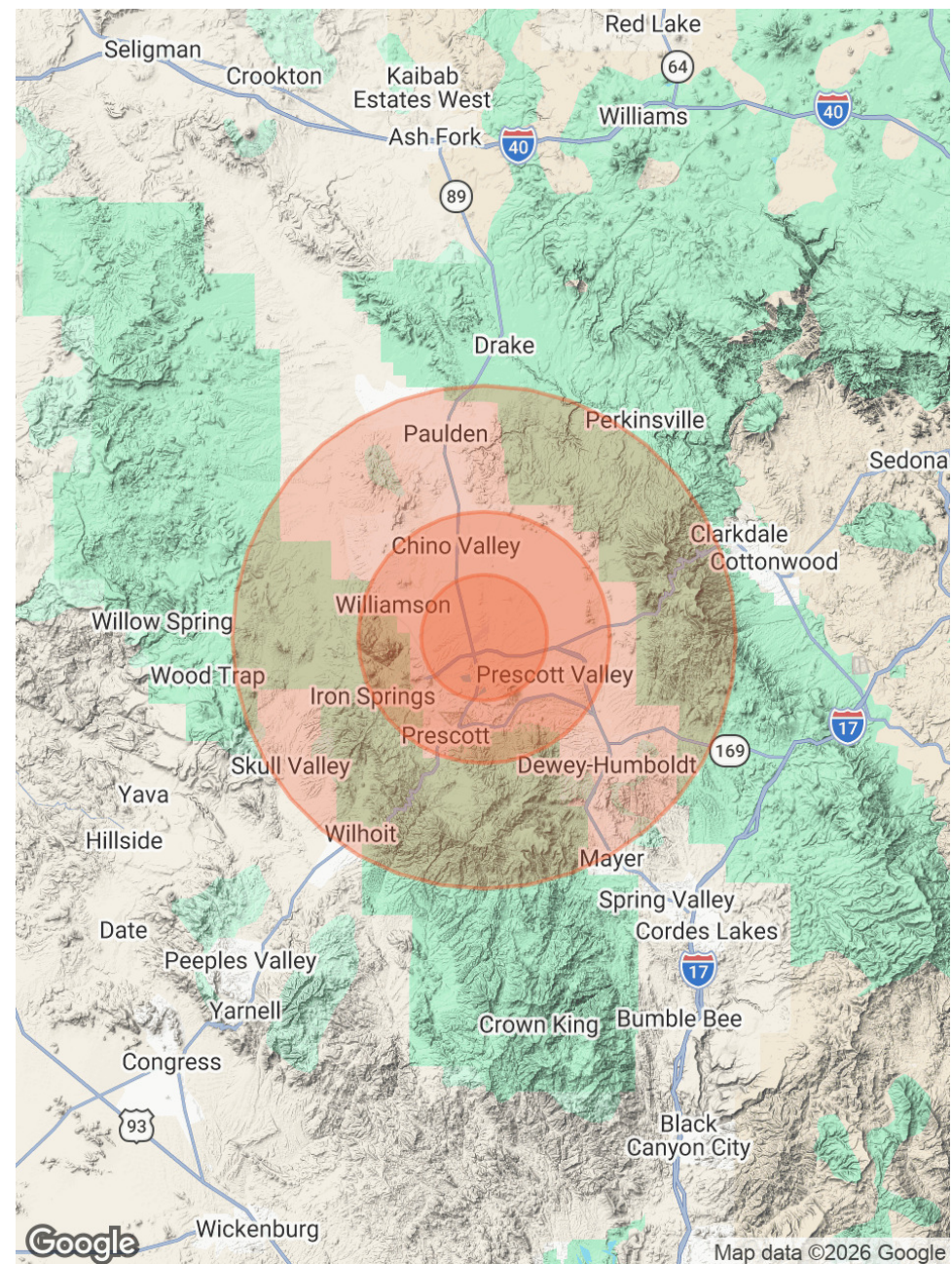


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	27,867	121,932	152,320
Average Age	49.9	50.6	51.8
Average Age (Male)	49.7	49.7	50.9
Average Age (Female)	52.6	52.3	53.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	12,232	54,074	67,979
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$99,449	\$91,907	\$91,702
Average House Value	\$505,879	\$461,990	\$453,146

2023 American Community Survey (ACS)



REGIONAL OVERVIEW



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MEET THE TEAM



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