

FOR LEASE

Town & Country Industrial Park

±15,000 - ±20,000 SF Industrial or Retail Building
Design Build / Build-To-Suit



7475 E 2nd St | Prescott Valley, Arizona 86314

CBRE

Property Overview

Build to Suit Industrial or Retail Building

Unique opportunity to design your own retail or industrial building to your ideal specifications within the Town & Country Industrial Park.

Potential Uses: Retail and/or light industrial uses including service manufacturing, warehousing, assembly

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Flexible Building size $\pm 15,000$ - $\pm 20,000$ SF

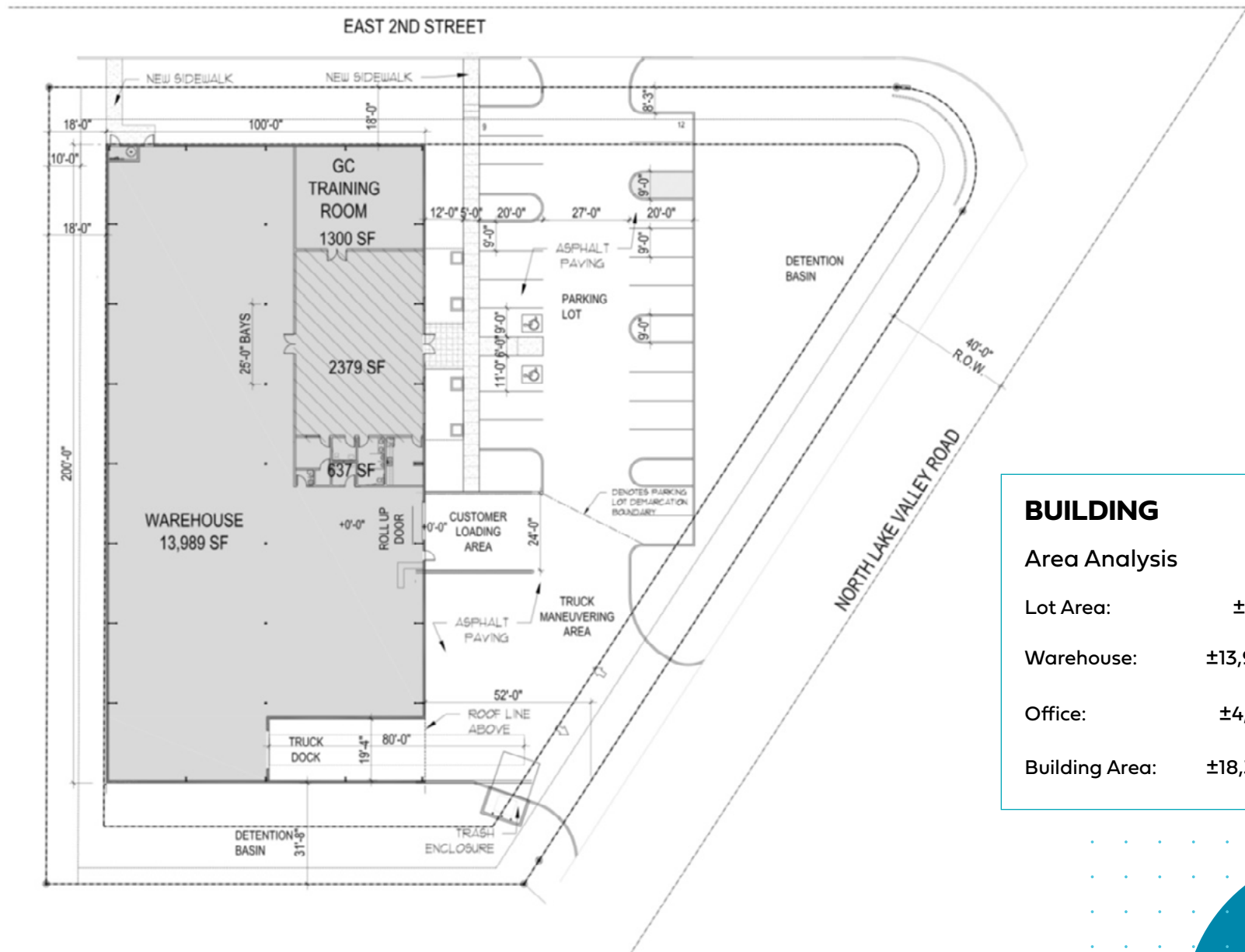
Lot size - ± 1.18 AC

Office – To Suit

Zoning - Retail and Light Industrial



Site Plan Example



BUILDING

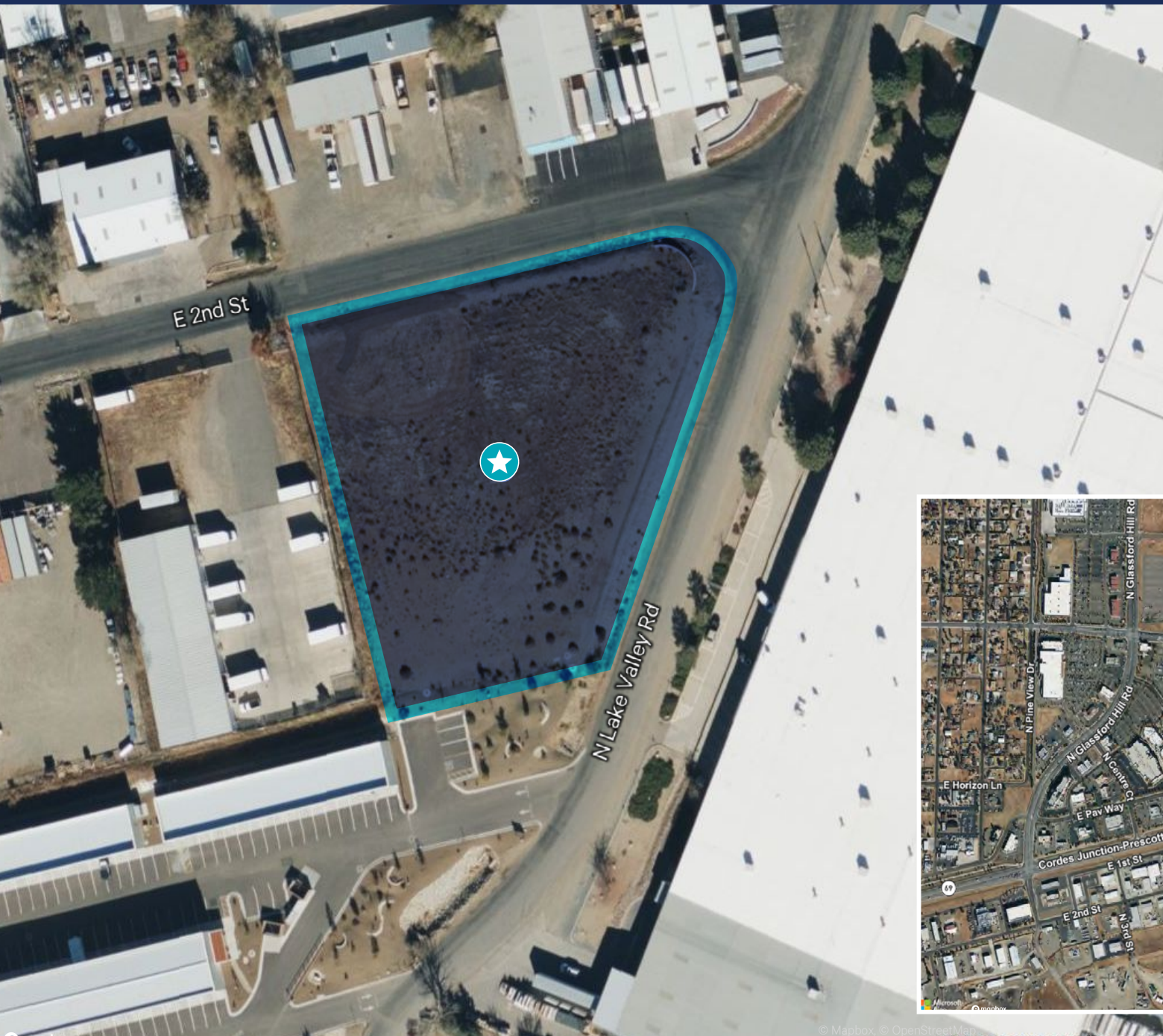
Area Analysis

Lot Area:	±1.18 AC
Warehouse:	±13,989 SF
Office:	±4,316 SF
Building Area:	±18,305 SF



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SITE OUTLINE
NOT TO SCALE



Prescott, Arizona

Situated at 5,200 feet, Prescott is celebrated for its friendly community and ideal weather, making it one of the state's most livable cities.

Together with the fast-growing Prescott Valley, it forms Arizona's third largest metropolitan statistical area (MSA) after Phoenix and Tucson, with a population exceeding 115,000. With growth rates of 4.0% in Prescott and 7.0% in Prescott Valley, the region attracts entrepreneurs and residents drawn to its mix of business prospects, recreational offerings, and charming lifestyle set against a scenic backdrop.

The Town & Country Industrial Park, located on the east side of State Route 69, enjoys superior connectivity due to its proximity to major thoroughfares such as Arizona State Route 69, Route 89A, and Fain Road, which link it to Prescott, Phoenix, and surrounding areas like Cottonwood, Camp Verde, and Sedona. Its strategic position supports a variety of businesses, particularly in retail, logistics, and distribution, bolstered by the ongoing Interstate 17 expansion that enables a smooth one-hour commute to Phoenix and key employers like Taiwan Semiconductor Manufacturing Company (TSMC). The park's modern infrastructure, including reliable access to utilities, ensures operational efficiency, while its diverse tenant base fosters a thriving industrial ecosystem that promotes job creation.

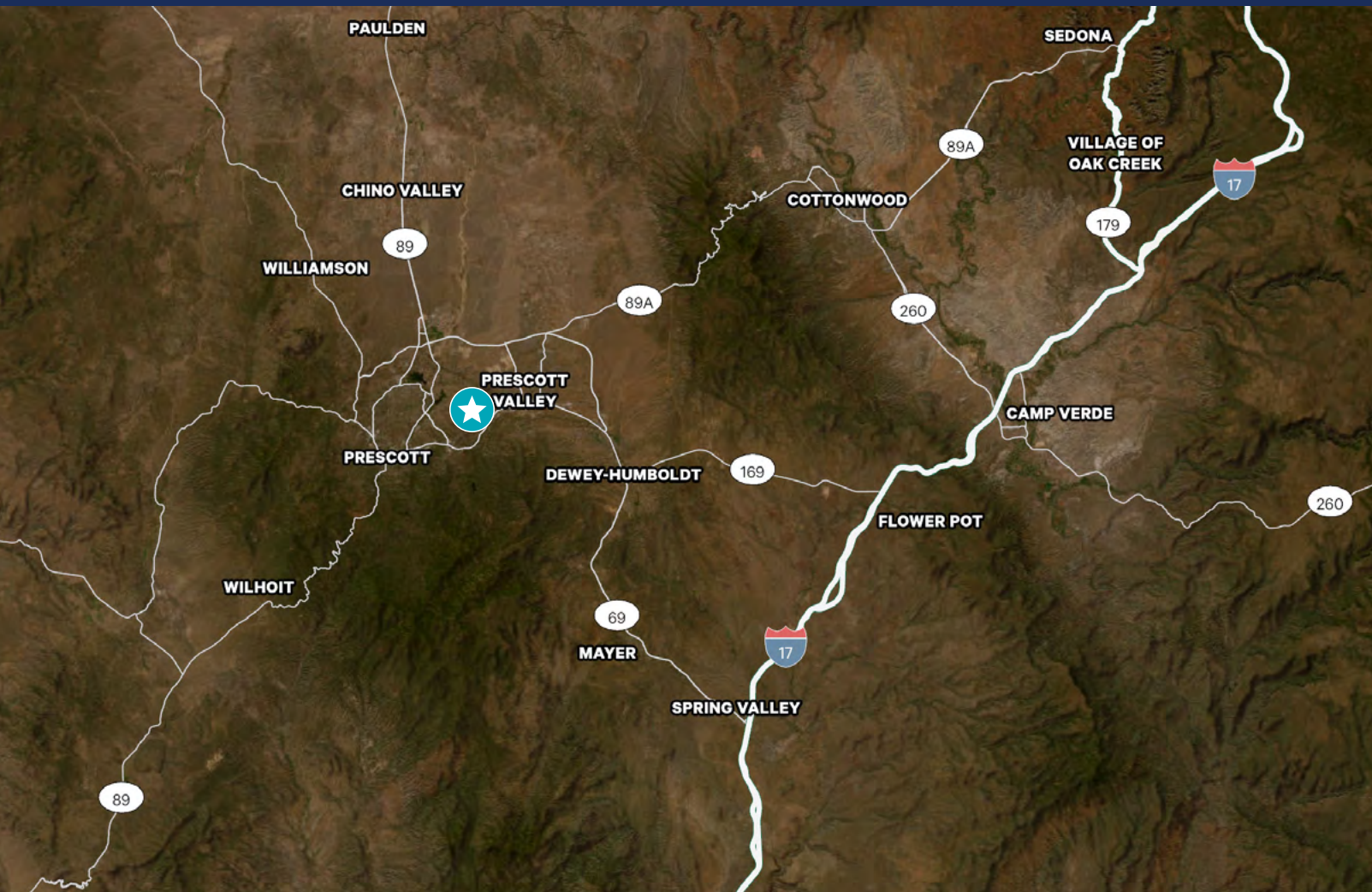
The specific lot available within the park, located at the corner of 2nd Street and Lake Valley in the Central Business District, is considered one of the most desirable commercial lots in the area due to its level terrain and prime corner position just one block south of Hwy 69. This location offers seamless access to major intersecting highways, enhancing its appeal for businesses. Additionally, the park's proximity to the Prescott Valley Town Center provides convenient access to retail, dining, and entertainment options, including major anchors like Walmart, Kohl's, and the Findlay Toyota Center, making it an attractive hub for both employees and businesses seeking convenience and connectivity.



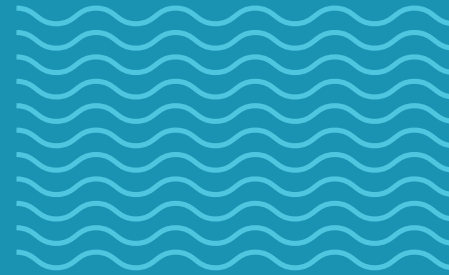
Notable Tenants in Town & Country highlight its role as a thriving commercial



Town & Country Industrial Park



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Contact:

Andrew Brigham

First Vice President
+1 602 228 1331
andrew.brigham@cbre.com

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