

INDUSTRIAL WAREHOUSE

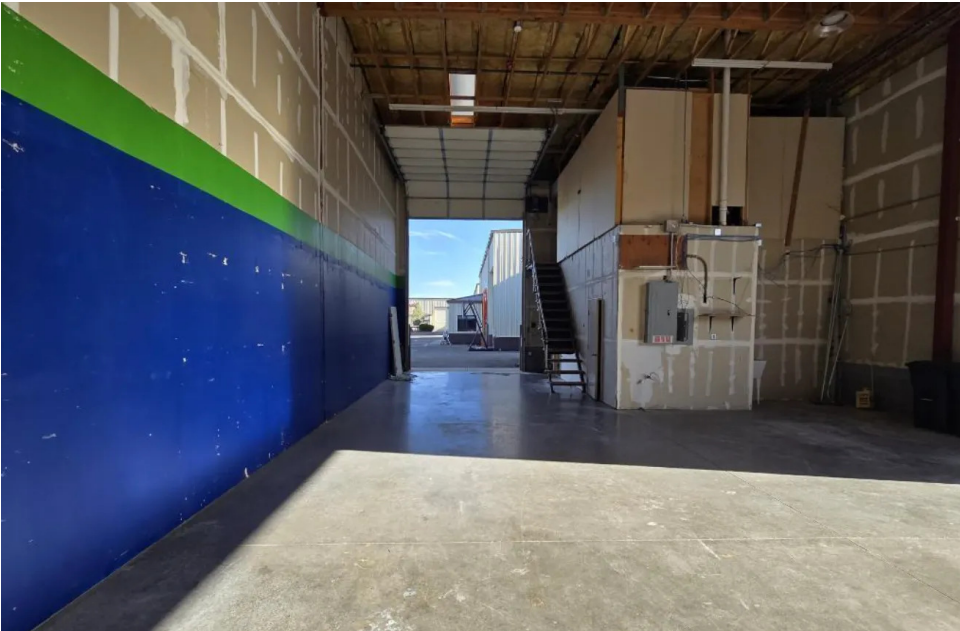
SPACE AVAILABLE FOR LEASE

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This versatile flex space in Prescott offers an excellent combination of warehouse capacity and professional office amenities, perfect for businesses ready to expand their operations. The property features 22-foot clear height, a 16-foot overhead door, 220-amp 3-phase power, and a shop heater in the warehouse area. The office space includes a mini-split HVAC system and private restroom, providing comfortable separation between your professional and operational areas.

The lease is structured as a triple net (NNN) at \$12.00/sf/yr base rent plus \$2.58/sf/yr NNN plus 2.95% rental tax, totaling \$4,580.59 per month. Tenant is responsible for gas, electric, phone/internet. NNN charges will cover property taxes, insurance, and maintenance. This space works well for light manufacturing, distribution, professional services, or skilled trades—giving you room to grow efficiently in the Prescott market.



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Available SF:	1,692 - 3,662 SF
Lot Size:	45,167 SF
Building Size:	12,596 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	6	126
Total Population	2	10	216
Average HH Income	\$84,841	\$84,841	\$84,841

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,692 - 3,662 SF	Lease Rate:	\$12 SF/yr

AVAILABLE SPACES

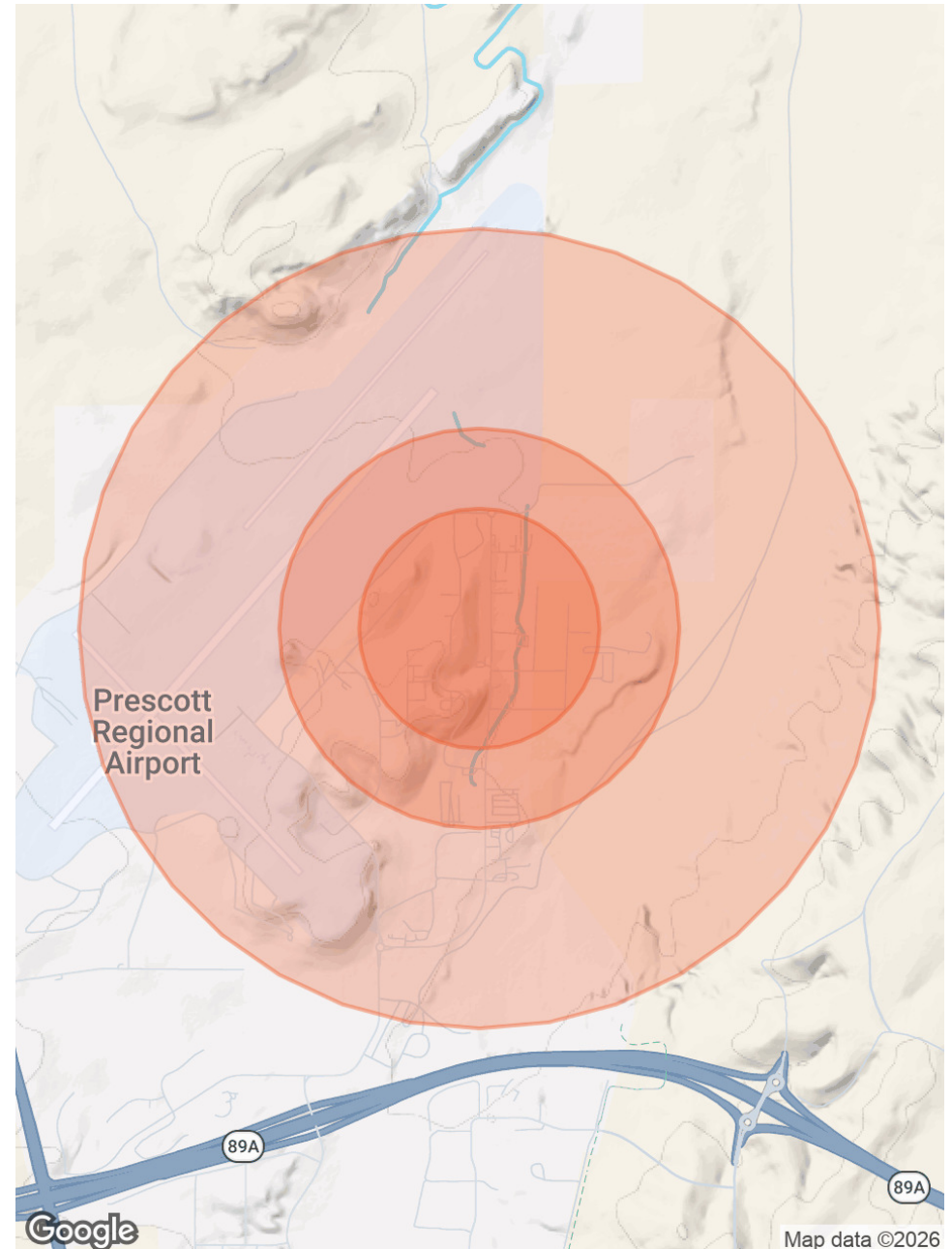
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Industrial Warehouse Flex Space (Unit 1 and Unit 2)	Available	3,662 SF	NNN	\$12.00 SF/yr	-
6724 Corsair - Unit 3	Available	1,692 SF	NNN	\$12.00 SF/yr	Industrial Flex with Office

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2	10	216
Average Age	61	61	61
Average Age (Male)	59	59	59
Average Age (Female)	63	63	63

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	6	126
# of Persons per HH	2	1.7	1.7
Average HH Income	\$84,841	\$84,841	\$84,841
Average House Value	\$481,418	\$481,418	\$481,418

2020 American Community Survey (ACS)



MEET OUR TEAM



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