

NCC PRESCOTT INDUSTRIAL PARK

430 N MOUNT VERNON
AVE, PRESCOTT, AZ 86301

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Northwood Commerce Center (NCC) is a professionally managed industrial and flex-use complex located just minutes from historic downtown Prescott, less than half a mile from the courthouse square. This well-maintained center offers a variety of unit sizes and configurations, including warehouse, office, and mixed-use spaces tailored to accommodate light industrial, service, or operational business needs.

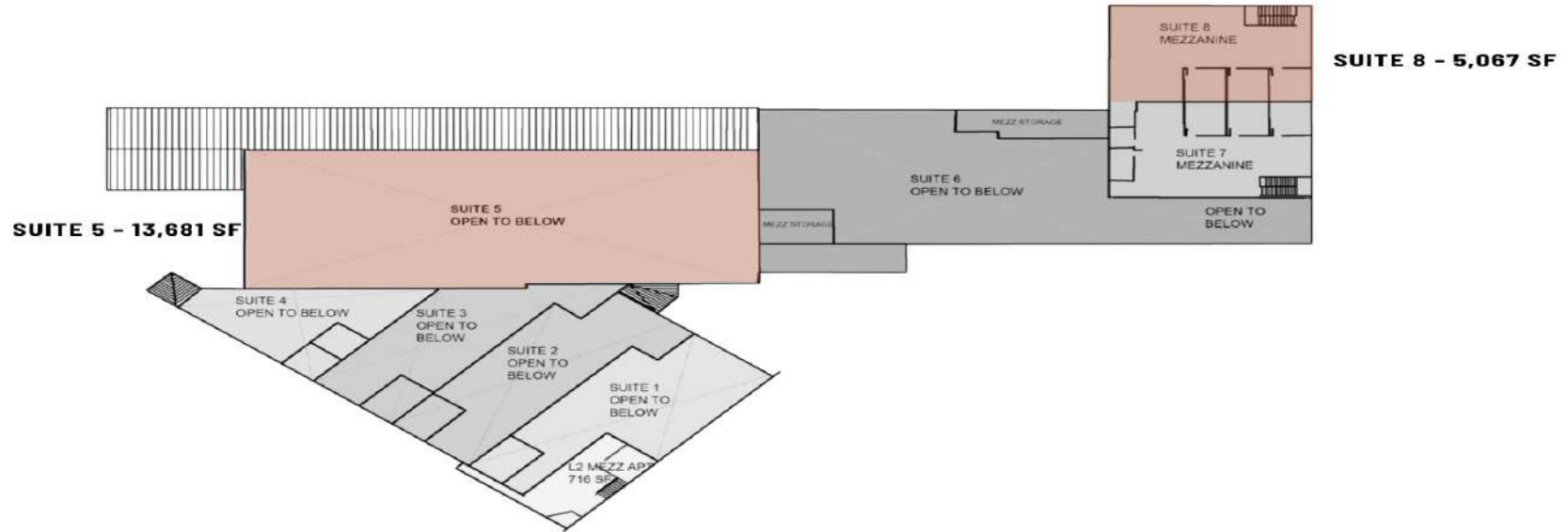
The property features grade-level and dock-high loading options, 3-phase power, fire sprinklers, LED lighting, and modern HVAC systems across select suites. Tenants benefit from ample parking, a secure and clean environment, and flexible zoning (IL - Industrial Light) that supports a wide range of commercial uses. With a central location and easy access to downtown amenities, NCC Prescott is the ideal location for growing businesses seeking professional space in a strategic, high-demand area. Current units available is Suite 5 and Suite 8.

OFFERING SUMMARY

Lease Rate:	\$9 - 11.40 SF/yr (NNN)
Number of Units:	2
Available SF:	5,067 - 13,681 SF
Lot Size:	2.5 Acres
Building Size:	48,323 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,775	25,878	41,375
Total Population	7,488	52,885	88,848
Average HH Income	\$62,311	\$93,300	\$91,606

LEASE SPACES



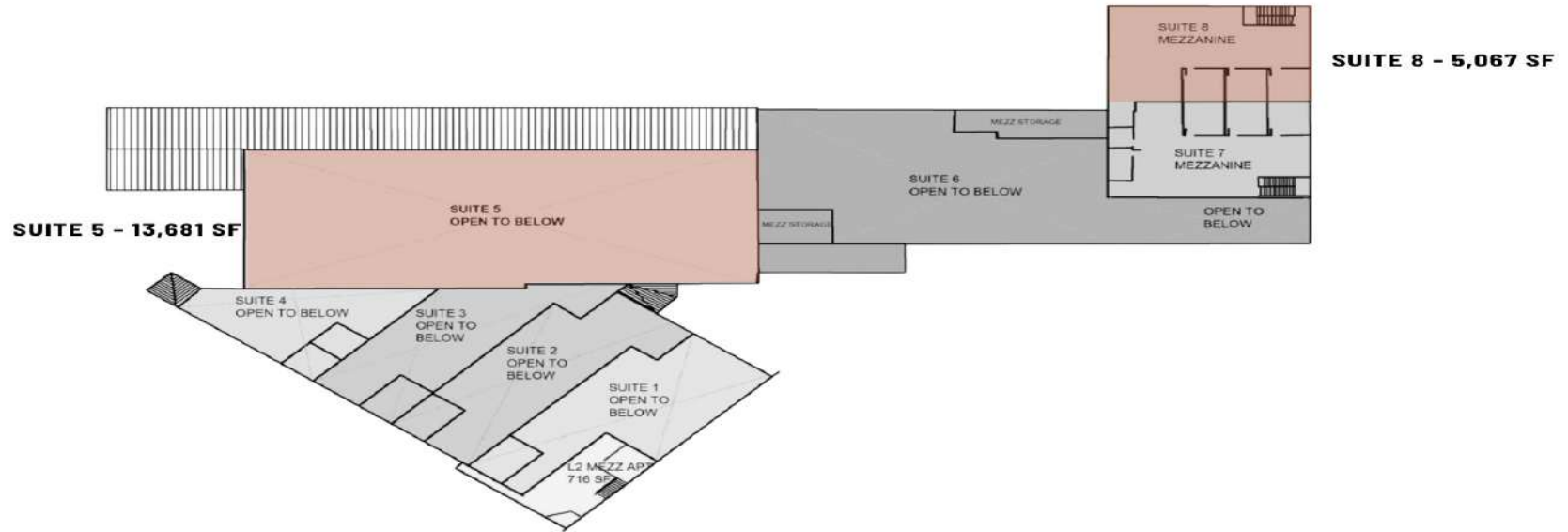
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,067 - 13,681 SF	Lease Rate:	\$9 - \$11.40 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 8	Available	5,067 SF	NNN	\$9.00 SF/yr	Now available for lease, Suite 8 at Northwood Commerce Center offers a versatile industrial layout in a prime downtown Prescott location. The suite is configured with approximately 50% warehouse space on the ground floor and 50% office space upstairs, making it ideal for businesses needing both operational and administrative functionality. The warehouse features a 12'x12' grade-level roll-up door, 10' clear height, evaporative cooling, and ample on-site parking. The second-floor office area includes four private offices with restrooms on both levels and interior stair access. Zoned Light Industrial, this space is well suited for contractors, service providers, light manufacturing, distribution, assembly, or other operational users seeking a central location with excellent accessibility. Located less than half a mile from Prescott's Courthouse Square, Northwood Commerce Center provides a rare combination of industrial utility, convenience, and professional business presence.

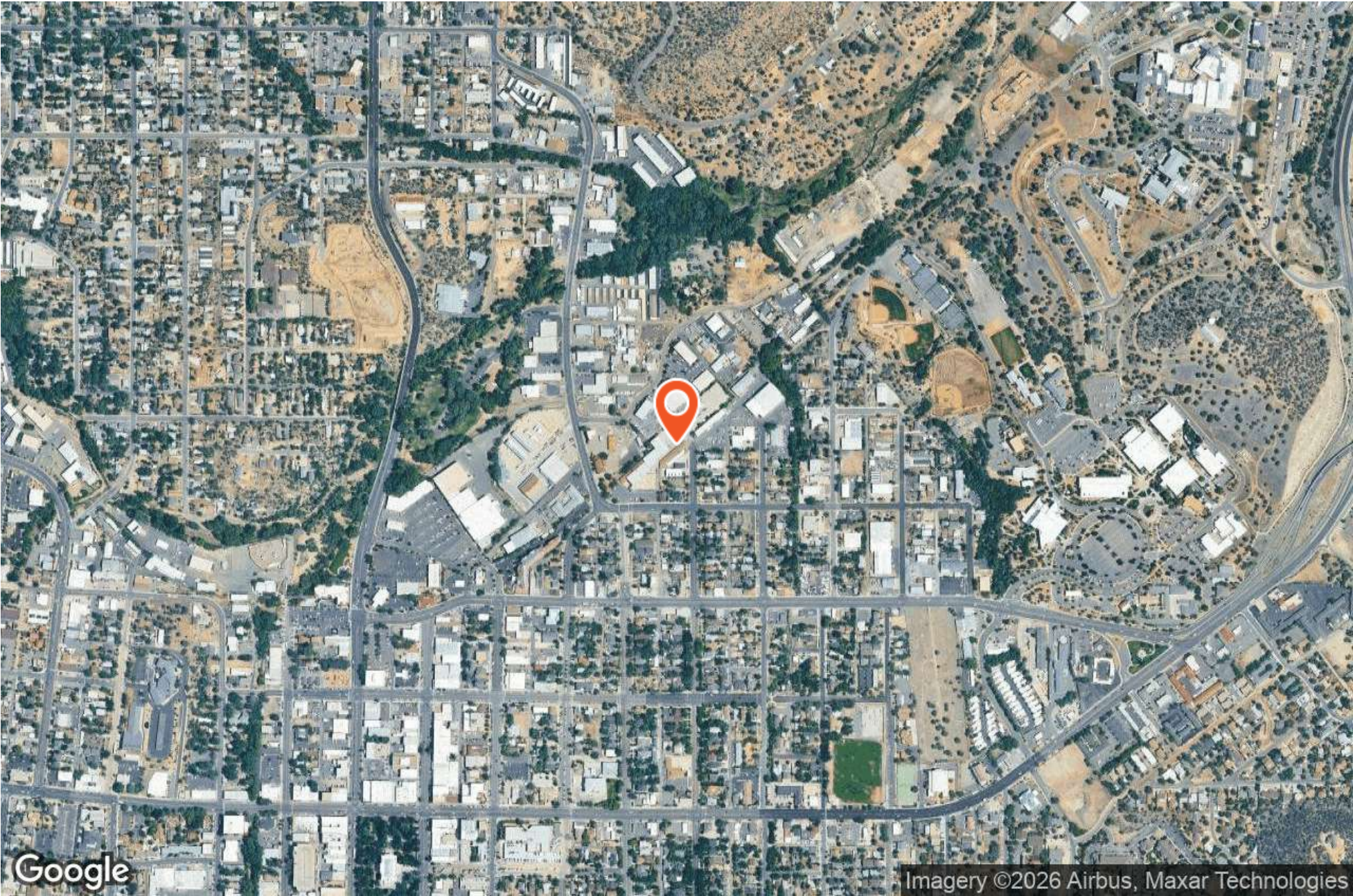
LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 5	Available	13,681 SF	NNN	\$11.40 SF/yr	<p>Now available for lease, Suite 5 at Northwood Commerce Center offers a high-functioning industrial layout designed for logistics, warehouse, and operational users. The space features three roll-up doors, including two truck wells and one grade-level dock, providing efficient loading and distribution capabilities. The warehouse offers 20'+ clear height on the south side, sloping to 17' on the north, along with five private offices and two restrooms.</p> <p>All suites at Northwood Commerce Center include 3-phase power and fire sprinkler systems. The property has been extensively upgraded with new LED lighting, paint, electrical to 800 Amps at 277/480 V, asphalt, and HVAC systems, plus ample on-site parking. Zoned Light Industrial and located less than half a mile from Prescott's Courthouse Square, Suite 5 combines functionality, access, and infrastructure in one of Prescott's most established industrial business parks.</p>
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AERIAL MAP



ADDITIONAL PHOTOS

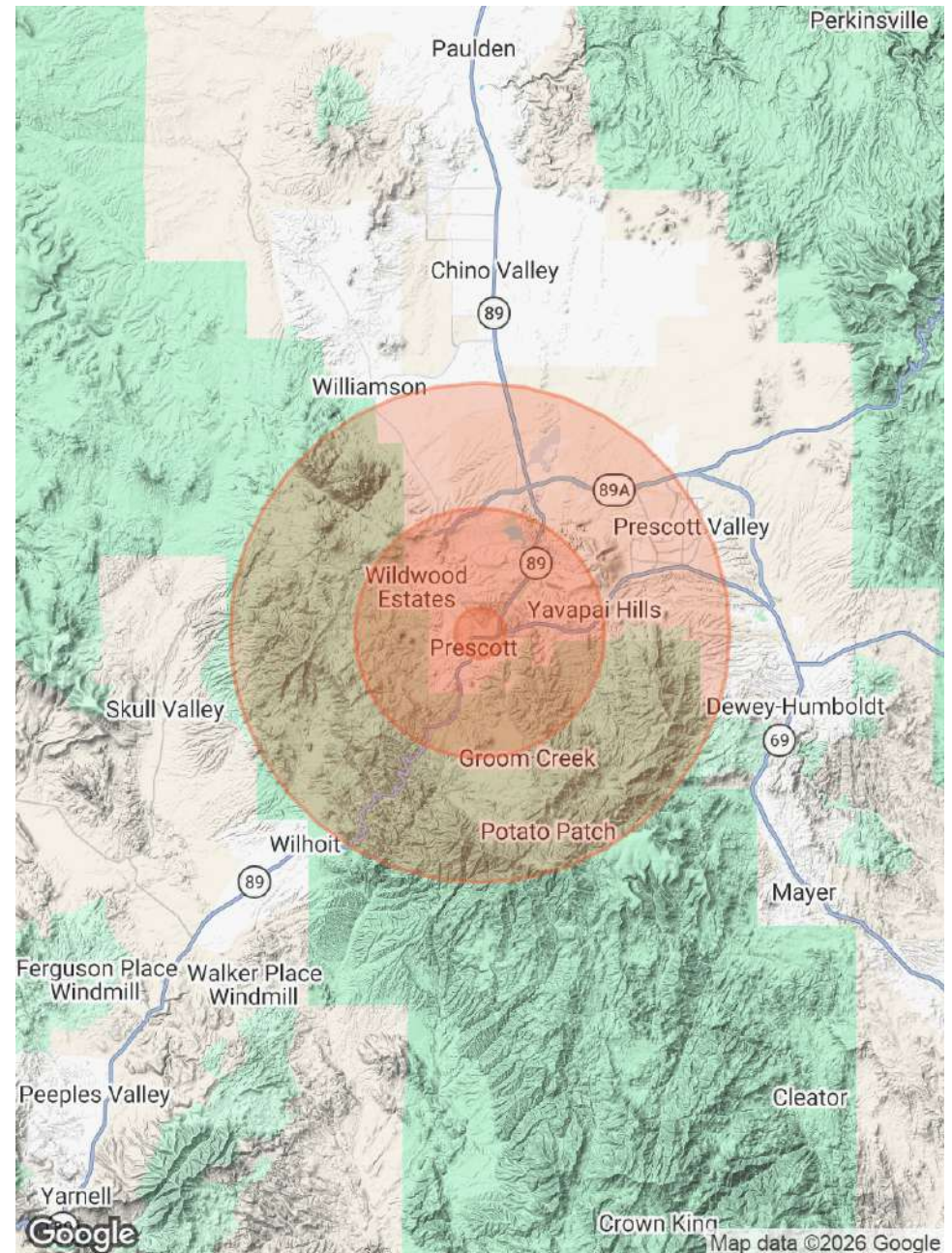


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,488	52,885	88,848
Average Age	48	55	52
Average Age (Male)	47	54	51
Average Age (Female)	49	55	53

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,775	25,878	41,375
# of Persons per HH	2	2	2.1
Average HH Income	\$62,311	\$93,300	\$91,606
Average House Value	\$487,884	\$559,502	\$517,090

2020 American Community Survey (ACS)



MEET THE TEAM



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