

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY

AMZL PRESCOTT

9807 EAST VALLEY ROAD | PRESCOTT VALLEY, AZ



MISSION-CRITICAL, LAST MILE DISTRIBUTION FACILITY TOTALING ±50,463 SF ON ±5.79 ACRES
100% LEASED TO AMAZON.COM SERVICES, LLC FOR 5.0 YEARS • LESS THAN 0.5 MILES FROM SR-69

EXECUTIVE SUMMARY

Cushman & Wakefield's Phoenix Industrial Private Capital Group is pleased to present the opportunity to acquire **AMZL Prescott** ("the Property"), a ±50,463 SF last-mile delivery facility situated on ±5.79 acres in Prescott Valley, Arizona. Strategically positioned to serve Northern Arizona's key population centers—including Prescott, Prescott Valley, Sedona, and Flagstaff—the asset plays a critical role in regional distribution and last-mile delivery execution.

The facility is fully leased to Amazon.com Services, LLC under a newly executed lease with 5.0 years of term remaining, underscoring the tenant's continued commitment to the location and its importance within Amazon's broader logistics network. The Property functions as part of Amazon's "wagon wheel" distribution model, a highly efficient framework designed to consolidate multiple delivery formats, including parcel, heavy-bulky, and customer pickup/returns, into a single, integrated last-mile hub. This model enhances delivery speed and network efficiency, particularly within secondary and tertiary markets where proximity to end users is critical.

Purpose-built to support high-volume last-mile operations, the AMZL Prescott features 30' clear height, 135' truck court, 60' speed bays, and a combination of dock-high and grade-level loading (4 dock-high doors and 3 drive-in doors). The Property also includes a dedicated covered van loading area tailored to e-commerce distribution, along with 1,600 amps of 277/480V, 3-phase power to support intensive operational demands. These characteristics position the asset as a highly functional and difficult-to-replicate facility within a supply-constrained regional market.

AMZL Prescott represents a compelling opportunity to acquire a mission-critical logistics asset backed by one of the world's most sophisticated distribution platforms. The combination of strategic location, specialized design, and Amazon's operational integration within the facility supports both near-term income stability and long-term relevance within the evolving e-commerce supply chain.



INVESTMENT THESIS

AMZL Prescott offers the opportunity to acquire a mission-critical, last-mile distribution facility leased to Amazon.com Services, LLC and embedded within the company's highly efficient "wagon wheel" logistics network. The asset's strategic positioning within Northern Arizona, combined with its functional design tailored to e-commerce delivery operations, supports a durable and increasingly essential use case. Backed by a newly executed lease and Amazon's continued operational commitment, the investment provides stable in-place income with long-term upside driven by sustained demand for well-located, last-mile industrial assets serving growing regional population centers.



PROPERTY SUMMARY

OVERVIEW

Tenant / Lease Expiration	Amazon.com Services, LLC (Exp. 07/2031)
Occupancy	100%
Industrial Market	Northern Arizona
Industrial Submarket	Prescott & Sedona
County	Yavapai
Parcel Number	402-14-230L
Zoning	M-1, Industrial, General Limited

BUILDING SIZE

Total Rentable Area (SF)	±50,463
Warehouse Size (SF)	±47,963
Land Size (AC)	±5.79 (20% coverage)
Office/Breakroom (SF)	±4,500

BUILDING FEATURES

Year Built	2002
Clear Height	30'
Truck Court	135'
Speed Bay	60'
Dock-High Doors	7
Roll-Up Doors	2
Car Parking	100

CONSTRUCTION OVERVIEW

Construction Type	Concrete Tilt-Up
Roof System	Flat deck roof with waterproof membrane cover
Roof Warranty	15-years (Exp. June 2040)
Fire Protection System	Conventional wet system
Column Spacing	66' x 32'
Power	1,600 Amps, 277/480 Volts, 3 Phase Heavy
Cooling System	100% HVAC
Lighting	LED



SITE PLAN



PRESCOTT & PRESCOTT VALLEY

PRESCOTT / PRESCOTT VALLEY

INDUSTRIAL MARKET OVERVIEW:

Located approximately 95 miles north of Phoenix along the I-17 freight corridor, Prescott has emerged as a growing regional distribution and logistics market serving Northern Arizona and the greater Southwest. The region benefits from lower occupancy costs, business-friendly operations, and strategic access to Phoenix, Las Vegas, Interstate 40, and Southern California distribution channels. Arizona's expanding logistics infrastructure and continued population growth have increased demand for warehouse, distribution, and 3PL product throughout Northern Arizona.

INVESTOR CONSIDERATIONS:

- Limited modern warehouse and distribution inventory with minimal speculative development
- Existing industrial supply largely consists of older light industrial and flex product
- Strong positioning for functional logistics facilities featuring:
 - Rear-load or cross-dock configurations
 - Excess trailer or outdoor storage capabilities
 - Modern clear heights and loading
 - Scalable distribution functionality
- Constrained new supply continues to support long-term tenant demand and rental growth fundamentals

As Metro Phoenix continues to experience rising industrial occupancy costs and land constraints, secondary Arizona markets such as Prescott are increasingly attracting regional distribution, logistics, and e-commerce users seeking cost-effective alternatives with strong transportation connectivity throughout the Southwest.

KEY DISTRIBUTION & LOGISTICS DRIVERS

- Strategic access to Phoenix, Las Vegas, Interstate 40, and Southern California freight corridors
- Growing demand from regional distributors, logistics operators, e-commerce users, and 3PL providers serving Northern Arizona
- Lower occupancy and labor costs compared to Metro Phoenix and Southern California markets
- Increasing need for “last-touch” and same/next-day delivery infrastructure across expanding Northern Arizona population centers
- Prescott Regional Airport and surrounding infrastructure continue supporting regional freight, aviation, and industrial operations
- Amazon has established a presence within the market to support last-mile distribution and delivery operations throughout Northern Arizona, reinforcing Prescott's growing role as a regional logistics node
- Attractive alternative for distributors and service industrial users seeking operational efficiencies outside higher-cost infill Phoenix locations





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