

UPDATED INDUSTRIAL PROPERTY WITH YARD

11910 & 12008 E IRON KING, DEWEY, AZ 86327

FOR LEASE



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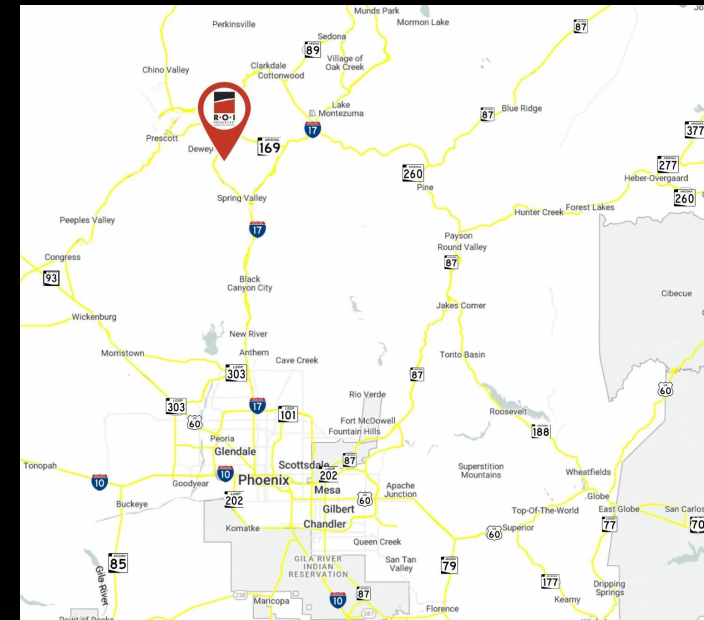


WAREHOUSE, OFFICE + YARD ON HWY 69 CORRIDOR

PROPERTY ADDRESS:	11910 E Iron King Rd
LEASE RATE:	\$8,000/mo NNN
PRICE/SF	\$1.29/SF/mo
BUILDING SIZE:	±4,950 Warehouse ±1,248 SF Office ±1,160 SF Canopy
YARD SPACE AVAILABLE:	±1 Acre
APN:	402-01-061-B
ZONING:	M2-1

This versatile industrial property offers a ±4,950 SF steel warehouse with two roll up doors, a truck well, and 400 amp power, plus a renovated ±1,248 SF office building, a ±1,160 SF canopy, and approximately one acre of yard space. The office updates include a new air conditioner, tankless water heater, 240v outlet, and two bathrooms, one with a shower. Strong industrial zoning and ample outdoor storage make this property ideal for production, logistics, warehousing, and contractor or equipment yards. Direct access to SR-69 places it under 30 minutes from Prescott and just over an hour from Phoenix.

- Strong industrial zoning with ±1 acre of outdoor storage
- ±4,950 SF warehouse with two roll up doors, truck well, and 400 amps
- Renovated office with new AC, tankless water heater, and 240v outlet
- Close access to SR-69, providing easy access the region



SECURE WAREHOUSE + COVERED CANOPY + TRUCK WELL



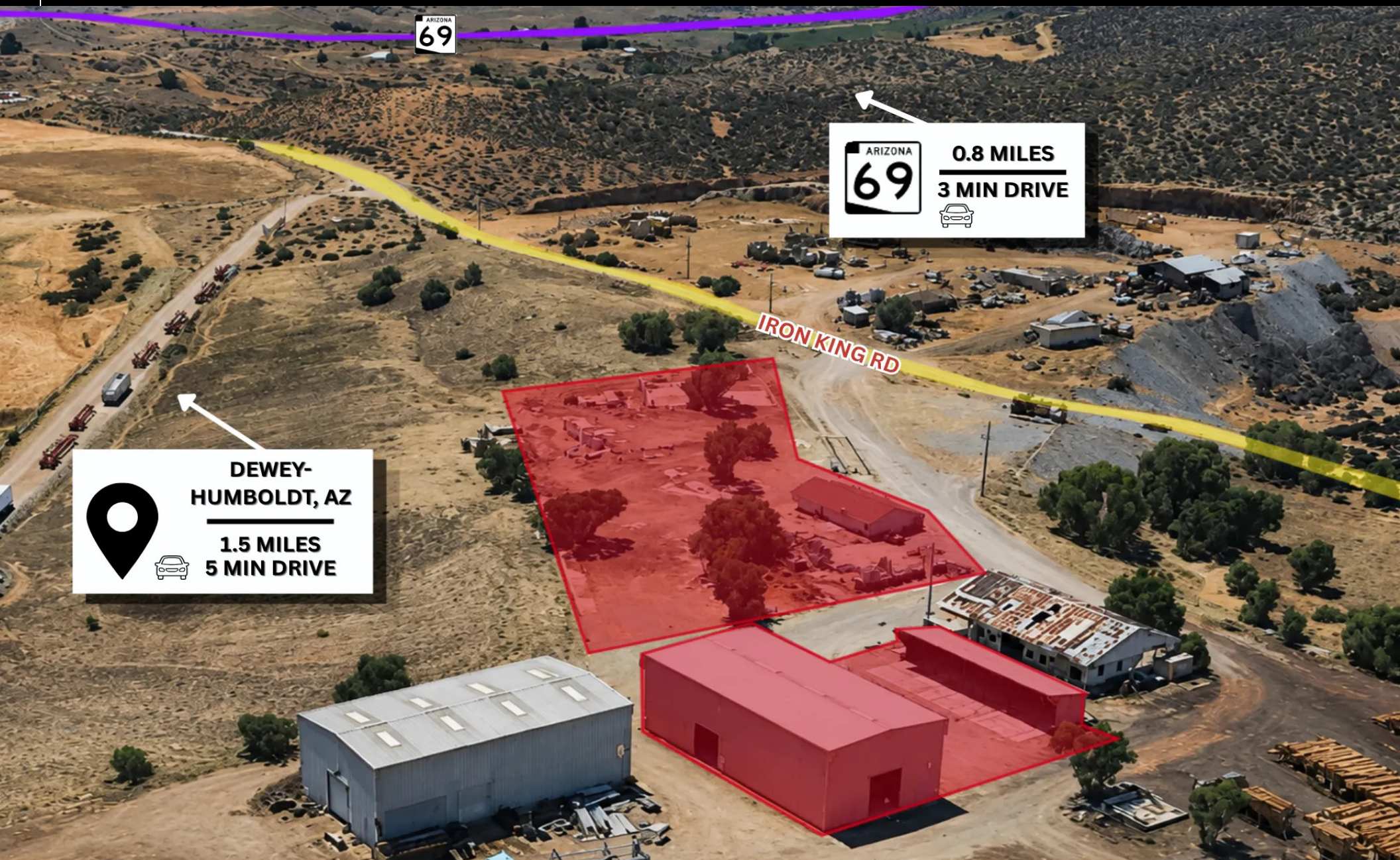
RENOVATED OFFICE WITH MODERN AMENITIES



3 STRUCTURES + ±1 ACRE OF FENCED YARD



MINUTES FROM HWY 69 + REGIONAL ACCESS



0.8 MILES
3 MIN DRIVE



IRON KING RD

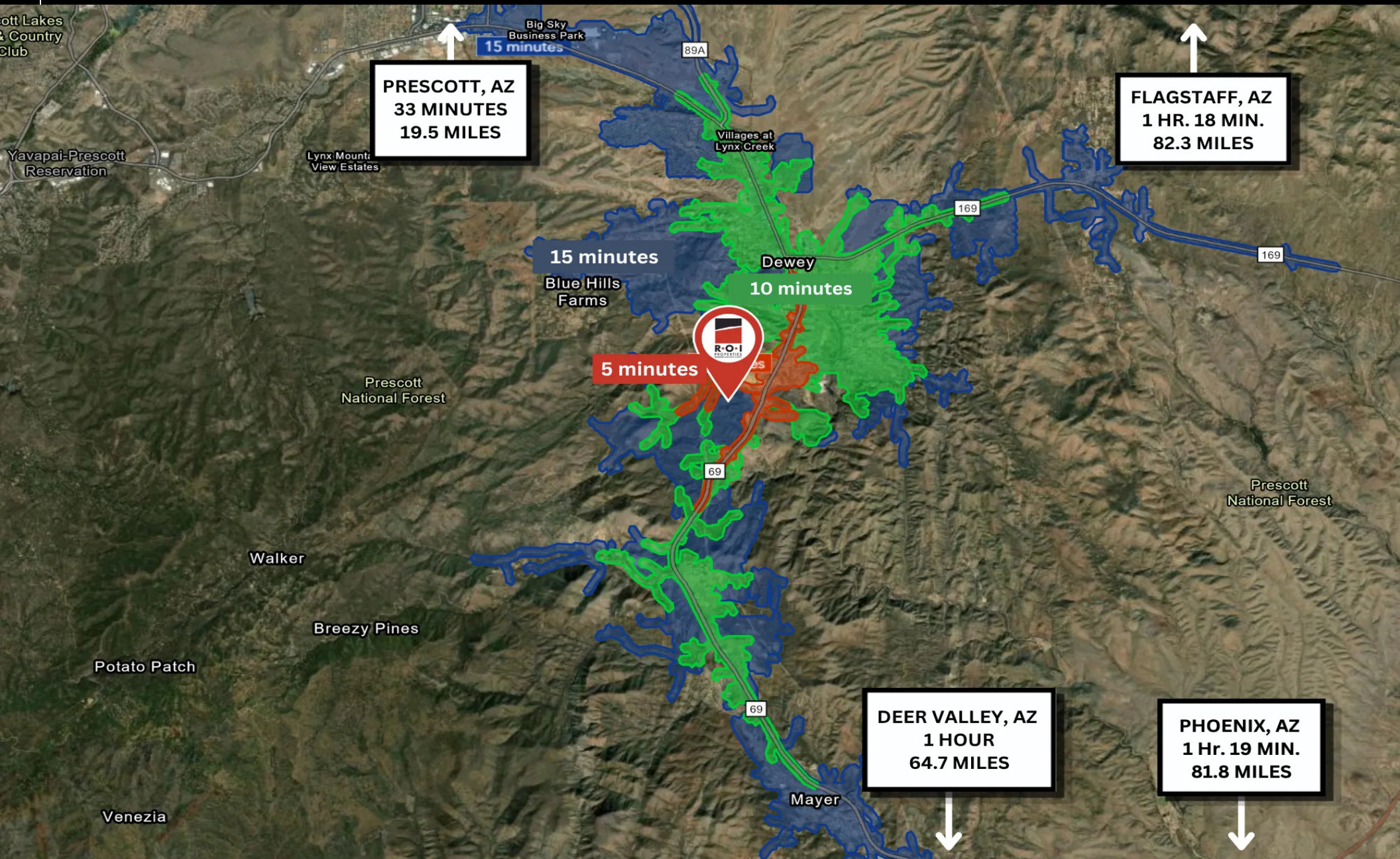


**DEWEY-
HUMBOLDT, AZ**



1.5 MILES
5 MIN DRIVE

CENTRAL TO PRESCOTT, PRESCOTT VALLEY + PHOENIX





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FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM



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