

PRICE IMPROVED

FOR LEASE  
FROM \$12/PSF NNN

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

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

42 N. ALAMOS DR  
COTTONWOOD, AZ 86326



LISTING AGENT:

NICK SIVEK  
(928) 274-8628  
NICK@MMPROPSAZ.COM  
[MMPROPSAZ.COM](http://MMPROPSAZ.COM)



AERIAL VIDEO

M&M COMMERCIAL - FLEX SPACE



# Table of Contents

**2**  
Table of Contents

**3**  
Photos

**4-6**  
Details

**7**  
Interior Photos

**8**  
Area

**9 - 11**  
Demo / Stats

**12**  
Contact



M&M COMMERCIAL - FLEX SPACE

# AERIAL PHOTOS





# DETAILS



M&M COMMERCIAL - FLEX SPACE



42 N Alamos Drive,  
Cottonwood, AZ 86326



24 parking stalls  
2 per suite



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



I-1 Zoning  
Light Industrial



Warehouse w/ roll up  
door in each suite



Smaller Suites 20' wide  
Larger Suites 30' wide



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



Finished front office  
in each suite



120/480V 1PH  
(3PH available)



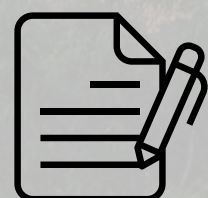
**\$12-\$15** PSF NNN



Common/shared  
restrooms



Mountain views



2+ year minimum



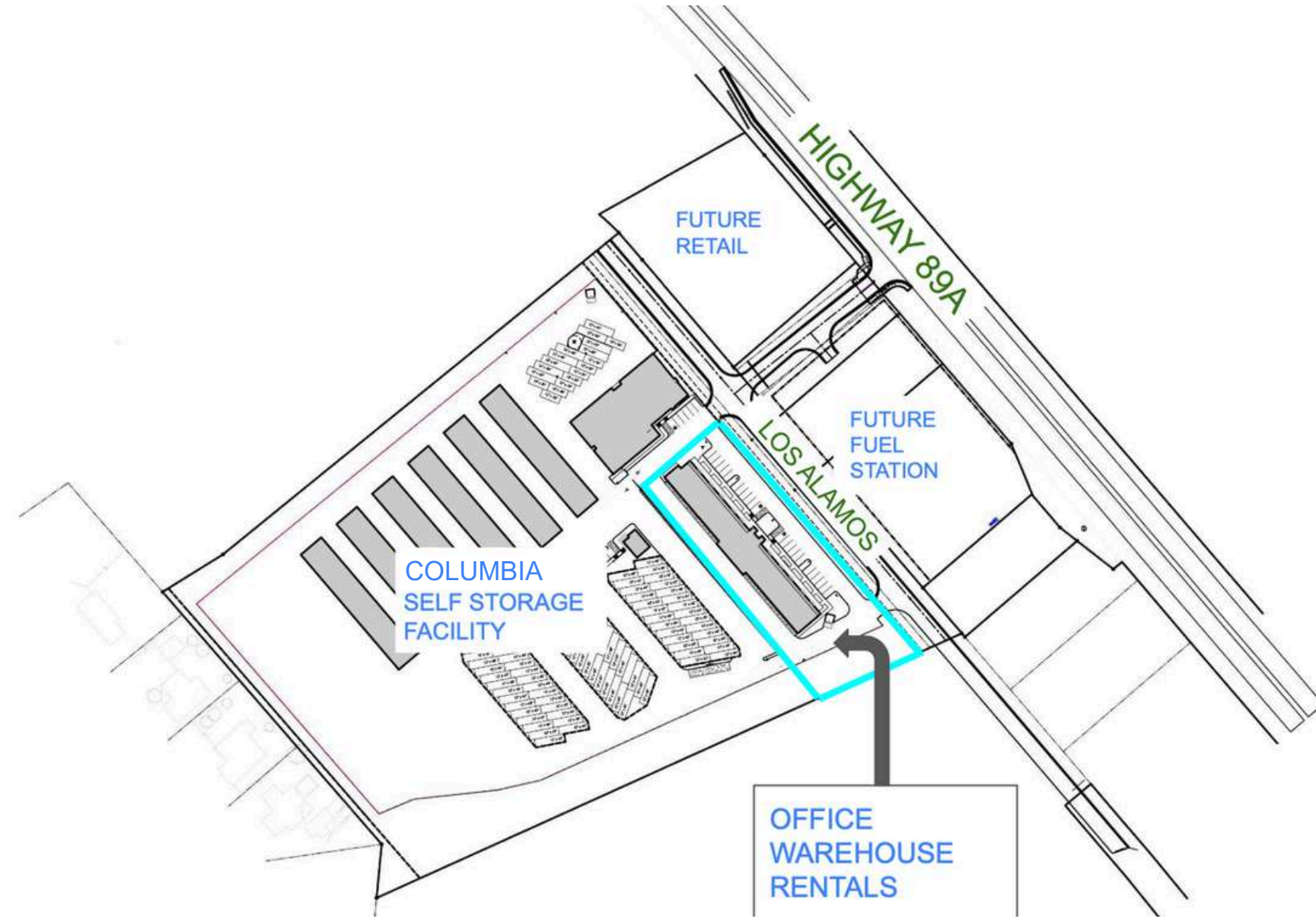
Self, RV, Boat, Auto  
Storage on-site



AERIAL VIDEO

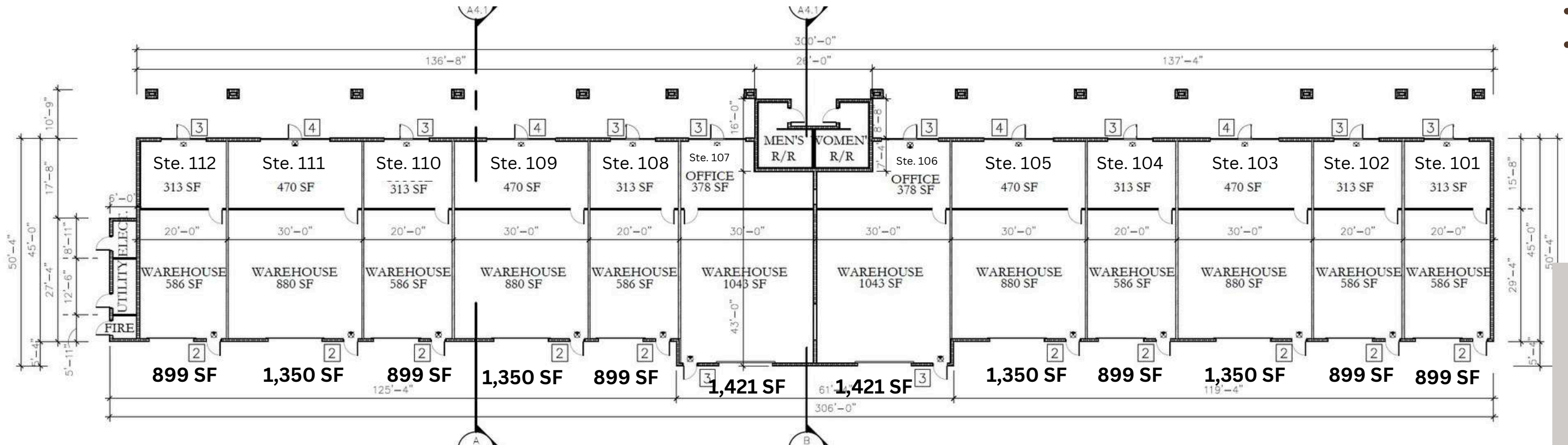


AERIAL VIDEO



# SITE & SPACE PLAN

M&M COMMERCIAL - FLEX SPACE



# AVAILABLE SUITES

Suite	Office	Warehouse	Total	PSF	Monthly	NNN (est mo)	Total Month
<b>SUITE 112</b>	313	586	899	\$ 15.00	\$1,124	\$360	<b>\$1,484</b>
<b>SUITE 111</b>	470	880	1350	\$ 12.00	\$1,350	\$540	<b>\$1,890</b>
<b>SUITE 110</b>	313	586	899	\$ 15.00	\$1,124	\$360	<b>\$1,484</b>
<b>SUITE 109</b>	470	880	1350	\$ 12.00	\$1,350	\$540	<b>\$1,890</b>
<b>SUITE 108</b>	313	586	899	\$ 15.00	\$1,124	\$360	<b>\$1,484</b>
<b>SUITE 107</b>	378	1043	1421	\$ 12.00	\$1,421	\$569	<b>\$1,990</b>
<b>SUITE 106</b>	378	1043	1421	\$ 12.00	\$1,421	\$569	<b>\$1,990</b>
<b>SUITE 105</b>	470	880	1350	\$ 12.00	\$ 2,025	\$540	<b>\$1,890</b>
<b>SUITE 104</b>	313	586	899	\$ 15.00	\$1,124	\$360	<b>\$1,484</b>
<b>SUITE 103</b>	470	880	1350	\$ 12.00	\$ 2,025	\$540	<b>\$1,890</b>
<b>SUITE 102</b>	313	586	899	\$ 15.00	\$1,124	\$360	<b>\$1,484</b>
<b>SUITE 101</b>	313	586	899	\$ 15.00	\$1,124	\$360	<b>\$1,484</b>

M&M COMMERCIAL - FLEX SPACE

# INTERIOR 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.

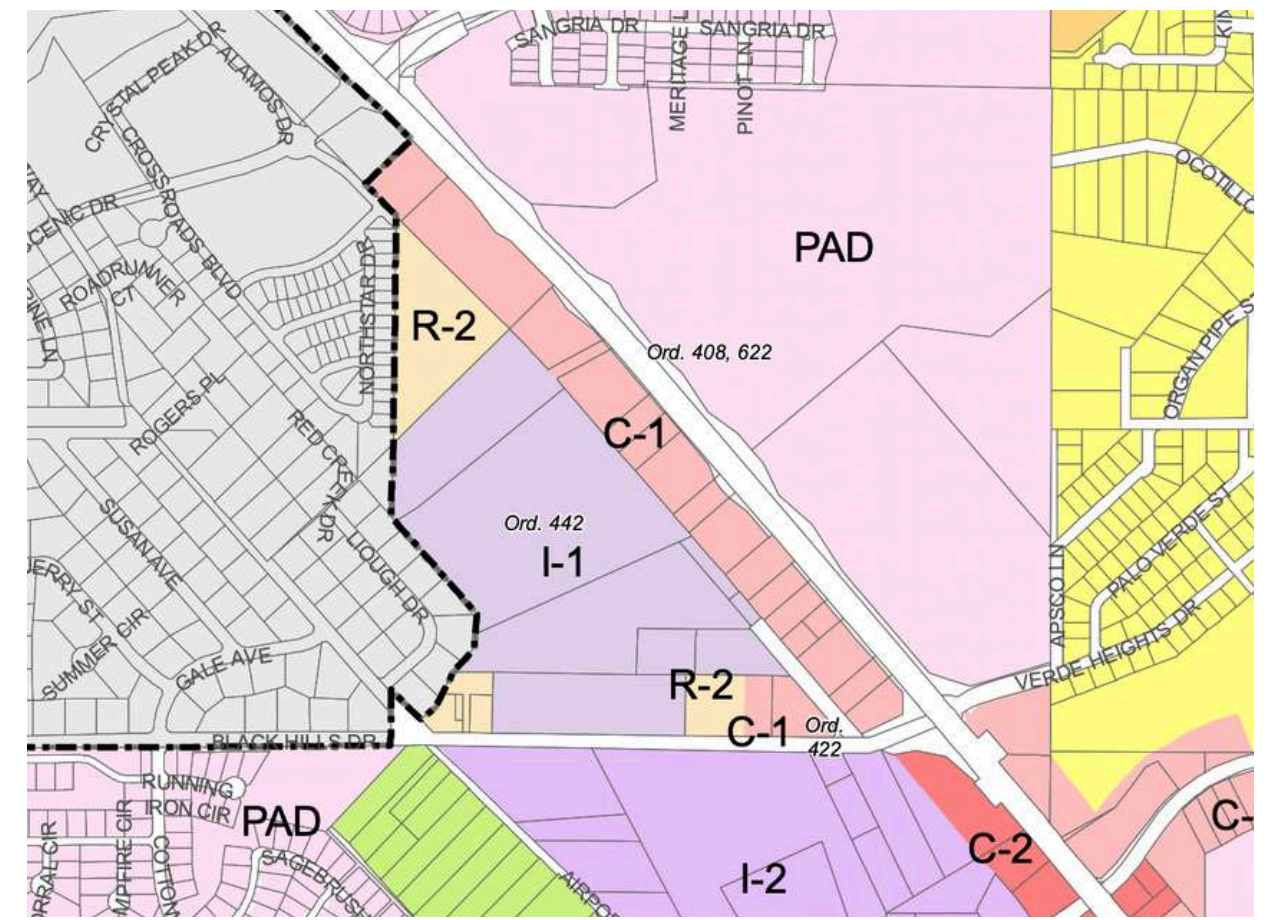
## Highway 89A: A Vital Link

- 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
<b>Civilian employed population 16 years +</b>	<b>5,074</b>	<b>5,979</b>	<b>11,053</b>	<b>94,954</b>	<b>3,281,189</b>
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%
	<b>7,540</b>		<b>350</b>		<b>7,890</b>		<b>73,950</b>		<b>2,699,150</b>	

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

Commercial Real Estate Factors								
<b>Asking Lease Rates</b>			<b>Rent Growth</b>			<b>Vacancy</b>		
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
<b>Inventory</b>			<b>12- Mo Absorption</b>			<b>Under Construction</b>		
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 (-)
<b>Demographics</b>		
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%	-
<b>Workforce/Talent</b>		
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%	+
<b>Local Economy</b>		
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%	-
<b>Geography &amp; Real Estate</b>		
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	+
<b>Livability</b>		
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

---

Nick Sivek  
Listing Agent  
nick@mmpropsaz.com  
(928) 274-8628

Jack McMahon  
Listing Broker  
jack@mmpropsaz.com  
(928) 224-2709

[mmpropsaz.com](http://mmpropsaz.com)



McMAHON  
&  
MILLER

---

COMMERCIAL REAL ESTATE