

INDUSTRIAL FOR LEASE - PRESCOTT VALLEY

8594 EAST EASTRIDGE
DRIVE, PRESCOTT VALLEY,
AZ 86314

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ARIZONA COMMERCIAL REAL ESTATE



BROCHURE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Now available for lease, this commercial/industrial building is ideally located in Prescott Valley, AZ and zoned CI (Commercial Industrial), allowing for a wide range of business uses. Delivered in vanilla shell condition, the space offers a blank canvas for tenants to design and build out to their specific operational needs.

The property is divisible into four units of approximately 2,328 SF each, with flexible lease configurations available at approximately 2,328 SF, 4,656 SF, 6,984 SF, or the full 9,312 SF. Building features include office space, restroom, roll-up doors, fire sprinklers, a fire alarm system, and a modern glass storefront that provides excellent visibility and curb appeal.

Ample on-site parking and direct access off Highway 69 one of Prescott Valley's primary commercial corridors. Ensure strong exposure and convenient accessibility for employees and customers alike. This well-located, adaptable space is an excellent opportunity for businesses seeking functional industrial or commercial space with customization potential.

Situated just off Highway 69 on Eastridge Drive near Navajo, this property benefits from strong visibility and convenient access within one of Prescott Valley's key commercial

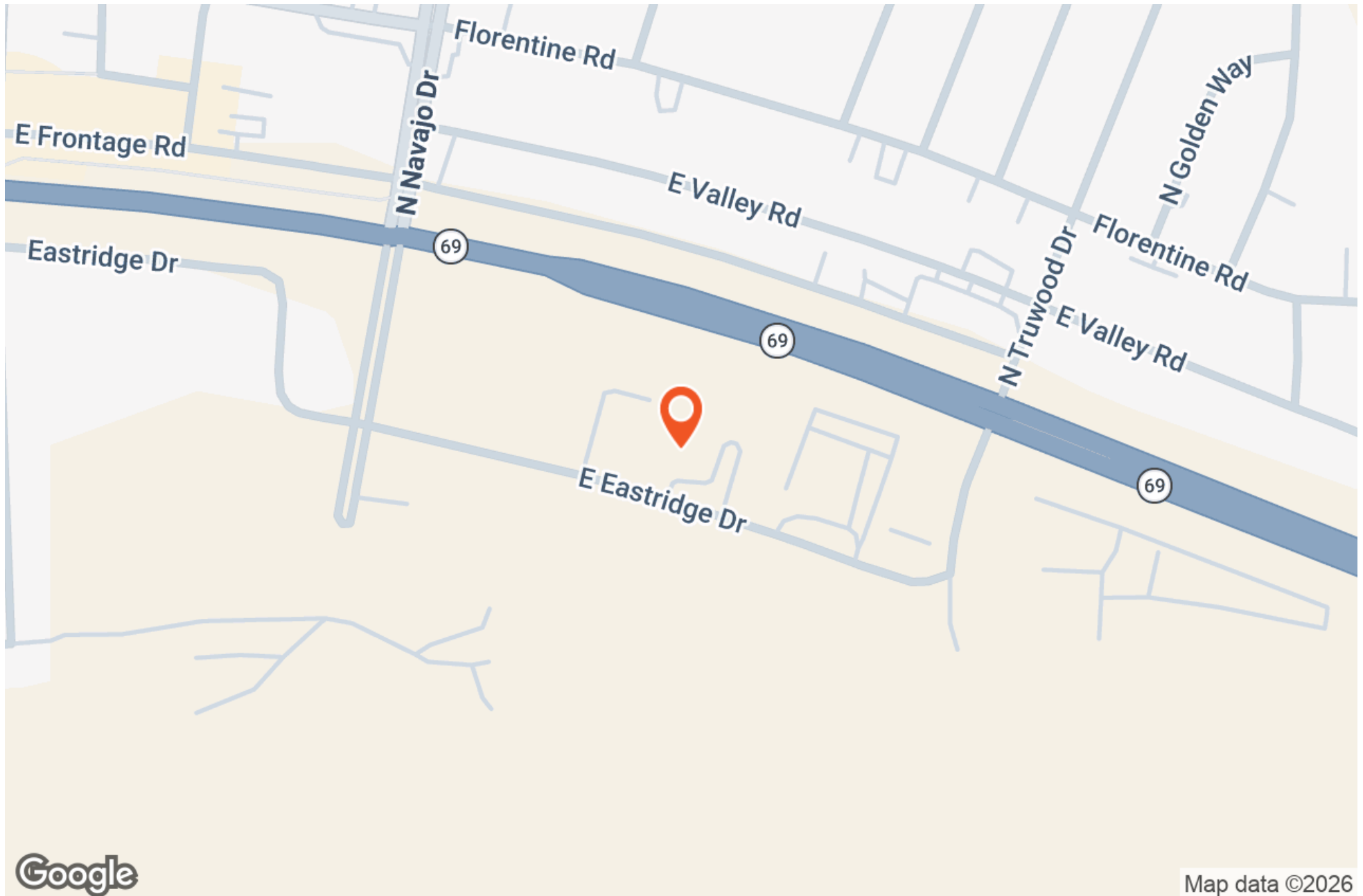
OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,328 - 9,312 SF
Lot Size:	0.21 Acres
Building Size:	9,312 SF

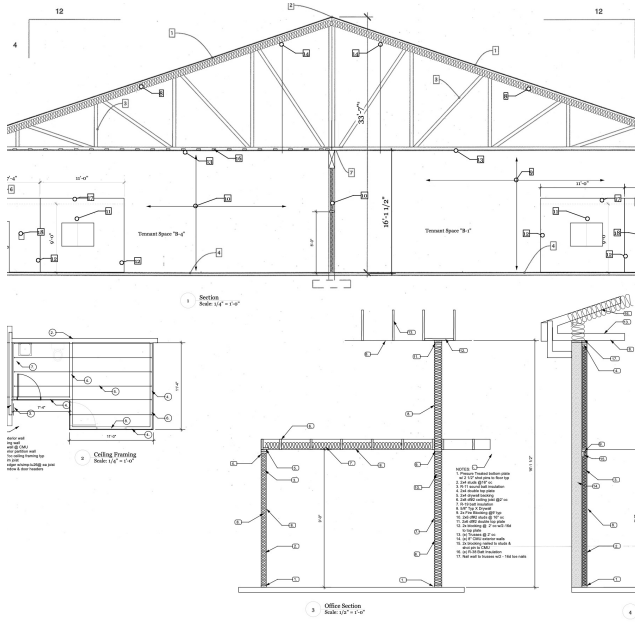
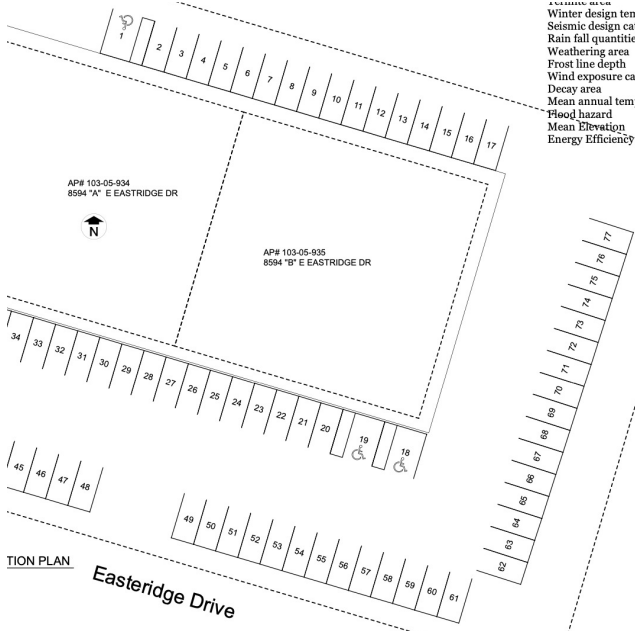
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,322	23,860	50,074
Total Population	5,155	56,251	111,571
Average HH Income	\$64,417	\$83,106	\$86,008

LOCATION MAP



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,155	56,251	111,571
Average Age	42	47	50
Average Age (Male)	41	46	49
Average Age (Female)	44	48	51

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,322	23,860	50,074
# of Persons per HH	2.2	2.4	2.2
Average HH Income	\$64,417	\$83,106	\$86,008
Average House Value	\$318,046	\$387,026	\$455,960

Demographics data derived from AlphaMap

