



FOR LEASE

7359 E. 2nd Street ~ Prescott Valley AZ 86314



\$5.50 per sq. ft. / year + \$1.50 NNN

Zoned: M1

MLS# 985298

Centrally Located 15,400 sq. ft. Industrial/Manufacturing Building on 1.72 Acres with Plenty of Parking for Staff, Tractor/Trailer & Loading. Parking Area is Fenced & Secure. Building has an additional 6,000 sq. ft. Mezzanine, Overhead Doors, Deep Well Loading Docks, Compressor & 3 Phase Electric. Do Not Disturb Tenants.

GOLD CERTIFIED SITE BY THE ARIZONA COMMERCE AUTHORITY

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COMMERCIAL REAL ESTATE ~ IT'S WHAT WE DO

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Location:	Hwy 69 to south on Lake Valley to west on 2nd street to property on south side of 2nd Street. No Sign.
Legal Description:	Parcel # 103-05-199 & 200
Property Description:	15,400 sq. ft. industrial/manufacturing building centrally located in Prescott Valley available for lease. Additional 6,000 sq. ft. mezzanine. 3 phase electric, overhead doors, deep well loading docks, compressor, paved/gravel lot next to building is also included in lease. Plenty of parking for staff, tractor/trailer, loading. fenced and secure. GOLD CERTIFIED SITE BY THE ARIZONA COMMERCE AUTHORITY.
Zoning:	M1 - See local municipality website www.pvaz.net for zoning regulations.
Uses:	The M1 (Industrial; General Limited) District is intended to provide sufficient space in appropriate locations for manufacturing development, wholesale and commercial uses with heaviest impacts, which, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience to other uses in the district or to adjacent districts, and installed in compliance with all government standards.
Utilities Available:	Electricity 3 Phase Natural Gas Telephone City Water & Sewer
Taxes 2014:	\$12,871
Offered at:	\$5.50 sq. ft. per year + \$1.50 NNN 15,400 sq. ft. ~ \$7,058.33 + \$1,925 = \$8,983.33 Approx Monthly Rent Subject to Change

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Parcel # 103-05-199 & 200

1.72 Acres ~ Zoned: M1

Steel Frame Construction

Built in 1982

15,400 sq. ft. Industrial/Manufacturing Building

Security Fenced

