

FOR LEASE

Prescott Regional Airpark and Commerce Center

±15,000 - ±40,000 SF Industrial Buildings

Design Build / Build-To-Suit



2108 – 2130 Gulfstream | Prescott, Arizona 83301

CBRE

Site Aerial

2108 – 2130 Gulfstream, Prescott, AZ 86301



SITE OUTLINE
NOT TO SCALE



Property Overview

Build to Suit Industrial Buildings with Secure Storage Yards for Lease

Each building has a potential secure yard for outside storage of vehicles, equipment or materials and size is expandable based on tenant needs.

Potential Uses: Light Industrial uses including service, manufacturing, warehousing, assembly

Flexible Building Sizes of $\pm 15,000$ to $\pm 40,000$ SF

Lot sizes from ± 1.21 – ± 5.73 AC

Office – Up to 2,500 SF

Clear Height – $\pm 16'$ +

Grade Level and Potential Truckwell Loading

Zoning: Light Industrial

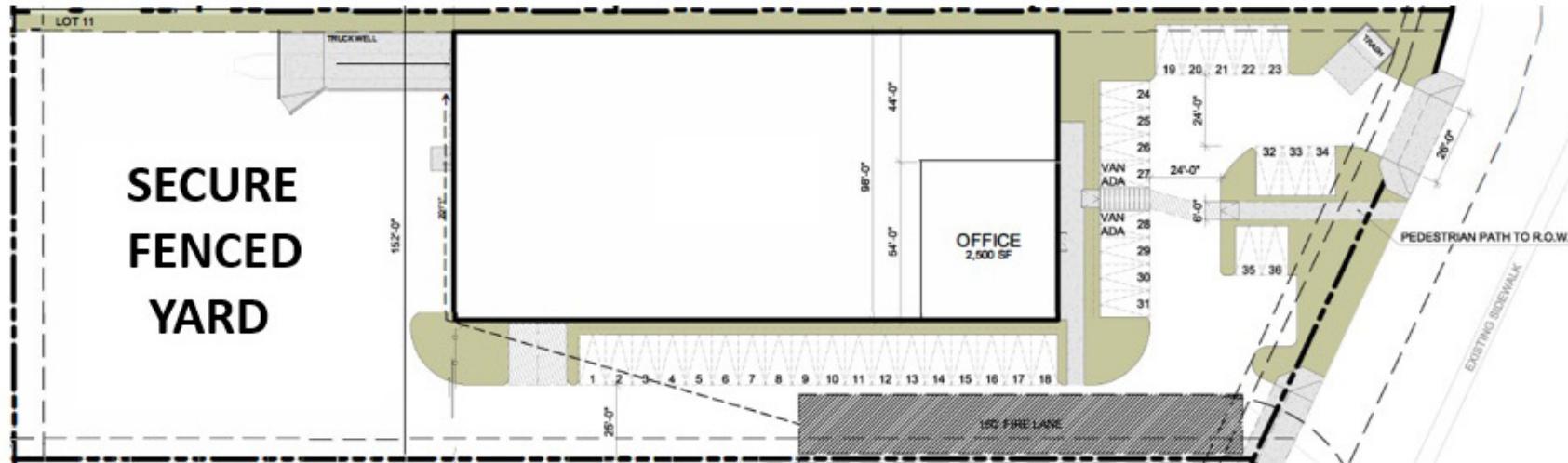


Potential Building Plans

20,000 SF

Building Example

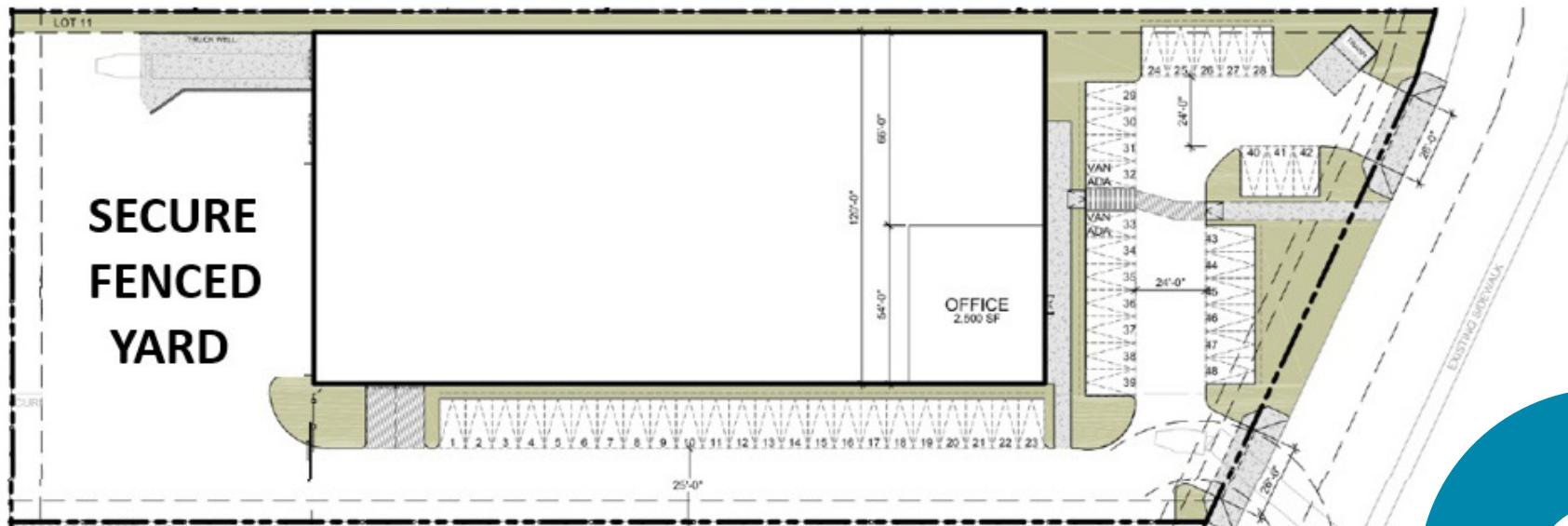
SECURE
FENCED
YARD



30,000 SF

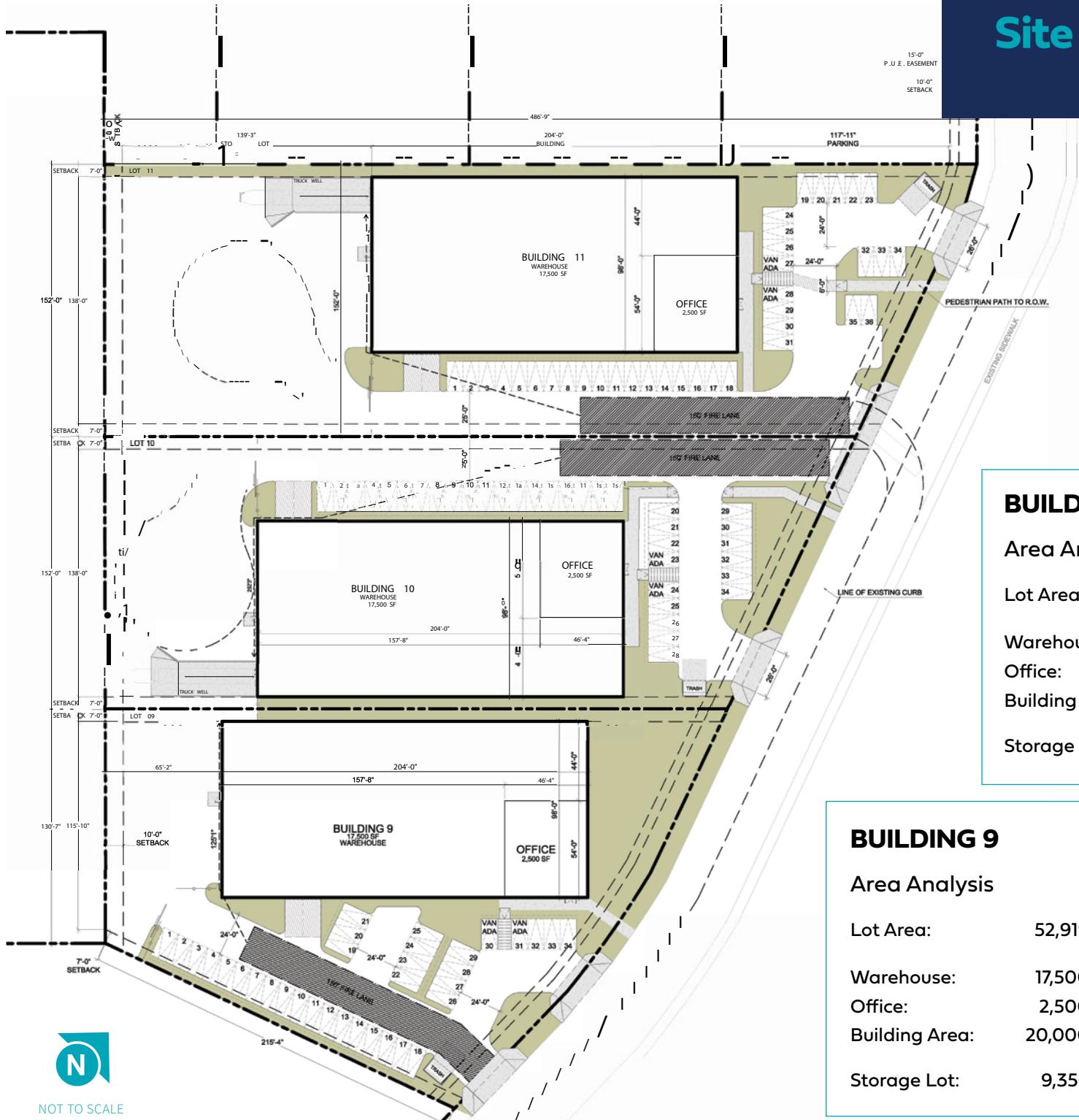
Building Example

**SECURE
FENCED
YARD**



NOT TO SCALE

Site Plan Example



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.

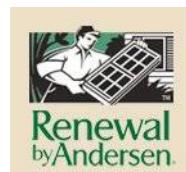
Together with the fast-growing Prescott Valley, it forms Arizona's third-largest metropolitan statistical area (MSA) after Phoenix and Tucson, with a population exceeding 115,000. With growth rates of 4.0% in Prescott and 7.0% in Prescott Valley, the region attracts entrepreneurs and residents drawn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

The Prescott Regional Airport, a vital economic hub for Yavapai County and the 18th busiest airport nationwide, operates as a Class II Commercial Service airport, supporting both commercial and general aviation. Renovated in 2019, it offers commercial flights via United Express to major destinations like Los Angeles, Denver, and Phoenix, all within a two-hour flight. With funding secured for a main runway expansion to 10,000 feet, the airport is poised to enhance its capacity and further drive regional growth.

Located within the Prescott Regional Airpark, this site provides tenants with exceptional connectivity through easy access to SR 89A and SR 89, serving the Prescott-Prescott Valley-Tri-City metro area, as well as nearby Cottonwood, Camp Verde, and Sedona. The ongoing Interstate 17 expansion facilitates a seamless one-hour commute to Phoenix and major employers like Taiwan Semiconductor Manufacturing Company (TSMC).



Notable Tenants in the Airpark highlight its role as a thriving commercial hub

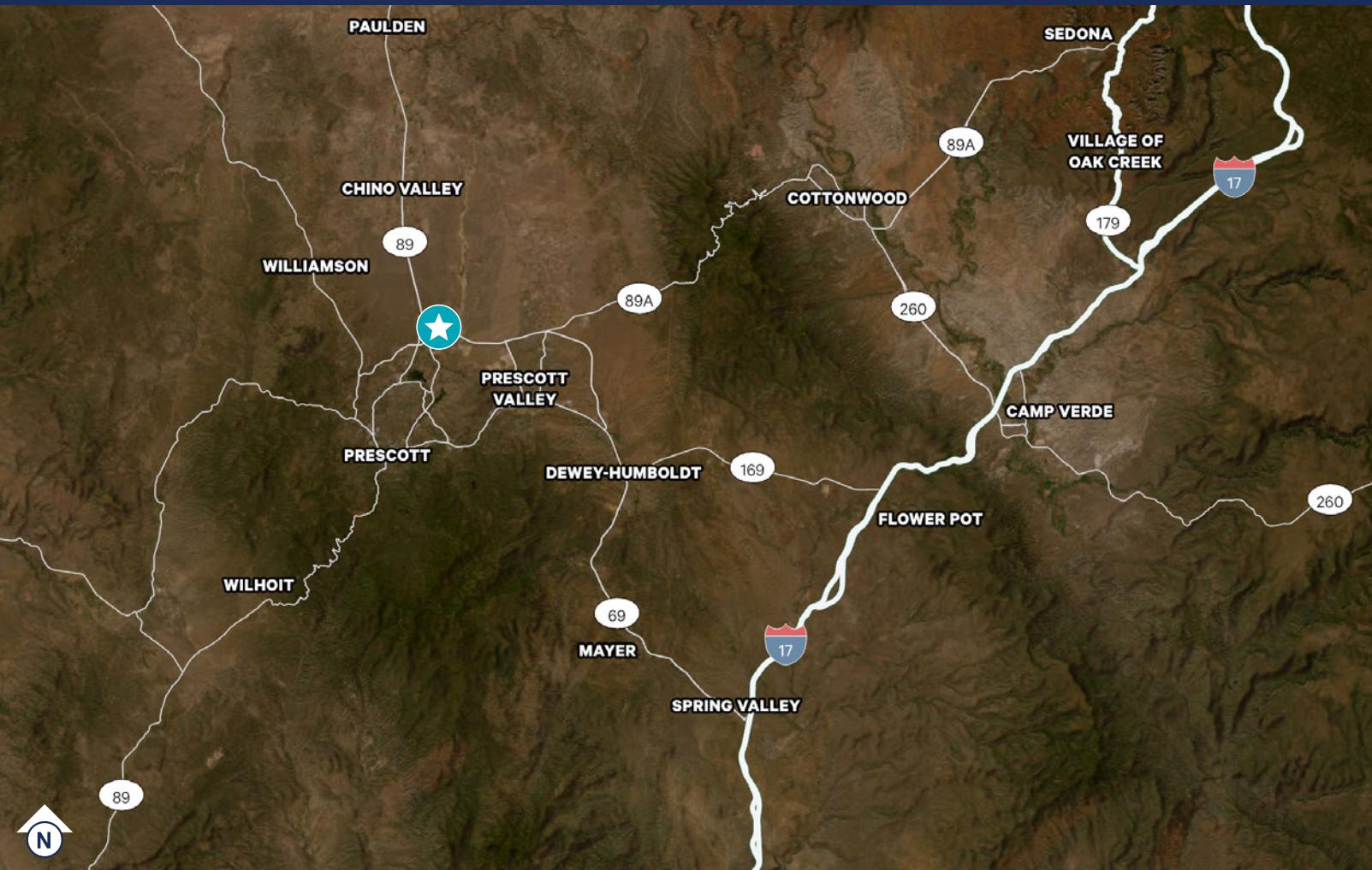


Major Tenants

Prescott Regional Airpark and Commerce Center



Prescott Regional Airpark and Commerce Center



2108 – 2130 Gulfstream
Prescott, AZ 86301

Contact:

Andrew Brigham

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

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