

# LONE SKY 3 CENTER

INDUSTRIAL WAREHOUSE FOR LEASE ±62,800 Sq Ft | 9200 E Florentine Rd | Prescott Valley, AZ



## 360 VR TOUR

Presented by: Matthew Fish  
Phone: 480-309-1089  
Email: matt@arizonacre.com

Presented by: Dave Thomas, CCIM  
Phone: 315-374-2134  
Email: dave@arizonacre.com

ARIZONA  COMMERCIAL  
REAL ESTATE

# PROPERTY OVERVIEW

**9200 E Florentine Rd | Prescott Valley, AZ**

**An impressive new flex industrial development strategically positioned in the heart of Prescott Valley's growing industrial park. With 62,800 SF of premium space thoughtfully divided across ten units, this project blends high-end functionality with modern design—ideal for warehouse, light industrial, distribution, or professional service users.**

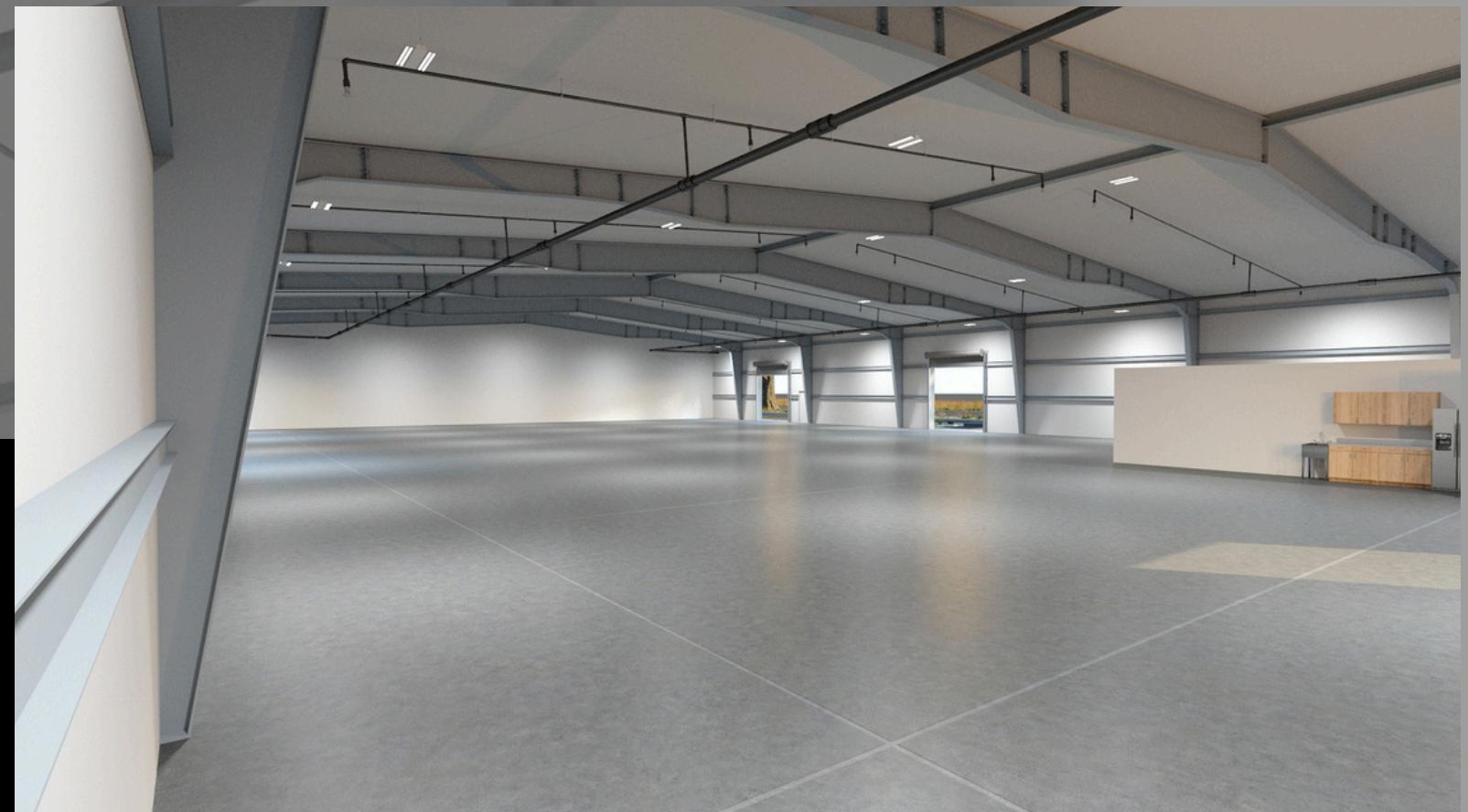
**Each unit offers a balance of warehouse and office build-out, with efficient layouts, private restrooms, and open floor plans ready for tenant customization. Sizes range from  $\pm 1,820$  SF to  $\pm 19,780$  SF, allowing flexibility for single or multi-tenant configurations.**



# PROPERTY FEATURES

## Property Features - Lone Sky 3 | 9200 E Florentine Rd, Prescott Valley, AZ

- ±62,800 SF new Class A industrial development
- Ten (10) flexible suites ranging from ±1,820 SF to ±19,780 SF
- Brand-new construction - designed for warehouse, flex, or light industrial users
- Modern architecture with professional façade and signage opportunities
- Grade-level roll-up doors in each suite for easy loading and operations
- Ample on-site parking and truck circulation
- High clear heights with efficient floor plans for storage or production
- Office, lobby, and restroom buildouts in select suites
- Fire sprinklers and modern utilities throughout
- Energy-efficient construction and LED lighting



# MARKET OVERVIEW

INDUSTRIAL WAREHOUSE FOR LEASE | 9200 E Florentine Rd | Prescott Valley, AZ

## ACCESS TO MARKETS

CITY	MILES	PORTS	MILES
Phoenix	100	Los Angeles	392
Las Vegas	254	Stockton	716
Los Angeles	380	Orkland	754
Albuquerque	416	Portland	1,221
Salt Lake City	613	Seattle	1,381
San Francisco	765		
Denver	772		
Portland	1,210	AIRPORTS	MILES
Seattle	1,379	Prescott	392
		Phoenix	103
		Los Angeles	397
		Denver	873

- Regional Market Access Highlights - Lone Sky 3 | 9200 Florentine Rd
- Central Prescott Valley location with direct access to State Route 69, connecting to major Northern Arizona corridors
- 10 minutes to Prescott Regional Airport and regional logistics hubs
- 1 hour to Interstate 17 for direct routes to Phoenix, Flagstaff, and Northern Arizona distribution markets
- 1.5 hours to the Phoenix Metro Area, one of the fastest-growing industrial markets in the U.S.
- 2 hours to Flagstaff and Northern Arizona's regional service network
- Efficient access to SR 169 and SR 89A, providing multiple routes for freight, suppliers, and workforce commuting
- Close proximity to major retailers, suppliers, and service businesses supporting light industrial and flex users
- Strong regional workforce and growing residential base supporting business expansion in the area



# SITE PLAN

**360 VR TOUR**

**Building B**

**Unit 4  
6,160 sq ft**   **Unit 5  
6,129 sq ft**  
**Unit 6  
3,671 sq ft**   **Unit 7  
1,820 sq ft**   **Unit 8  
1,820 sq ft**   **Unit 9  
1,820 sq ft**   **Unit 10  
1,820 sq ft**

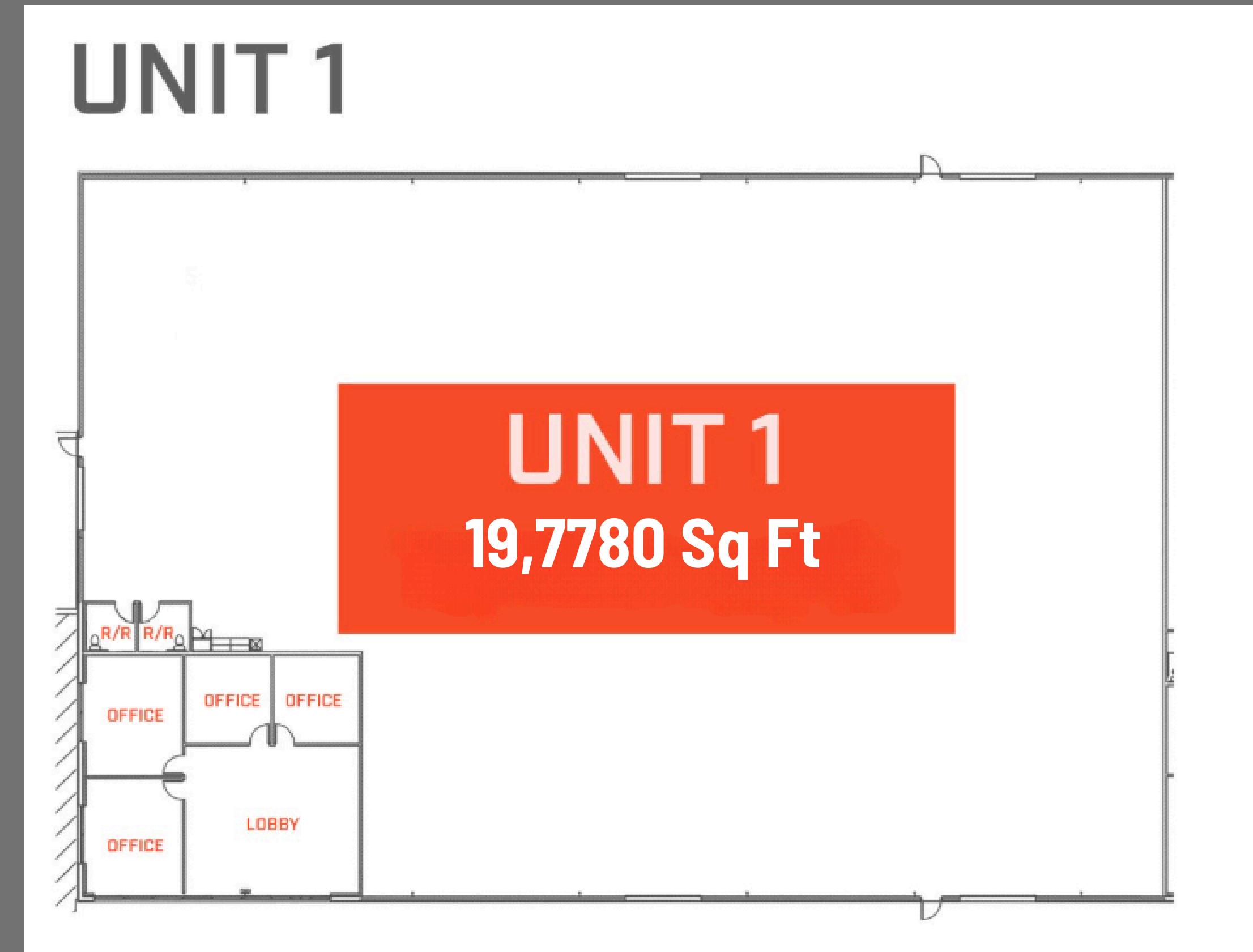
**Building A**

**Unit 1  
19,780 sq ft**   **Unit 2  
9,890 sq ft**   **Unit 3  
9,890 sq ft**



# UNIT 1

- 1 Unit 101 -19,780
- 2 (4) - Office Spaces / (2) Restrooms
- 3 Showroom Space / Flex Space
- 4 200 AMPS @ 480 3 Phase Power \*Power upgrades available



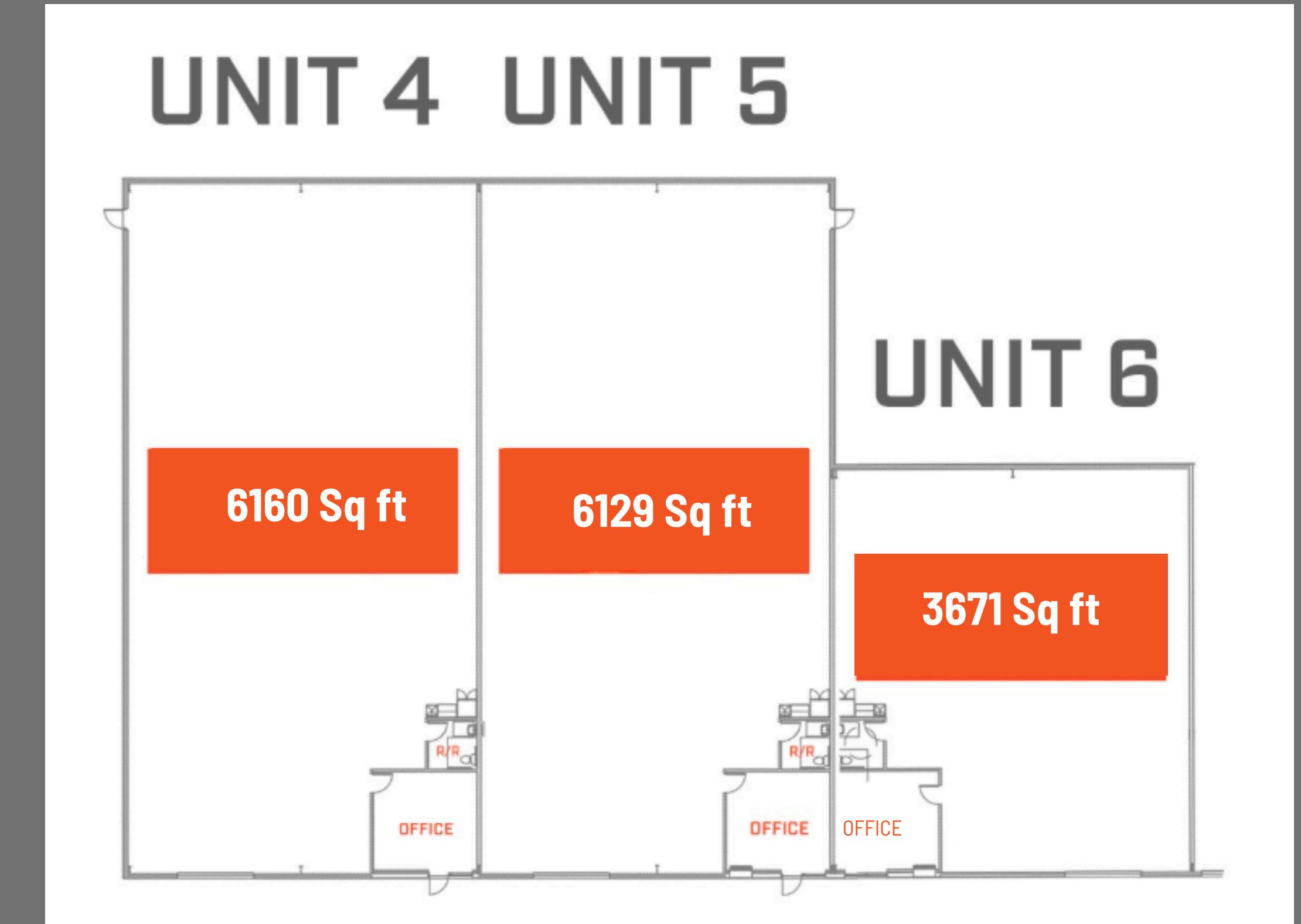
# UNIT 2 / UNIT 3

- 1** Unit 2 - 9890 Sq ft  
Unit 3- 9890 Sq ft
- 2** 1 Restroom per unit  
2 Office Spaces per unit
- 3** 1 Showroom Space / Flex Space  
per unit
- 4** Dock Well / (2) 10' x 12' Roll up  
Doors
- 5** 200 AMPS @ 480 V 3 Phase Power  
**\*Power upgrades available**



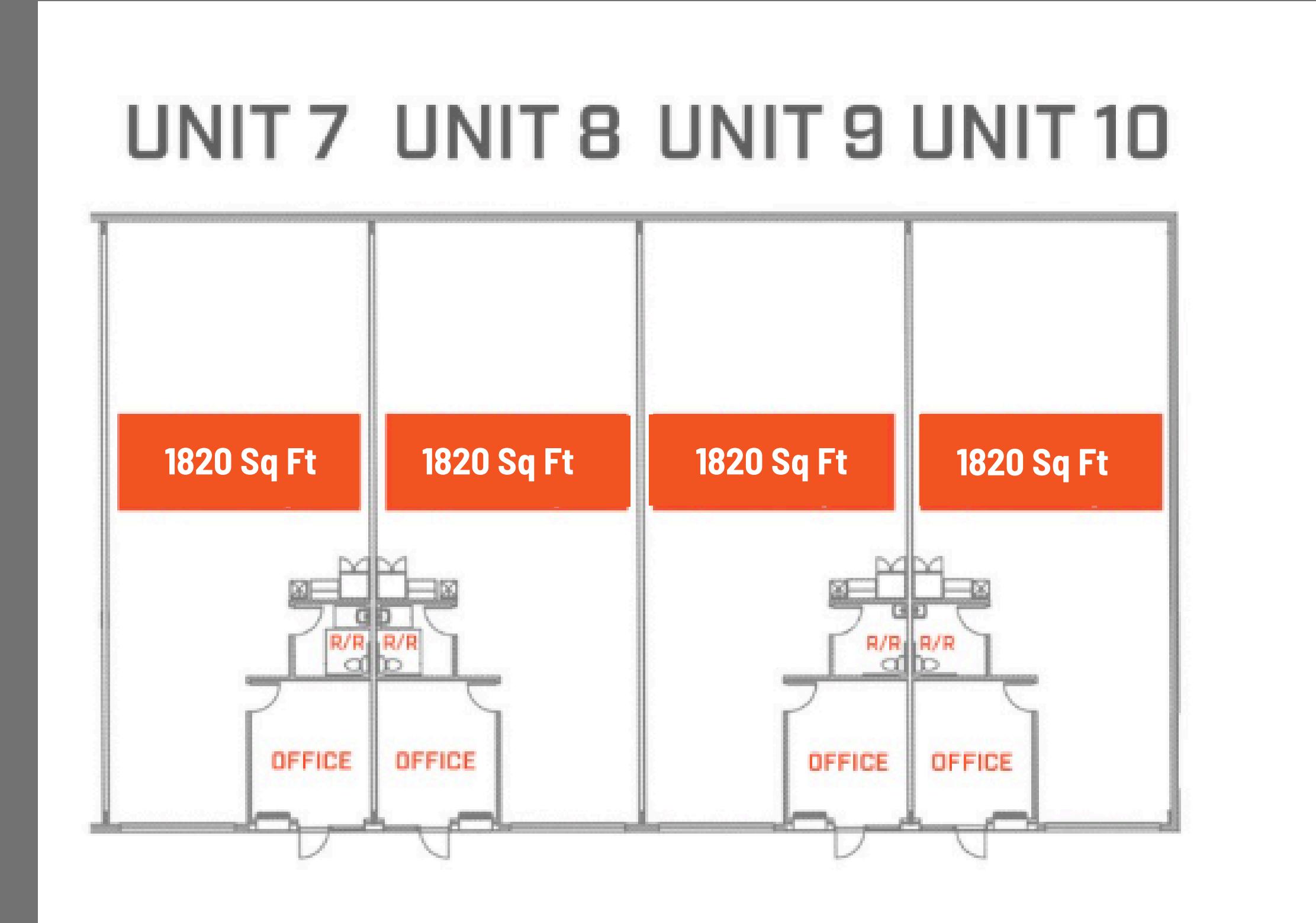
# UNIT 4, 5 and 6

- 1** UNIT 4- 6160 sq ft  
UNIT 5 - 6129 sq ft  
UNIT 6- 3671 sq ft
- 2** (1) - 12' x 14' Roll-up Door per unit
- 3** ( 1 Office Space per unit /  
(1) Restroom per unit
- 4** 200 AMPS @ 480V 3 Phase Power  
\*Power upgrades available



# UNIT 7, 8, 9 and 10

- 1** UNIT 7- 1820sq ft  
UNIT 8 - 1820 sq ft  
UNIT 9- 1820 sq ft  
UNIT 10- 1820 sq ft
- 2** (1) - 12' x 14' Roll-up Doors per unit
- 3** (1) - Office Spaces / (1) Restrooms per unit
- 4** Showroom Space / Flex Space
- 5** 200 AMPS @ 480/ V3 Phase Power  
100 AMPS 480 / V3 Phase Power  
100 AMPS 480/ V3 Phase Power  
**\*Power upgrades available**



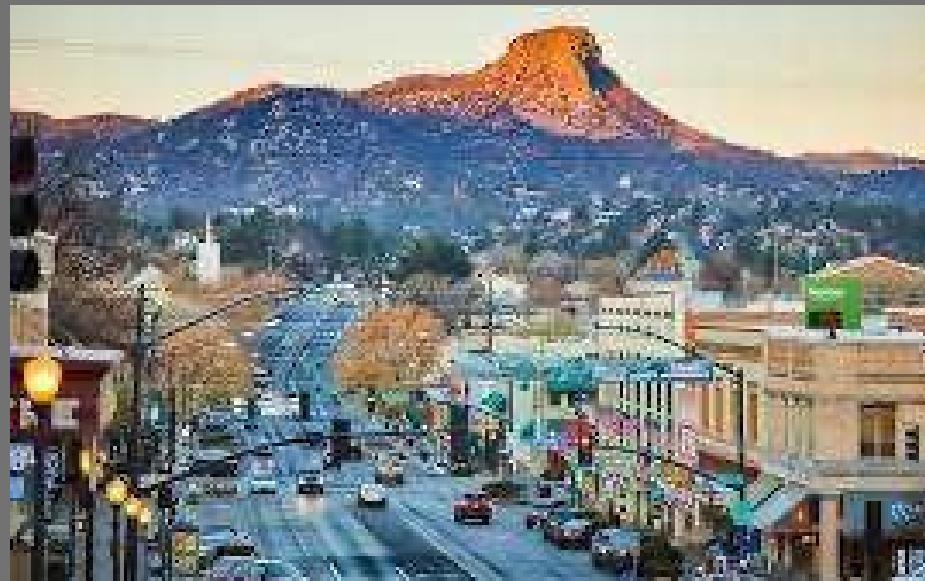
# EXTERIOR / INTERIOR

INDUSTRIAL WAREHOUSE FOR LEASE | 9200 E Florentine Rd | Prescott Valley, AZ



# 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



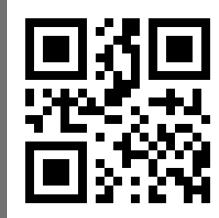
"THE JOB MARKET INCREASED BY 2.7% OVER THE LAST  
YEAR. FUTURE JOB GROWTH OVER THE NEXT TEN  
YEARS IS PREDICTED TO BE 44.1%" -

Bureau of Labor Statistics

# CONTACT INFORMATION

## MATTHEW FISH, MBA

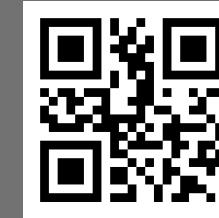
Phone  
480.309.1089



EMAIL  
[matt@arizonacre.com](mailto:matt@arizonacre.com)

## DAVE THOMAS, CCIM

Phone  
315.374.2134



EMAIL  
[dave@arizonacre.com](mailto:dave@arizonacre.com)

