

FOR SALE

# FORMER COTTONWOOD SERVICE CENTER

1275 AZ-260 | COTTONWOOD, AZ 86326



**NEWMARK**

## EXCLUSIVE ADVISORS

**CHRIS KREWSON**

Senior Managing Director  
t 602-952-3826  
chris.krewson@nrmk.com

**JD MARSH**

Associate  
t 602-952-3823  
jd.marsh@nrmk.com

**MATTHEW FISH, MBA**

Designated Broker  
t 480-309-1089  
matt@prescottcre.com

## LOCAL CONTACTS

**PETER NIEMAN**

Commercial Realtor  
t 602-469-1577  
peter.nieman3@gmail.com

## PROPERTY FEATURES



Property is 4.00 acres with a paved yard and site coverage ratio of 4.1%



Net Rentable Area: 7,112 SF



Property Includes: 4,850 SF metal administrative building with 1,580 SF office build-out and a 2,262 SF metal garage building



Asking Price: \$1.1M



Zoning: Heavy Commercial (C-2), Yavapai County



14' Clear Height

# 1275 AZ-260

COTTONWOOD, AZ 86326







**NEWMARK**

**EXCLUSIVE ADVISORS**

**CHRIS KREWSON**  
Senior Managing Director  
t 602-952-3826  
chris.krewson@nmrk.com

**JD MARSH**  
Associate  
t 602-952-3823  
jd.marsh@nmrk.com

**LOCAL CONTACTS**

**MATTHEW FISH, MBA**  
Designated Broker  
t 480-309-1089  
matt@prescottcre.com

**PETER NIEMAN**  
Commercial Realtor  
t 602-469-1577  
peter.nieman3@gmail.com