

# PRESCOTT VALLEY FLEX INDUSTRIAL CAMPUS

9500 EAST LORNA LANE,  
PRESCOTT VALLEY, AZ  
86314

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FOR SALE: \$10,250,000

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

A fully improved, three-building industrial campus spanning 2.9 acres across three parcels, totaling 30,554 square feet. Formerly operated as a charter school, the property has received extensive upgrades and a high-quality interior buildout. With General Industrial (IG) zoning and a 2-to-1 parking ratio, this campus is ideally suited for conversion into a rehabilitation facility, manufacturing plant, or a wide range of other industrial and institutional uses.

The campus consists of three distinct buildings. Building 1 (built 1994) is built out exclusively with classrooms. Building 2 (built 1994) features classrooms, a gymnasium, and a commercial kitchen. Building 3 (built 2004) offers administrative offices on the upper level and classrooms on the lower level. The property is equipped with full HVAC, security glass, and fire sprinklers throughout, and all three parcels are being sold together as one contiguous campus.

The IG zoning permits manufacturing, wholesale, and commercial uses, making this an exceptional candidate for a wide variety of industrial end uses. The existing layout – with dedicated rooms, a gymnasium, commercial kitchen, and administrative suites – lends itself naturally to conversion into a rehabilitation or behavioral health facility, or alternatively, a full-scale manufacturing operation. A compelling value-add opportunity for investors and owner-users alike.

## OFFERING SUMMARY

Sale Price:	\$10,250,000
Lot Size:	2.9 Acres
Building Size:	30,554 SF

## DEMOGRAPHICS

	5 MILES	20 MILES	50 MILES
Total Households	21,391	77,785	120,642
Total Population	51,102	172,461	268,426
Average HH Income	\$83,192	\$88,527	\$91,894

## PRESCOTT VALLEY | FLEX INDUSTRIAL CAMPUS

INDUSTRIAL | WELLNESS | OFFICE

**2.9**  
TOTAL ACRES

**30,554**  
TOTAL BUILDING SF

A VERSATILE MULTI-PARCEL OPPORTUNITY  
IN PRESCOTT, ARIZONA

**BUILDING 1**  
**7,500 SQ FT**

- Flex Industrial Bays
- Roll-Up Doors
- Warehouse / Light Industrial
- Secure Yard & Parking

**BUILDING 2**  
**8,750 SQ FT**

- Rehab / Wellness / Recovery Use
- Courtyard & Outdoor Amenity Area
- Private Entry & Parking
- Retreat-Style Environment

**BUILDING 3**  
**14,304 SQ FT**

- Office / HQ
- Flex / Creative Workspace
- Ample Parking
- Monument Signage

STATE ROUTE 69

27,714 VPD (2024)



THREE IMPROVED  
PARCELS



MULTIPLE USES  
PERMITTED



FLEXIBLE BAY SIZES  
& CONFIGURATIONS



STRATEGIC PRESCOTT  
LOCATION



STRATEGIC PRESCOTT  
STATE ROUTE 69



HIGH VISIBILITY ON  
MENUCINO ROAD



STATE ROUTE 69  
TRAFFIC COUNT  
27,714 VPD (2024)

### CAMPUS FEATURES

- ✓ Secured Parcels & Gated Access
- ✓ Modernized Exterior & Landscaping
- ✓ Ample Parking for Employees & Clients
- ✓ Long & Short Term Flexibility
- ✓ Outdoor Courtyards & Amenity Space
- ✓ Minutes to Downtown Prescott & Major Highways

### ENDLESS POSSIBILITIES

Light Industrial • Contractor Bays • E-Commerce  
Creative Workspace • Rehab • Wellness • Recovery  
Office • Training • Distribution



INDUSTRIAL FLEX BAYS



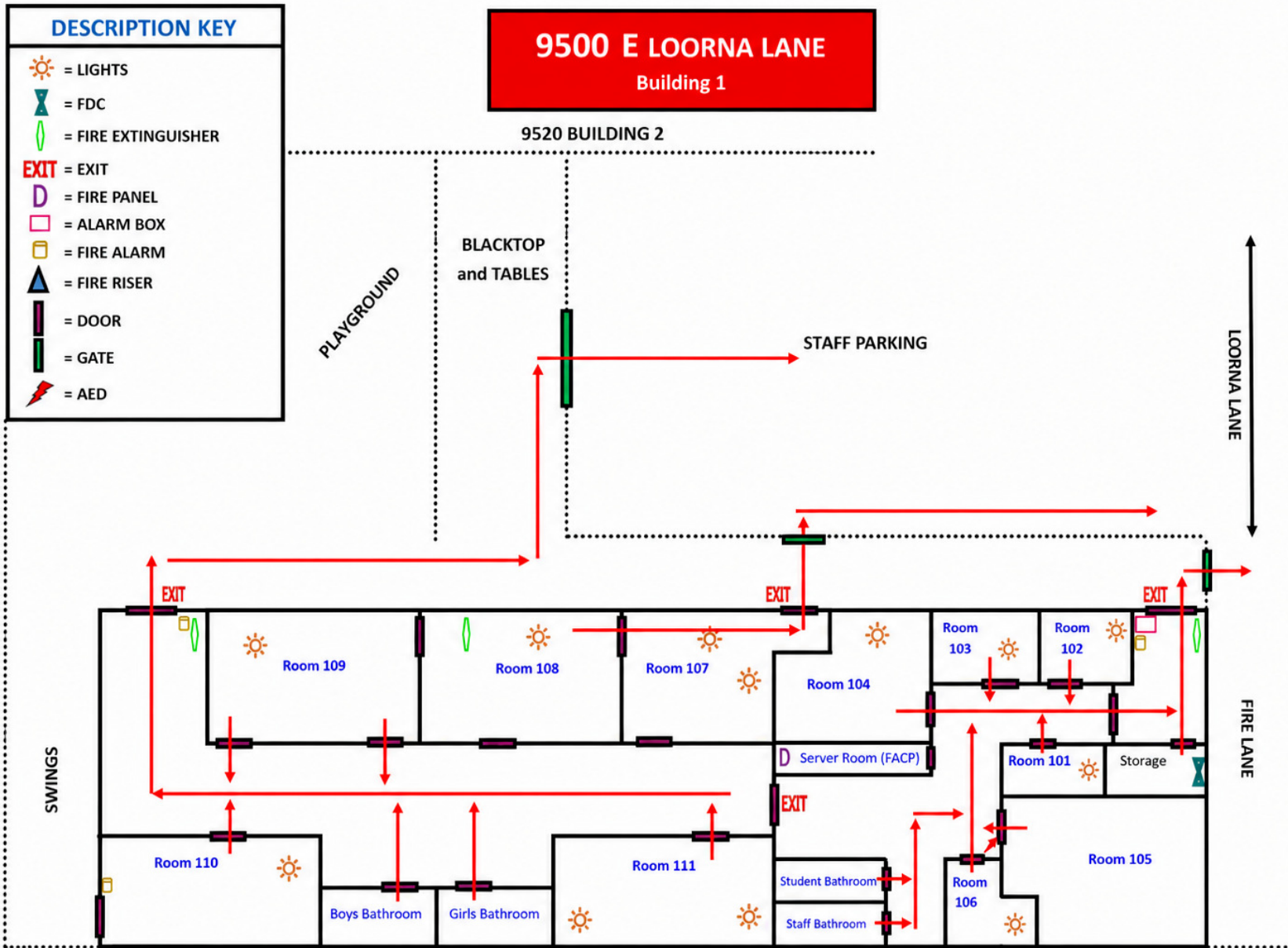
WELLNESS COURTYARD



OFFICE / CREATIVE SPACE













# FLOOR PLAN



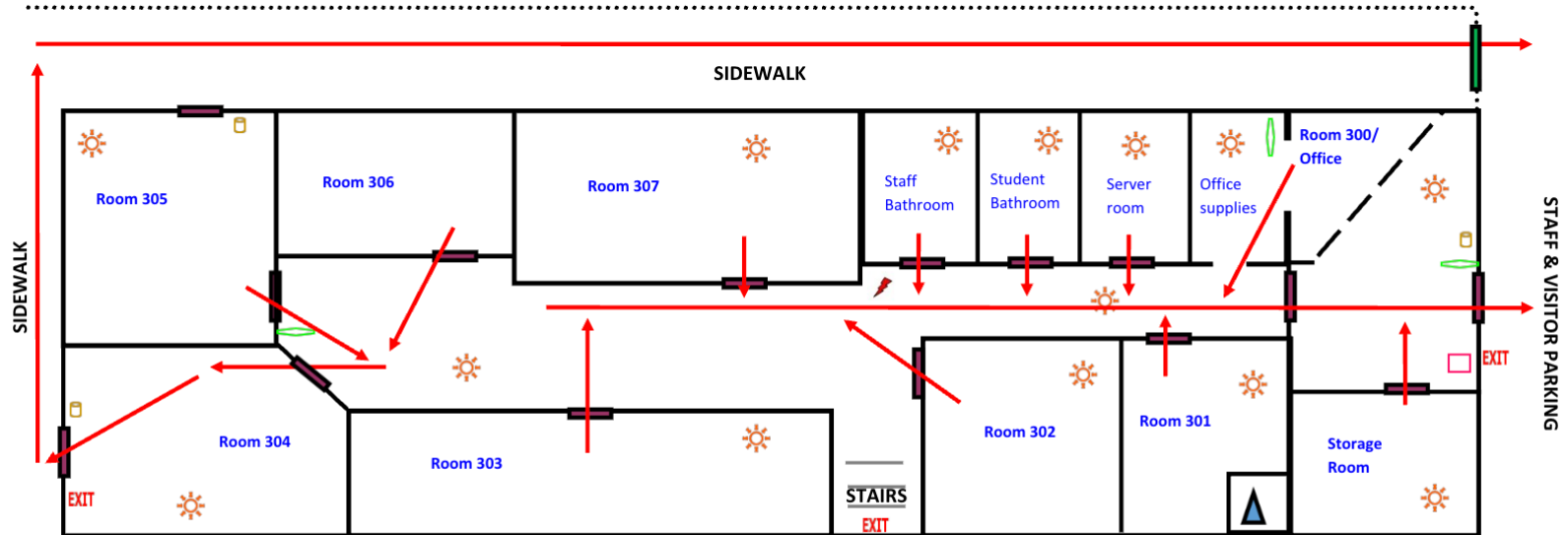


# FLOOR PLAN

DESCRIPTION KEY	
	= LIGHTS
	= FDC
	= FIRE EXTINGUISHER
<b>EXIT</b>	= EXIT
	= FIRE PANEL
	= ALARM BOX
	= FIRE ALARM
	= FIRE RISER
	= DOOR
	= GATE
	= AED

**9451 E LORNA LANE**  
Building 3 UP

LORNA LANE



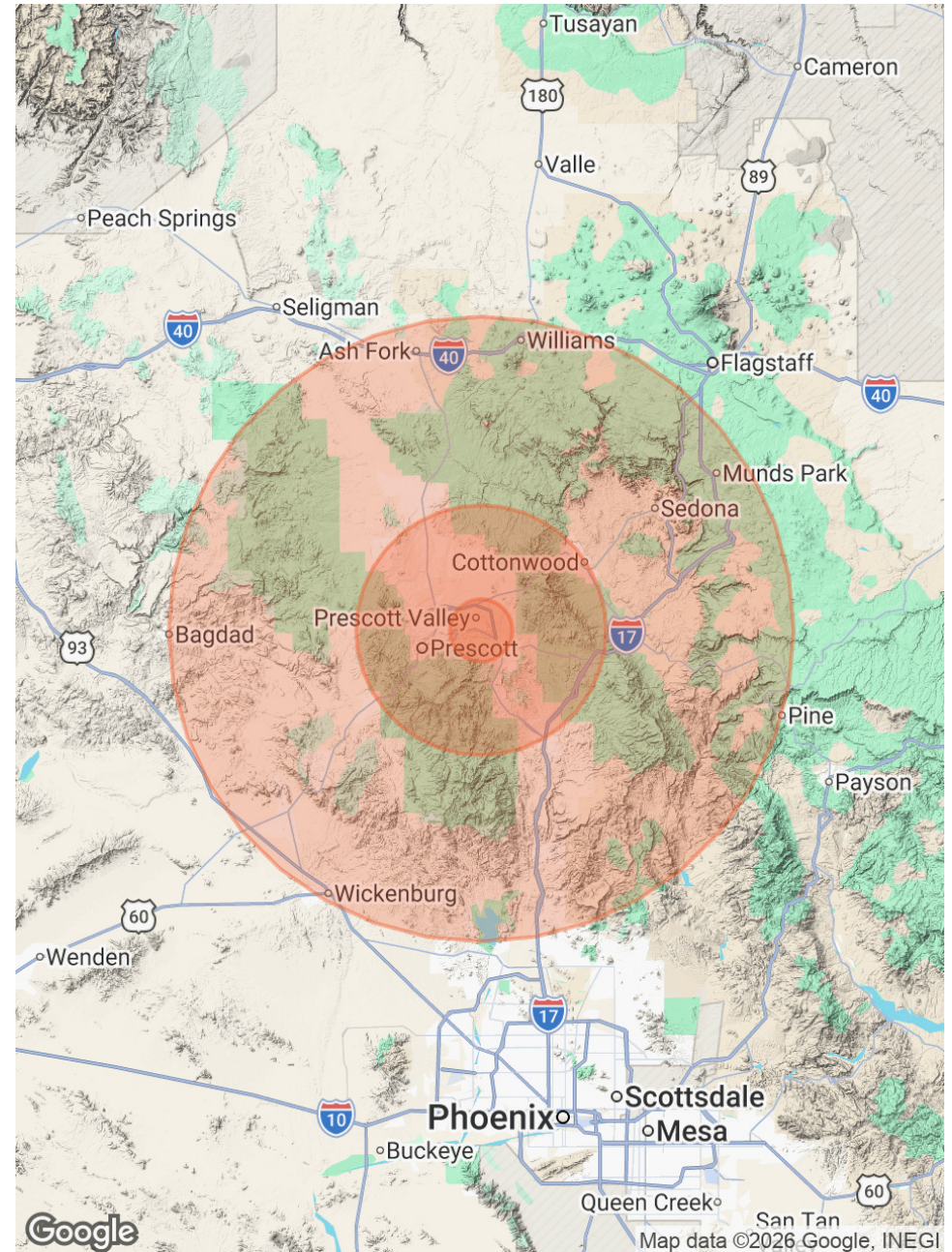
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>5 MILES</b>	<b>20 MILES</b>	<b>50 MILES</b>
Total Population	51,102	172,461	268,426
Average Age	46.9	51.9	52.2
Average Age (Male)	45.5	50.6	50.9
Average Age (Female)	48.7	53.5	53.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>20 MILES</b>	<b>50 MILES</b>
Total Households	21,391	77,785	120,642
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$83,192	\$88,527	\$91,894
Average House Value	\$365,704	\$437,481	\$480,970

2023 American Community Survey (ACS)





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