

NCC PRESCOTT INDUSTRIAL PARK

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

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 4, Suite 8, and Suite 16.

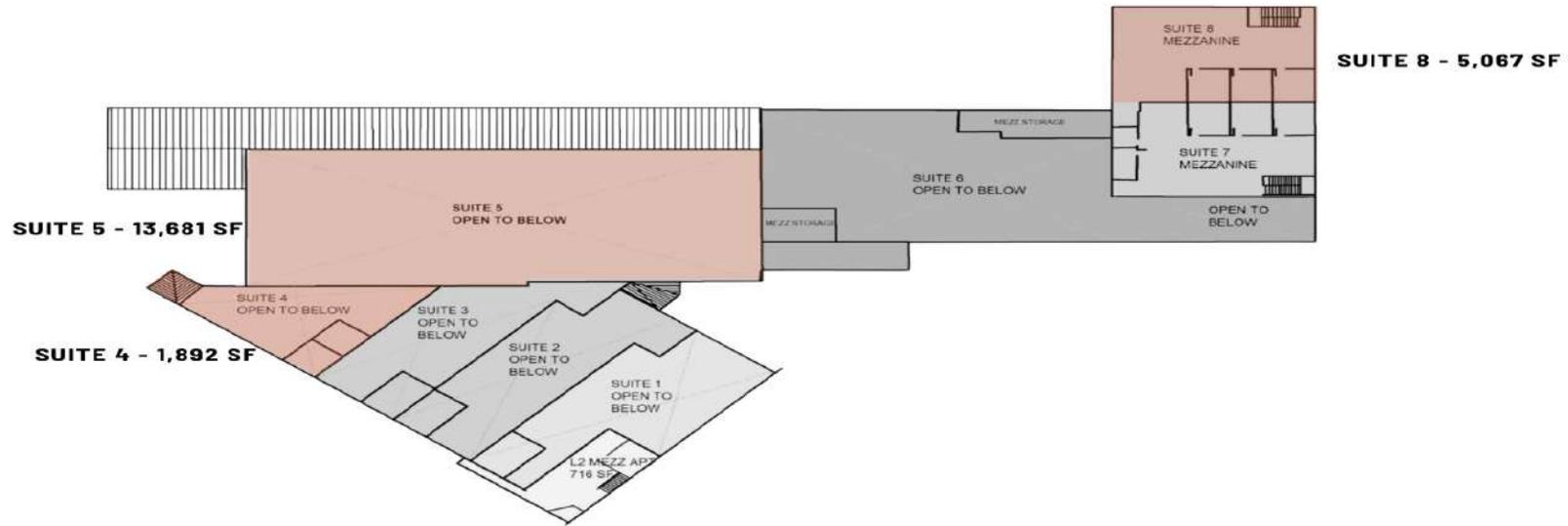
OFFERING SUMMARY

Lease Rate:	\$9.00 - 14.77 SF/yr (NNN)
Number of Units:	3
Available SF:	1,638 - 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



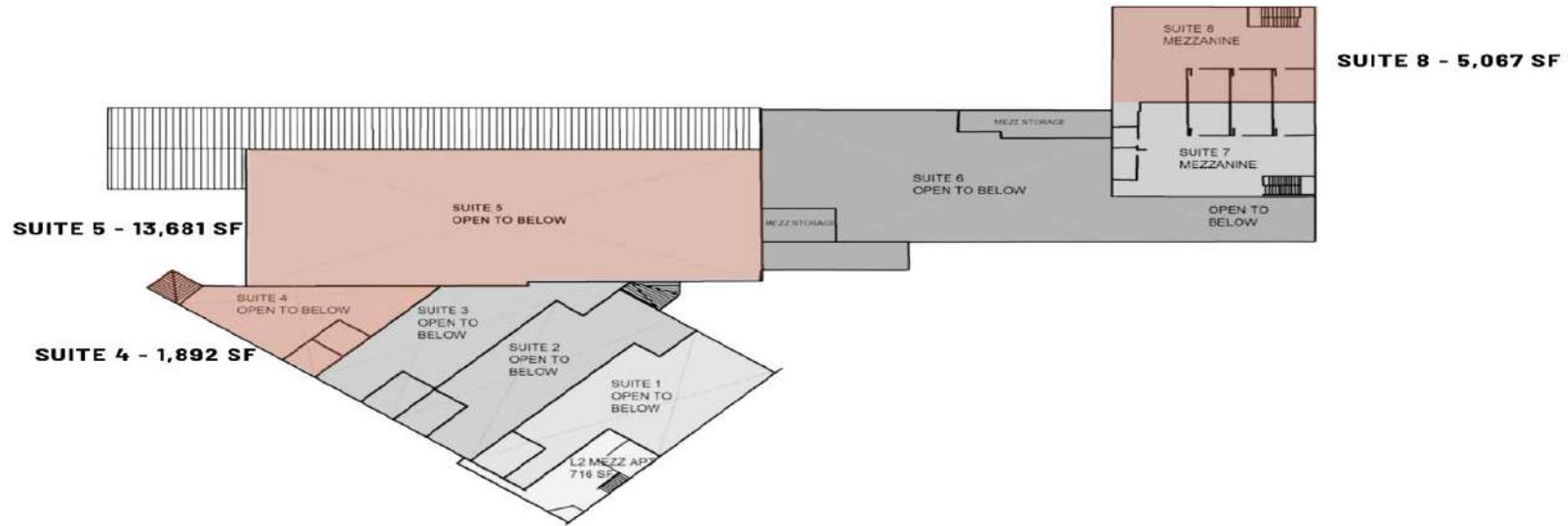
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,638 - 13,681 SF	Lease Rate:	\$9.00 - \$14.77 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	1,892 SF	NNN	\$14.77 SF/yr	Suite 4 at Northwood Commerce Center offers a well-appointed, highly visible industrial space with practical access and modern updates. This unit features one 8' x 10' roll-up door, a private office, and a separate man door. Its prime frontage provides excellent visibility from Moeller and 6th Street, enhancing exposure for businesses with customer or client traffic. Property highlights: - Industrial Light zoning - 3 Phase power throughout - Fire sprinklers for safety - Roll-up doors for easy loading - Access options: grade level, dock high, and truck wells - 15 total commercial suites in the complex - Recent updates: LED lighting, fresh paint, upgraded electrical, new asphalt, and upgraded HVAC units - Ample parking for staff and customers Location.
Suite 16	Available	1,638 SF	NNN	\$11.40 SF/yr	Unit 16 features an 8' x 8' grade-level roll-up door, one office, and a half bath. Northwood Commerce Center offers a total of 14 commercial suites, each equipped with 3-phase power, fire sprinklers, and roll-up doors. The property provides versatile access options, including grade-level, dock-high, and truck well entrances. Recent updates to the property include energy-efficient LED lighting, modernized electrical systems, new asphalt, HVAC units, and ample parking. Zoned for Industrial Light use, Northwood Commerce Center is ideally located less than half a mile from the courthouse square, offering both convenience and visibility.

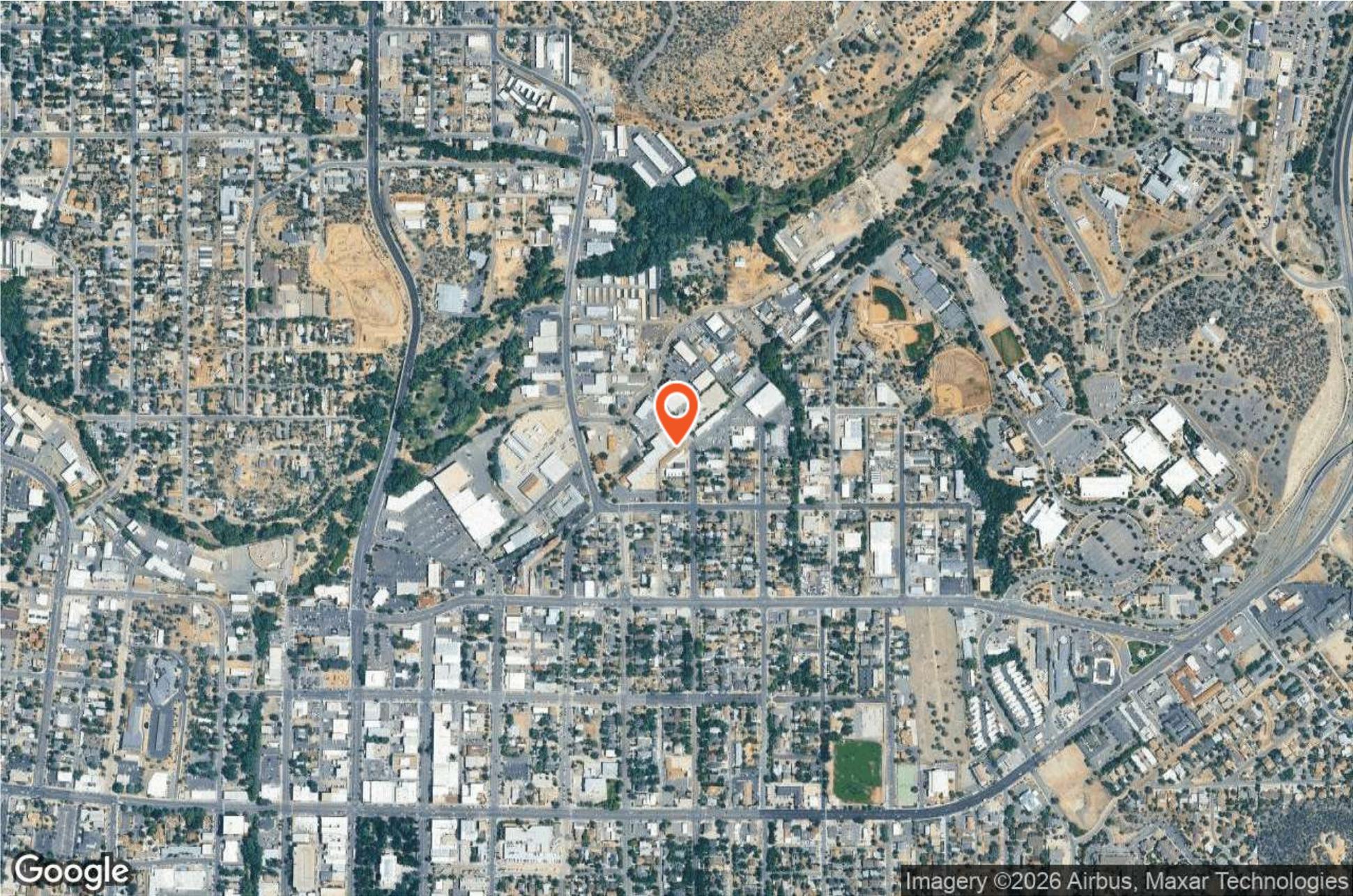
LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 8	Available	5,000 SF	NNN	\$9.00 SF/yr	Now available for lease Suite 8 at Northwood Commerce Center in downtown Prescott offer a flexible layout with approximately 50% warehouse on the ground floor and 50% office space upstairs. The warehouse features two grade-level 12'x12' roll-up doors, 10' clear height, evaporative cooling, and a fenced yard for secure outdoor storage. Upstairs includes four private offices, with restrooms on both floors and access via stairs or elevator. Zoned for Light Industrial use, this space is ideal for service providers, light manufacturing, or operational businesses seeking a central location. Located less than half a mile from the courthouse square, NCC offers convenience, functionality, and versatility in a professionally managed industrial park setting. Great opportunity to position your business in a high-demand area with excellent access and infrastructure.
Suite 5	Available	13,681 SF	NNN	\$11.40 SF/yr	Suite 5 at Northwood Commerce Center offers three roll-up doors, including two truck wells and one grade-level dock for efficient loading. The space includes five private offices, two restrooms, and a large warehouse with 20'+ clear height on the south side sloping to 17' on the north. All 15 suites feature 3-phase power and fire sprinklers. The property has been fully updated with new LED lighting, paint, electrical, asphalt, and HVAC, plus ample parking. Zoned Industrial Light and located less than ½ mile from Prescott's Courthouse Square.

AERIAL MAP



ADDITIONAL PHOTOS

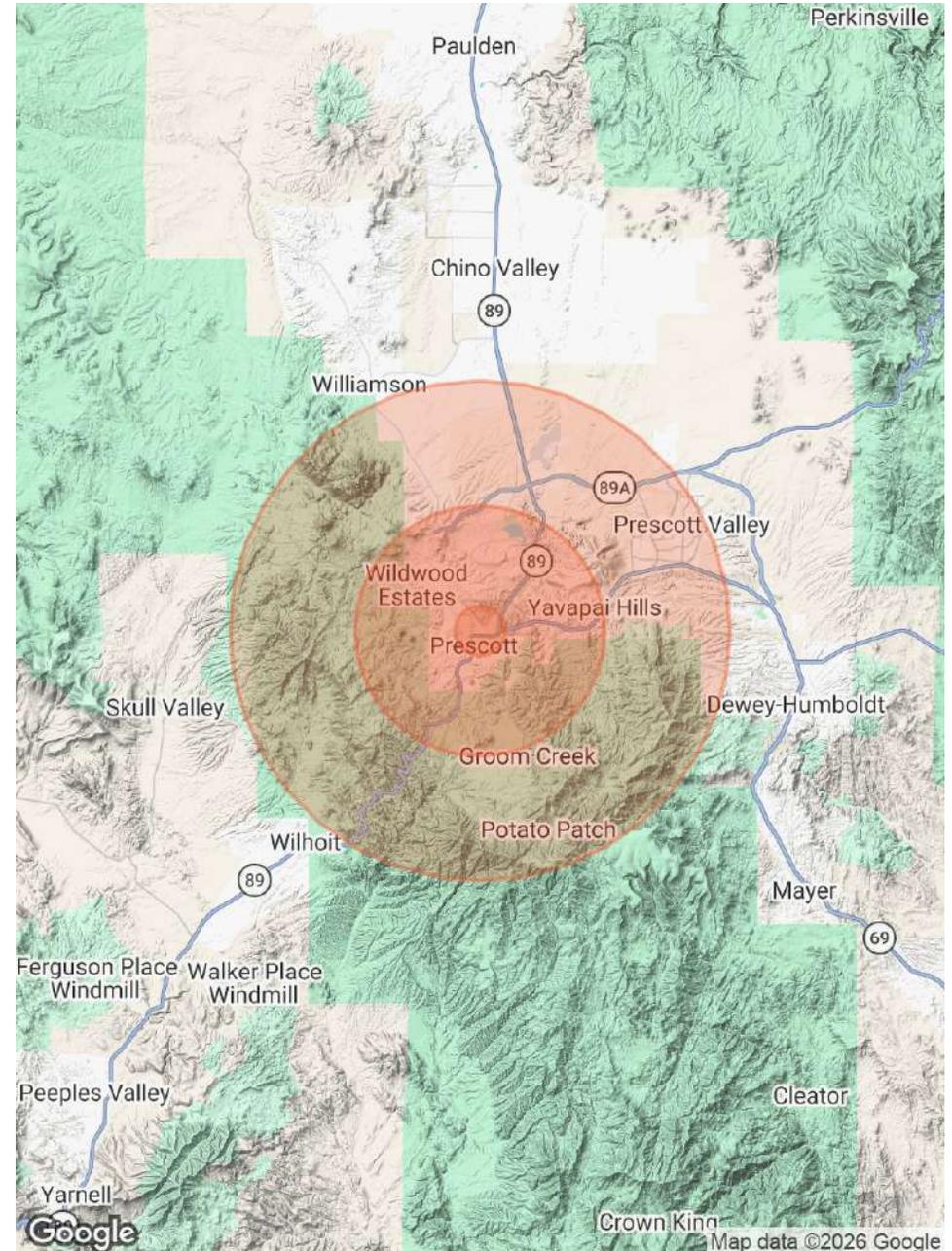


DEMOGRAPHICS MAP & REPORT

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

Demographics data derived from AlphaMap



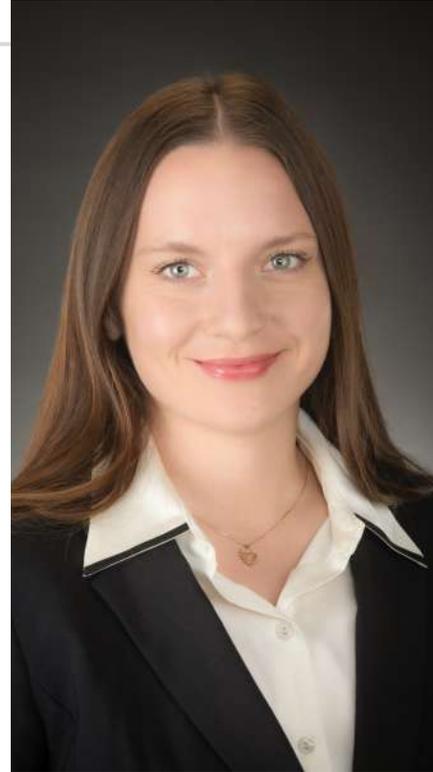
MEET THE TEAM



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