

# DEVELOPMENT PROJECT FOR SALE

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**\$1,415,000.00**

**Generation Lane,  
Prescott - Arizona**





# Property Overview

6705-6709 Generation Lane, Prescott, Arizona 86301

**Ready to go vertical! The City of Prescott has given the green light to this industrial development project on Generation Lane in the Prescott Airpark. This project has completed with all necessary permitting and groundwork finished. The shell building is now resting on the empty lot, waiting for concrete to be poured and vertical construction to commence. This project will soon become one of the latest industrial structures in the Prescott Airpark on Generation Lane. For just \$1,415,000.00, you can secure approximately 3.5 acres of land, Stroh architecture plans, permits, grading, Campana metal building, and more. Seize this chance to become a property owner and meet your growing business requirements, or purchase as an investment to lease the space to this high demand industrial market. With IG - Industrial General zoning, this space can be used for various business purposes including assembly, distribution, manufacturing, fulfillment, and more. Invest wisely and strategically in this prime location that sits between Prescott, Prescott Valley, and Chino Valley.**



# INCLUDED IN THE PURCHASE

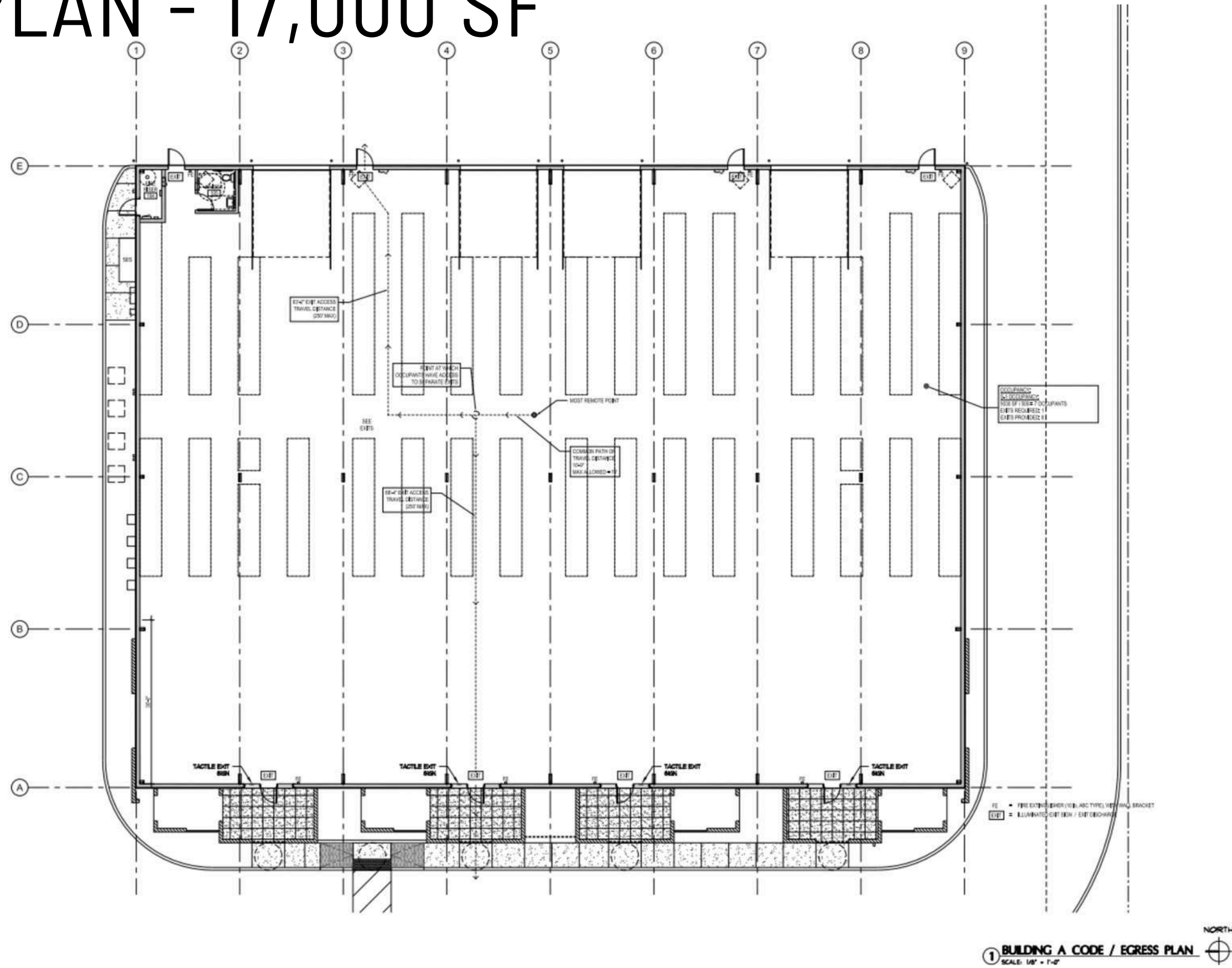
- Land ~ Approximately 3.5 Acres
- Site Prep & Grading
- Utility Connection
- Engineering & Permits
- Architecture Designs
- Campana Metal Building ~ 17,000 SF





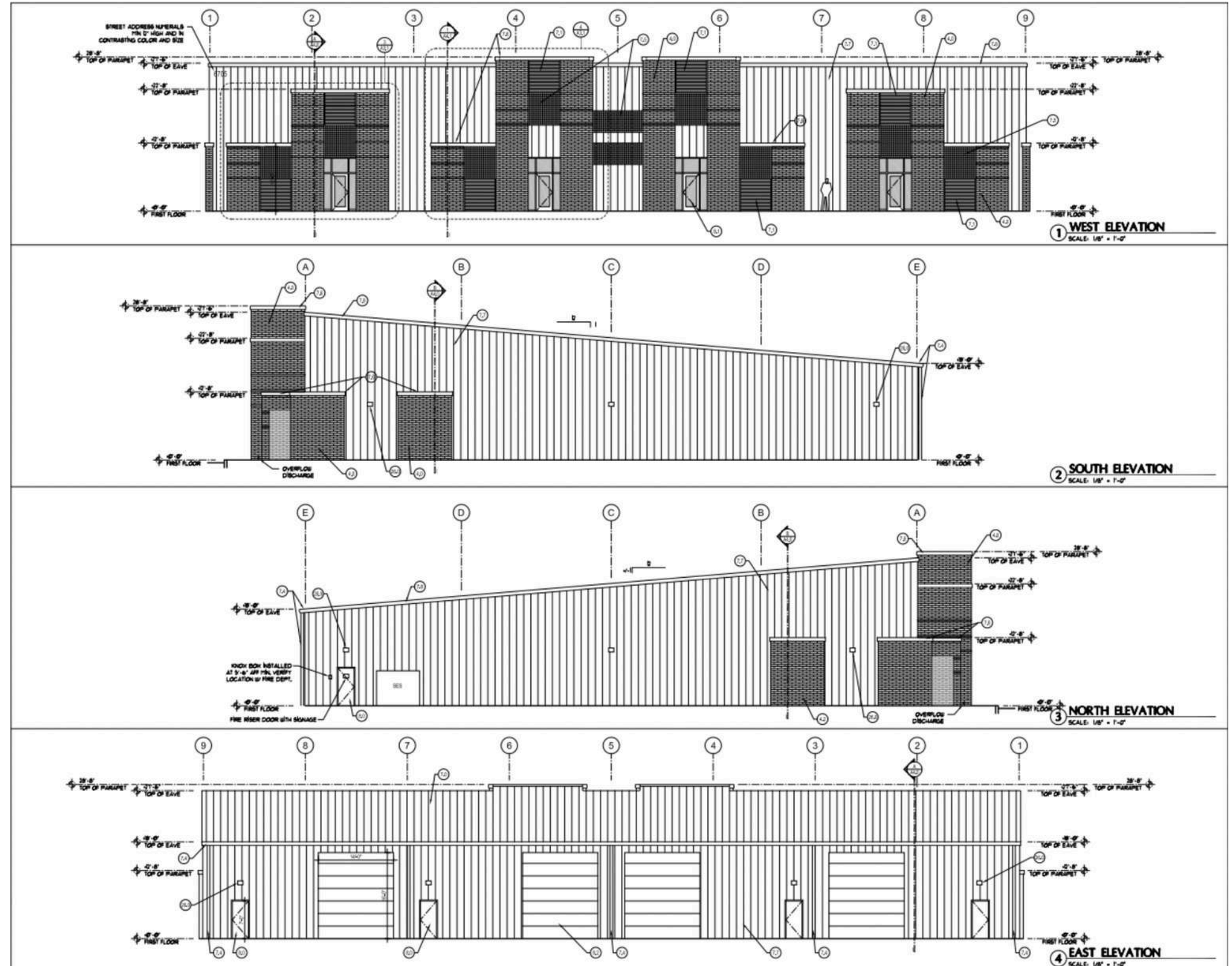


# FLOOR PLAN - 17,000 SF





# Building Elevations







# Tri-city Demographics

STRATEGICALLY POSITION YOUR BUSINESS AMONG THE TRI-CITIES



## PRESCOTT, ARIZONA



### RESIDENT POPULATION

48,946 people



### AVERAGE HOUSEHOLD INCOME

\$77,000 - \$100,000



**"THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"**

-Wall Street Journal



## PRESCOTT VALLEY, ARIZONA



### RESIDENT POPULATION

50,687 people



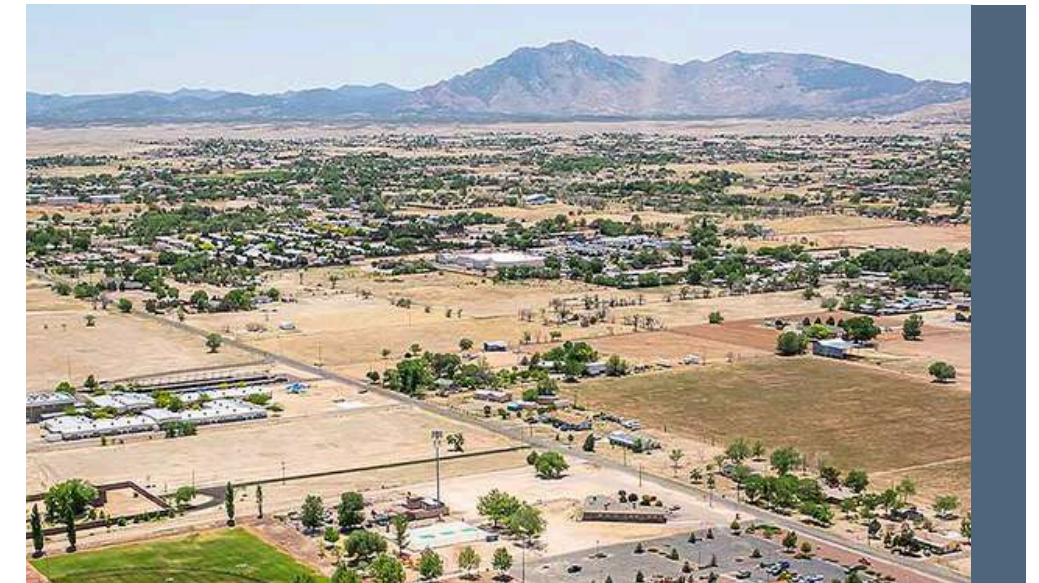
### AVERAGE HOUSEHOLD INCOME

\$60,000 - \$ 73,000



**"JOB MARKET HAS INCREASED BY 2.7% ANNUALLY"**

-Census Bureau



## CHINO VALLEY, ARIZONA



### RESIDENT POPULATION

19,272 people



### AVERAGE HOUSEHOLD INCOME

\$47,000 - \$64,000



**"THE JOB MARKET INCREASE BY 2.7% OVER THE LAST YEAR. FUTURE JOB GROWTH OVER THE NEXT TEN YEARS IS PREDICTED TO BE 44.1%"**

-Bureau of Labor Statistics





READY TO GO VERTICAL DEVELOPMENT PROJECT

# Contact information

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