

# 2227 CIRRUS DRIVE

PRESCOTT, AZ 86301

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ABIGAIL CHARTIER  
Commercial Agent  
928.642.3032  
abigail@arizonacre.com

ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

# PROPERTY SUMMARY



### PROPERTY DESCRIPTION

For Lease 2,500 SF of functional warehouse space within the highly desirable Prescott Regional Airpark and Commerce Center. The warehouse portion spans approximately 30' x 45' and includes a private office space and restroom, offering a practical layout for a variety of light industrial or service users. Features include a grade-level roll-up door for easy loading and unloading, plus a fenced storage yard ideal for equipment, vehicles, or additional outdoor storage needs. Strategically positioned between Prescott, Prescott Valley, and Chino Valley, this well-planned industrial park provides convenient regional access and a strong business environment. Scheduled delivery date is June 1 for occupancy.

### PROPERTY HIGHLIGHTS

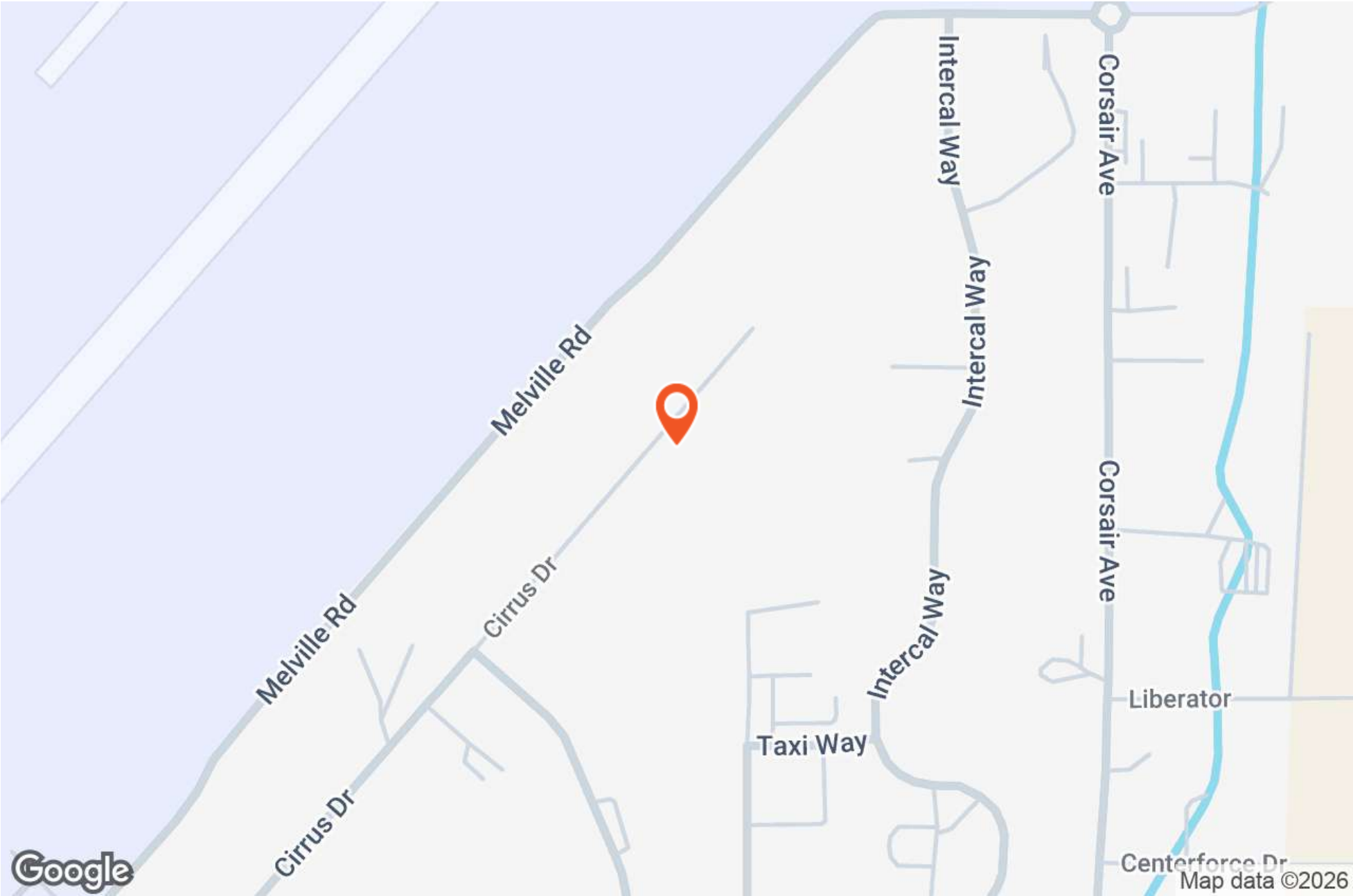
- 2,500 SF Industrial Warehouse Space suitable for a variety of light industrial, storage, or distribution uses.
- Brand New Construction offering modern, clean, and efficient workspace.
- Expected Completion June 1 with opportunity to secure space prior to delivery.
- Convenient Access & Functional Layout designed to support warehouse operations and

### OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	2,500 SF
Lot Size:	1.66 Acres
Building Size:	2,500 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	269	11,729	53,969
Total Population	545	26,781	121,763
Average HH Income	\$86,764	\$99,714	\$91,829

# LOCATION MAP



# ADDITIONAL PHOTOS



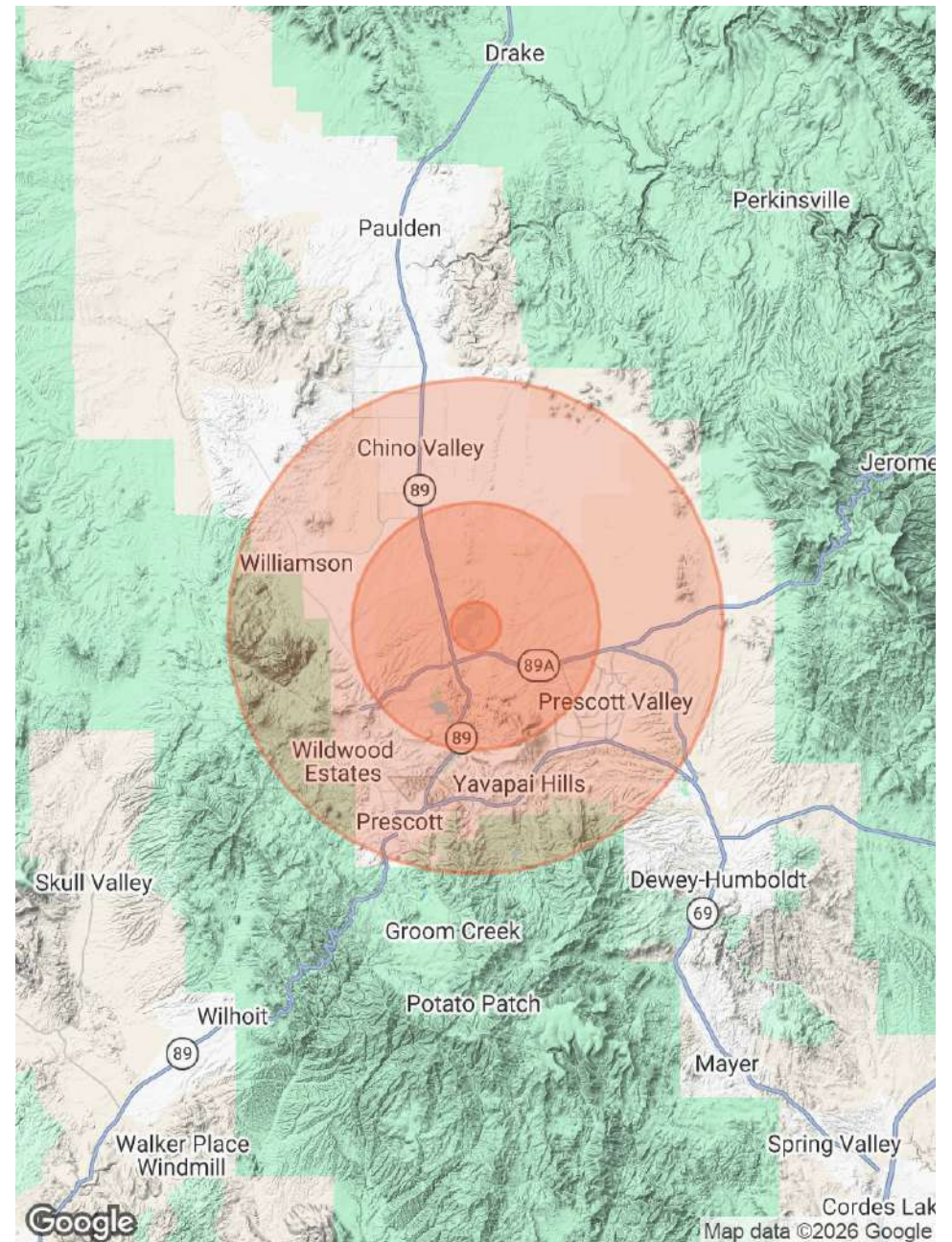
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	545	26,781	121,763
Average Age	52.0	49.7	50.6
Average Age (Male)	58.6	49.5	49.7
Average Age (Female)	42.9	52.5	52.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	269	11,729	53,969
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$86,764	\$99,714	\$91,829
Average House Value	\$472,996	\$507,539	\$461,948

2023 American Community Survey (ACS)



# MEET THE TEAM



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