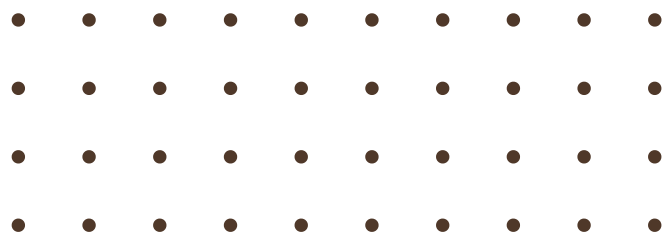


M&M COMMERCIAL - FLEX SPACE



FOR LEASE

NEW CONSTRUCTION CLASS 'A'
FLEX SPACE @ COLUMBIA SELF
STORAGE PARK

STARTING @ \$1,500/MONTH

12 CONTIGUOUS UNITS W/FRONT OFFICE +
WAREHOUSE W/ROLL UP DOOR IN REAR

42 N. ALAMOS DR
COTTONWOOD, AZ 86326



LISTING AGENT:

PADRAIC HAWLEY

(928) 399-9141

PADRAIC@MMPROPSAZ.COM

COMPANY WEBSITE



AERIAL VIDEO

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M&M COMMERCIAL - FLEX SPACE

AERIAL PHOTOS





DETAILS

M&M COMMERCIAL - FLEX SPACE



42 N Alamos Drive,
Cottonwood, AZ 86326



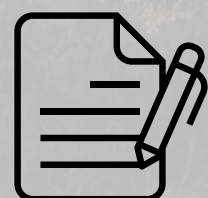
I-1 Zoning
Light Industrial



14,172 SF
12 contiguous suites
Sizes: 899 SF -1,421 SF



\$1.00 - \$1.25 PSF NNN



2+ year minimum



24 parking stalls
2 per suite



Warehouse w/ roll up
door in each suite



Finished front office
in each suite



Common/shared
restrooms



Self, RV, Boat, Auto
Storage on-site



20' in warehouse
15' rollup door
9'+ in office



Smaller Suites 20' wide
Larger Suites 30' wide



120/480V 1PH
(3PH available)



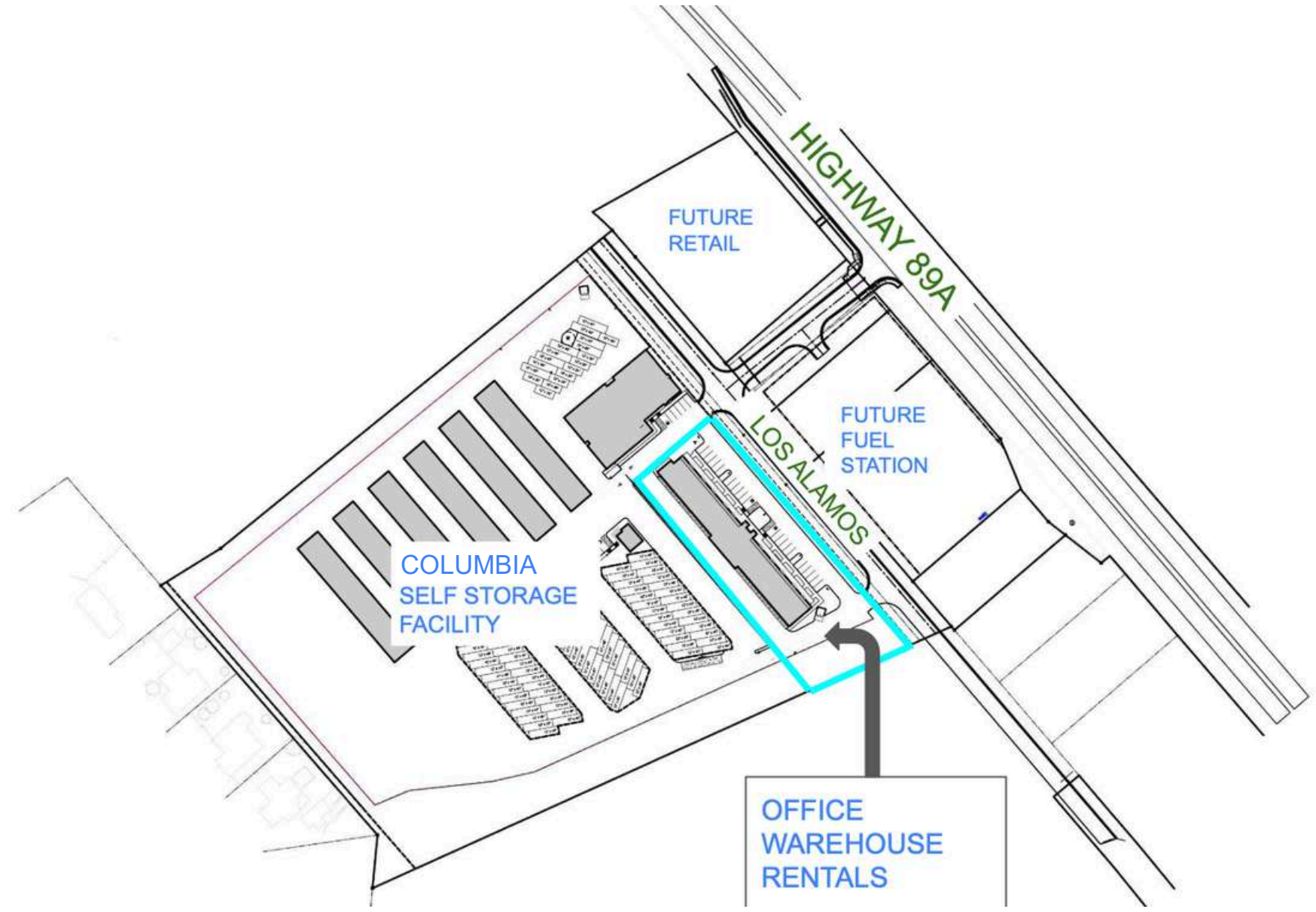
Mountain views



AERIAL VIDEO

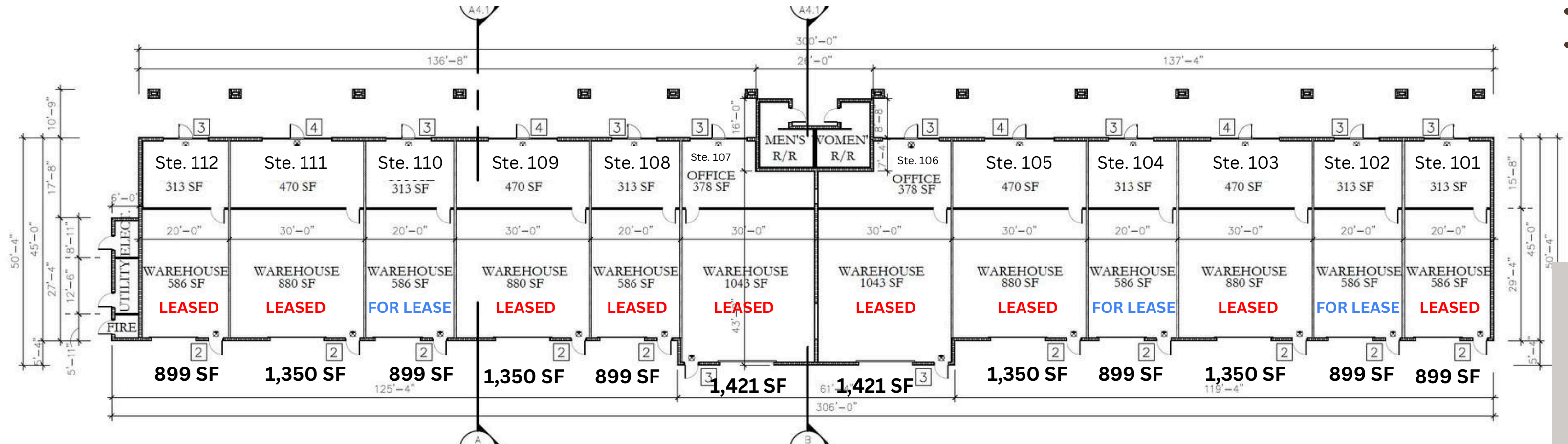


AERIAL VIDEO



SITE & SPACE PLAN

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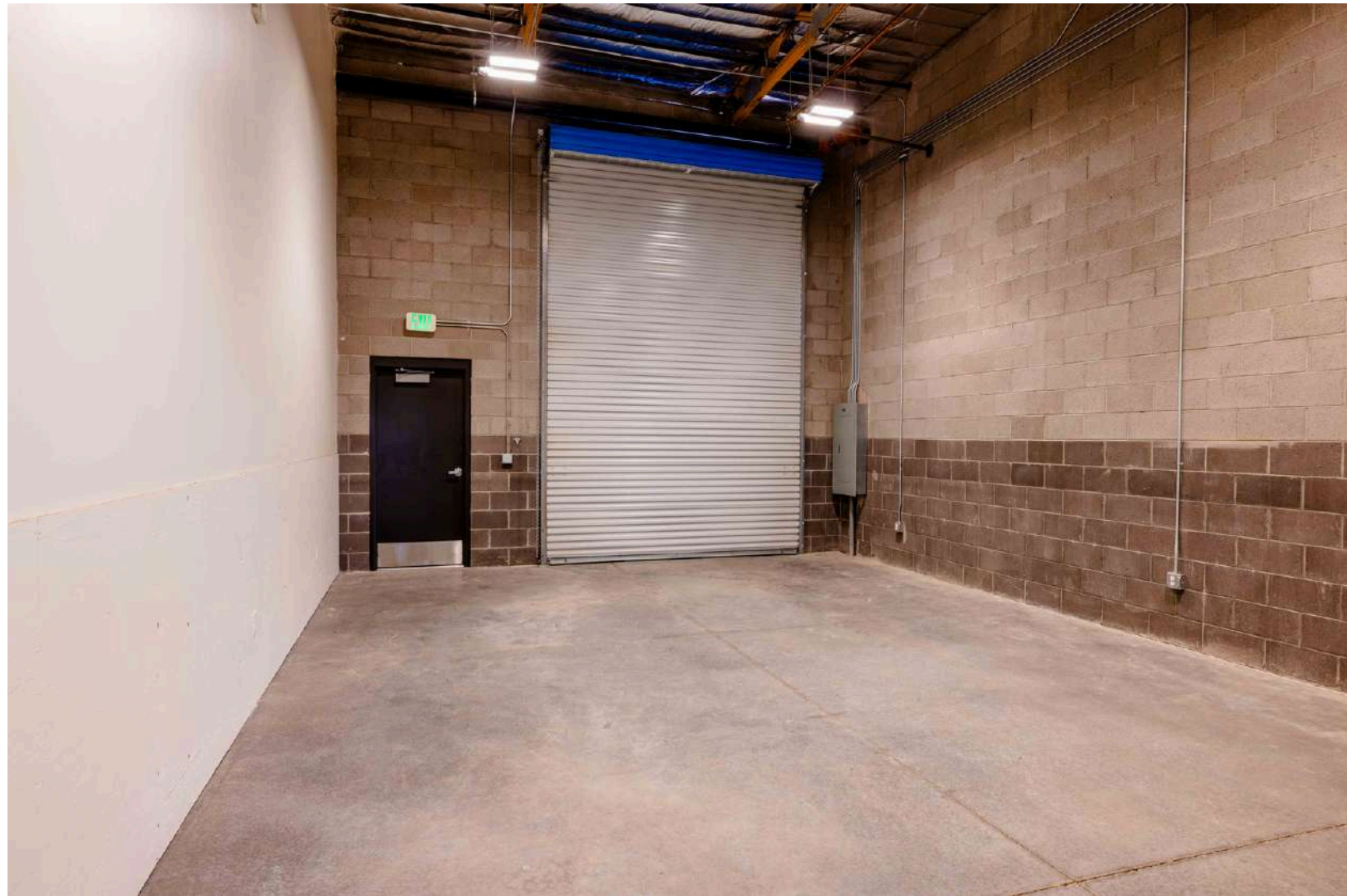
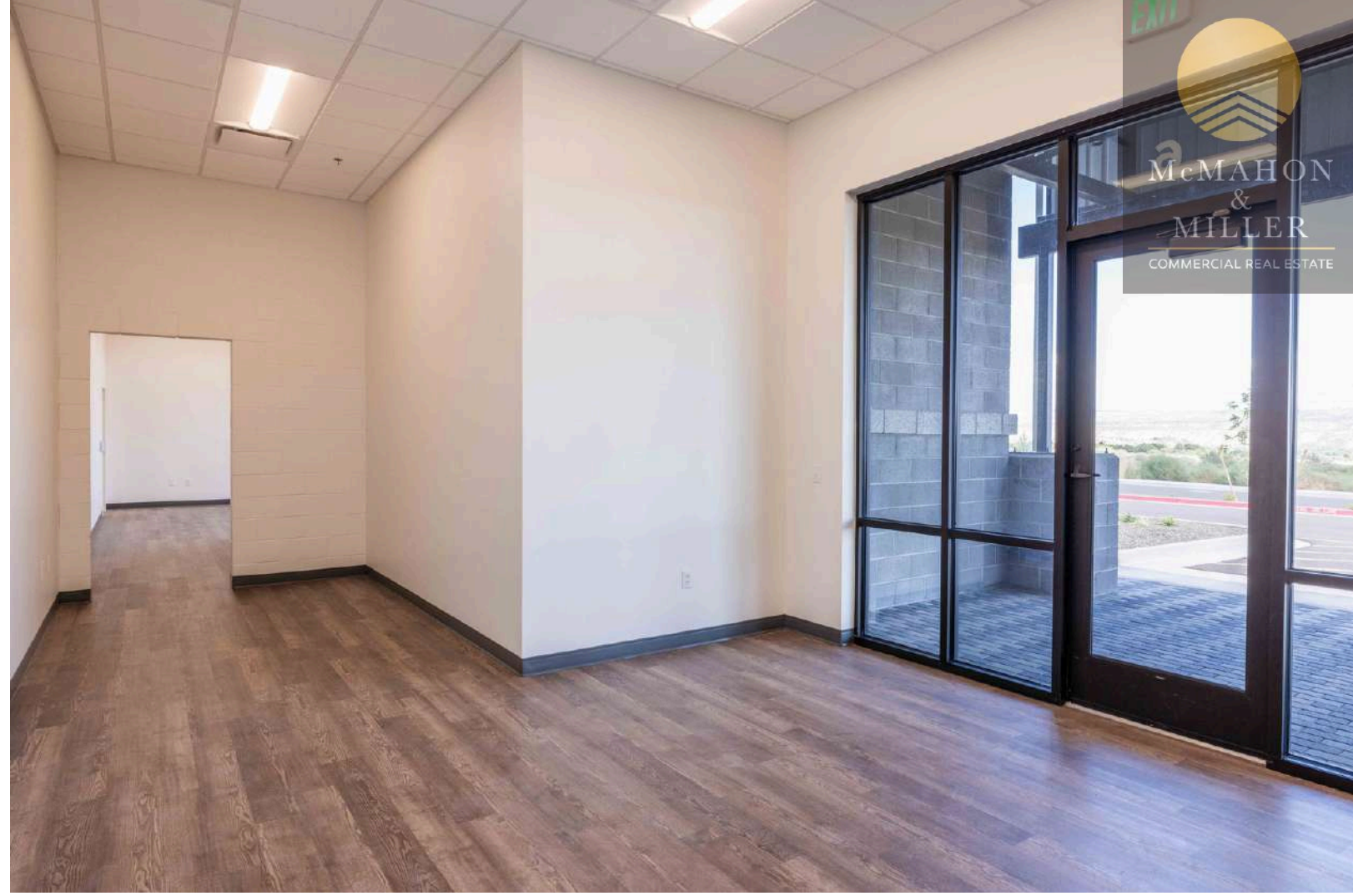
AVAILABLE SUITES (ANNUAL PSF RATE)

SUITE	OFFICE	WAREHOUSE	TOTAL	PSF	BASE RENT	NNN (EST MO)	TOTAL MONTH
SUITE 112							LEASED
SUITE 111							LEASED
SUITE 110	313	586	899	\$ 1.25	\$1,124	\$360	\$1,484
SUITE 109							LEASED
SUITE 108							LEASED
SUITE 107							LEASED
SUITE 106							LEASED
SUITE 105							LEASED
SUITE 104	313	586	899	\$ 1.25	\$1,124	\$360	\$1,484
SUITE 103							LEASED
SUITE 102	313	586	899	\$ 1.25	\$1,124	\$360	\$1,484
SUITE 101							LEASED

M&M COMMERCIAL - FLEX SPACE

**WATER, SEWER, TRASH INCLUDED IN CAM (ESTIMATED)
3.5% CITY OF COTTONWOOD RENTAL TAX ADDITIONAL**

PHOTOS



Developing Commercial Corridor – Highway 89A, Cottonwood to Clarkdale, Arizona

The commercial corridor along Highway 89A between Cottonwood and Clarkdale is rapidly emerging as a key economic and business hub in Northern Arizona. Fueled by population growth, tourism, and increased investment, the area is experiencing a surge in commercial development that serves both locals and visitors.

Cottonwood: A Thriving Regional Center

- Population Growth: Cottonwood has seen consistent annual growth, with over 12,000 residents as of the latest data and a surrounding regional population exceeding 45,000.
- Economic Drivers: The city benefits from its proximity to Sedona and Jerome, attracting a mix of tourists and residents seeking dining, shopping, and entertainment options.
- Commercial Expansion: New mixed-use developments and revitalization projects have spurred growth. Recent additions include national retailers, boutique shops, and professional services.
- Tourism Impact: Over 1 million annual visitors to the Verde Valley support local wineries, adventure tourism, and shopping destinations.

Clarkdale: A Growing Gateway Community

- Population Growth: Clarkdale's population has grown to nearly 5,000, with projections indicating continued residential and commercial expansion.
- Commercial Focus: Recent growth has included boutique retail, small businesses, and tourist-focused enterprises. Plans for mixed-use developments promise to bring additional services and amenities.
- Tourism Influence: The town is a hub for outdoor recreation, attracting visitors with river rafting, hiking, and heritage sites, all of which support its growing commercial base.

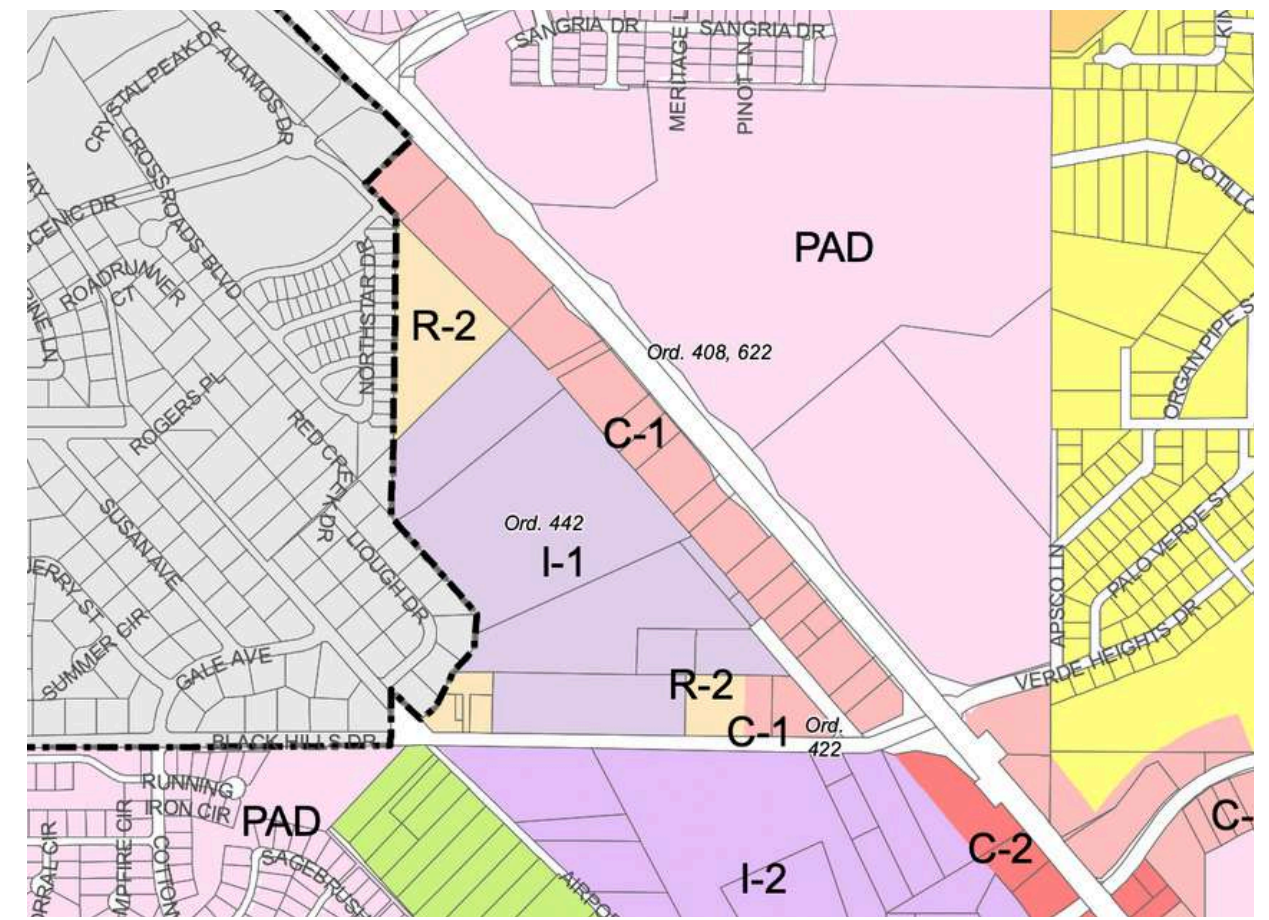
Highway 89A: A Vital Link

- Strategic Location: Positioned between Sedona and Prescott, the corridor captures regional and tourist traffic.
- Development Opportunities: Increasing demand for commercial space along the highway has led to new retail centers, professional offices, and service-oriented businesses.
- Infrastructure Upgrades: Recent improvements to roads, utilities, and public spaces make this corridor attractive for further investment.

I-1 Zoning

M&M COMMERCIAL - FLEX SPACE

Permitted Use
Manufacturing establishment within a completely enclosed building.
Warehouses and storage facilities within a completely enclosed building.
Retail sales which are incidental to a manufacturing activity.
Governmental services, public utility offices and exchanges, excluding storage or repair services.
Offices related to any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, real estate, lawyer, architects and engineer.
Establishments whose principal function is basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
Business and trade schools., Taxi stands, bus stops, public parking lots and garages., Gas Serve Stations. Outdoor sales of nursery stock. . New and used automobile, truck, mobile home, and agricultural equipment sales.
Wholesales establishments. Lumber yards and building supplies. Automobile repair garages. Veterinary clinics and kennels. . Open storage in an enclosed, screened fenced area for boats and RV's.



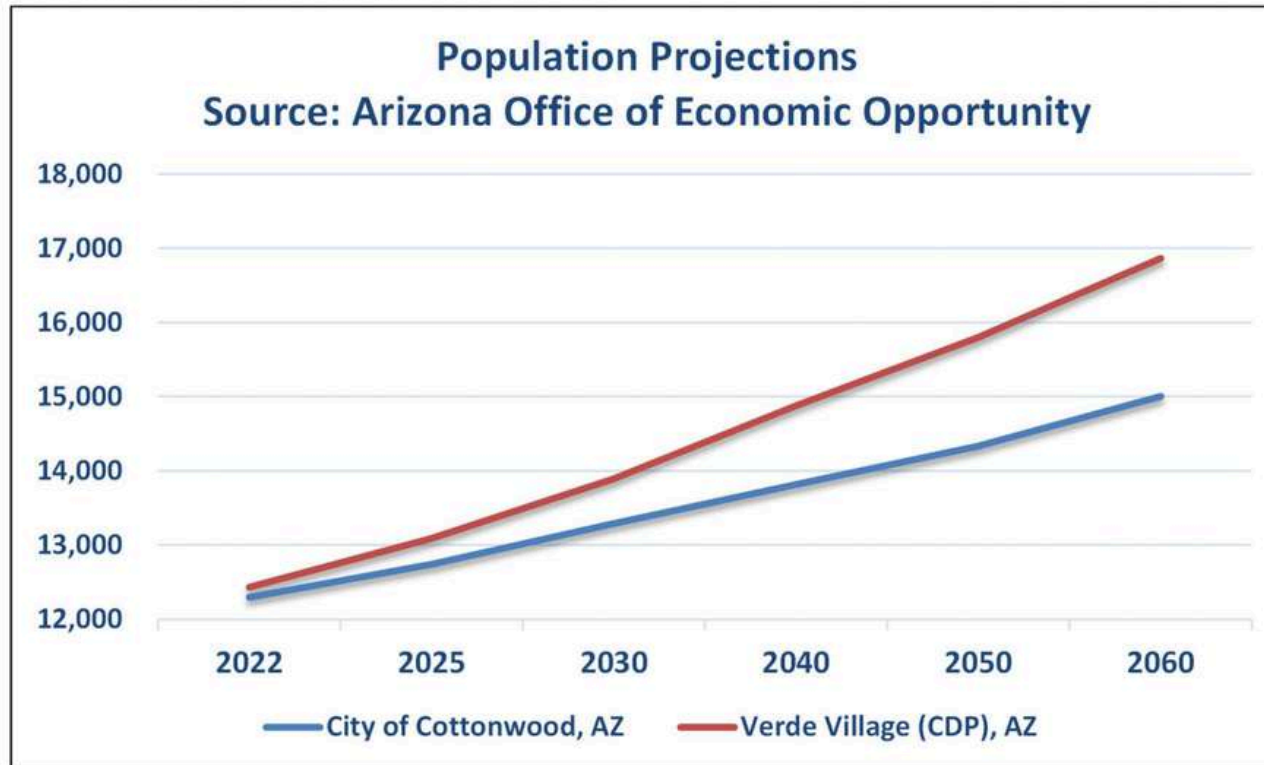
COTTONWOOD, AZ

Economic Development Data

“OCCUPANCY RANGES FROM 94.4% FOR INDUSTRIAL UP TO 97.7% FOR RETAIL. THESE LEVELS ARE CONSIDERED MORE THAN FULLY OCCUPIED AND INDICATE THERE IS LIKELY PENT-UP DEMAND FOR ADDITIONAL SPACE (LACK OF MOVE-IN READY BUILDING SPACE CAN HINDER ECONOMIC DEVELOPMENT OPPORTUNITIES).”

-COTTONWOOD ECONOMIC DEVELOPMENT STRATEGIC PLAN FINAL MARCH 2024

Source: Arizona Office of Economic Opportunity - 2023



Commuting Characteristics			
	Percent who Work in County of Residence	Travel Time to Work 30 or More Minutes	Average Travel Time to Work (minutes)
City of Cottonwood, AZ	95.6%	30.8%	18.8
Verde Village (CDP), AZ	91.1%	27.1%	22.1
Greater Cottonwood Region	93.2%	28.8%	20.6
Yavapai County, AZ	92.1%	30.3%	23.7
Arizona	94.4%	36.6%	25.5

Source: U.S. Census 2022 American Community Survey 5-Year Estimates

Resident Employment by Industry					
	City of Cottonwood	Verde Village (CDP)	Greater Cottonwood Region	Yavapai County	Arizona
Civilian employed population 16 years +	5,074	5,979	11,053	94,954	3,281,189
Agriculture, forestry, fishing, hunting, & mining	0.0%	1.1%	0.6%	2.2%	1.3%
Construction	6.7%	9.7%	8.3%	10.2%	7.5%
Manufacturing	5.0%	4.1%	4.5%	5.6%	7.4%
Wholesale trade	2.5%	2.1%	2.3%	1.8%	2.2%
Retail trade	14.8%	8.8%	11.5%	12.8%	11.9%
Transportation and warehousing, and utilities	2.8%	2.9%	2.8%	4.0%	5.7%
Information	0.7%	0.6%	0.6%	1.5%	1.7%
Finance, insurance, real estate, rental/leasing	3.9%	3.1%	3.5%	5.2%	8.8%
Prof., sci, mgt., admin. & waste mgt.	10.5%	14.6%	12.7%	11.6%	12.5%
Education, health care & social assistance	19.9%	25.7%	23.1%	22.9%	21.9%
Arts, entertain., rec., accommodation & food	19.8%	17.2%	18.4%	11.2%	9.9%
Other services, except public administration	8.4%	4.8%	6.4%	6.1%	4.5%
Public administration	5.0%	5.5%	5.3%	4.9%	4.8%

Source: U.S. Census 2022 American Community Survey 5-Year Estimates

COTTONWOOD, AZ ECONOMIC DEVELOPMENT DATA

Jobs By Industry & Location Quotient										
Industry	City of Cottonwood		Verde Village (CDP)		Greater Cottonwood Region		Yavapai County		Arizona	
	Jobs	L.Q.	Jobs	L.Q.	Jobs	L.Q.	Jobs	L.Q.	Jobs	%
Business Services	190	0.23	20	0.52	210	0.24	3,720	0.46	296,100	11.0%
Construction	290	0.55	30	1.23	320	0.58	6,770	1.32	187,800	7.0%
Consumer Goods Manufacturing	90	0.92			90	0.88	1,700	1.78	34,910	1.3%
Consumer Services	850	1.05			850	1.00	8,040	1.01	289,470	10.7%
Education	560	0.89	140	4.79	700	1.06	6,620	1.07	225,290	8.3%
Finance, Insurance, & Real Estate (FIRE)	290	0.53	20	0.79	310	0.54	3,330	0.62	195,100	7.2%
Government, Social, & Advocacy Services	970	1.24	90	2.49	1,060	1.30	10,250	1.34	279,200	10.3%
Health Care	2,010	2.15	20	0.46	2,030	2.08	10,730	1.17	334,610	12.4%
High Tech Manufacturing & Development	20	0.07			20	0.06	660	0.22	109,020	4.0%
Hospitality, Tourism, & Recreation	270	0.86	5	0.34	275	0.84	4,840	1.58	111,900	4.1%
Media, Publishing, & Entertainment	70	1.13			70	1.08	1,090	1.80	22,160	0.8%
Metal & Transp-Related Manufacturing					0.00		590	0.67	32,070	1.2%
Non-Metallic Manufacturing	10	0.13			10	0.12	560	0.73	27,820	1.0%
Resource-Dependent Activities	180	1.43			180	1.36	1,100	0.89	45,180	1.7%
Retail	1,530	1.77	20	0.50	1,550	1.71	10,010	1.18	309,730	11.5%
Telecommunications	50	0.69			50	0.66	470	0.66	26,040	1.0%
Transportation & Distribution	170	0.35	7	0.31	177	0.35	3,470	0.73	172,770	6.4%
	7,540		350		7,890		73,950		2,699,150	

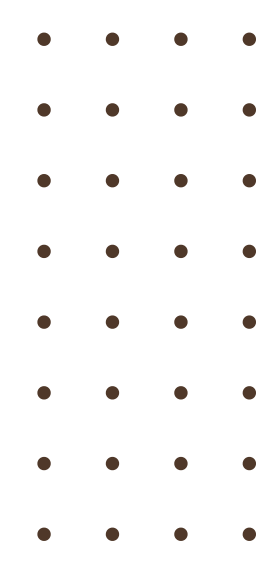
Source: 2019-2022 MAG Employer Database, employers with 5 or more employees.

Commercial Real Estate Factors								
Asking Lease Rates			Rent Growth			Vacancy		
Office	Industrial	Retail	Office	Industrial	Retail	Office	Industrial	Retail
\$22.52	\$10.99	\$16.45	2.4%	1.8%	2.6%	18,000	21,100	35,500
Inventory			12- Mo Absorption			Under Construction		
Office	Industrial	Retail	Office	Industrial	Retail	Office	Industrial	Retail
448,850	375,250	1,541,500	1,800	(1,700)	(13,400)	0	0	0

Source: CoStar

Summary of Economic Conditions		
	Greater Cottonwood Region	Competitive Advantage (+) Disadvantage (-)
Demographics		
Median Age (years)	49.4	-
Percent of Worker Age Population	32.5%	+
Home Ownership (%)	62.5%	neutral
Diversity (Non-White %)	19.0%	+
Median Income	\$52,361	-
Growth Prospects (Avg. Ann. % through 2030)	1.2%	-
Workforce/Talent		
Educational Attainment (Assoc. or higher)	31.2%	-
College/Grad School Enrollment (age 18-24)	19.9%	-
Access to Higher Education	Yavapai College/NAU	+
Industry Mix	Diverse	+
Occupational Mix	Diverse	+
Occupational Wages	Competitive	+
Labor Force Growth	-0.4%	-
Labor Force Participation	54.7%	-
Unemployment	2.2%	+
Local Economy		
Industry Mix of Jobs	Limited Mix	-
Worker Earnings (% \$40,000 or More)	38.4%	-
Worker Education (% Bach. or Higher)	14.7%	-
Historical Job Growth (2009-2021)	-0.3%	-
Geography & Real Estate		
Location/Access to Markets	Hwys/Rail	+
Availability of Sites/Space	Limited	-
Vacant Office Space	18,000 SF	-
Office Space Under Construction (SF)	0 SF	-
Vacant Industrial Space (SF)	21,100 SF	-
Industrial Space Under Construction (SF)	0 SF	-
Vacant Retail Space (SF)	35,500 SF	+
Retail Space Under Construction (SF)	0 SF	-
Vacancy Rate (Office/Industrial/Retail)	4% / 5.6% / 2.3%	+
Lease Rates (Office/Industrial/Retail)	\$22.52 / \$10.99 / \$16.45	+
Construction Cost Index (U.S. = 100)	88.9	+
Livability		
Commuting (% 30 or More Minutes)	28.8%	+
Crime Rate per 1,000 Residents (Violent/Property)	3.39 / 20.41	-
Natural Environment	Scenic	+
Recreation Opportunities	High	+
5-Year Single Family Home Price Increase	56.3%	-
Graduation Rate	82.9%	+
College Readiness Index (U.S. Median = 20.17)	10.6	-
Population Turnover (% Moved in Last Year)	16.3%	+





Contact Information

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