

INDUSTRIAL FLEX WAREHOUSE FOR LEASE

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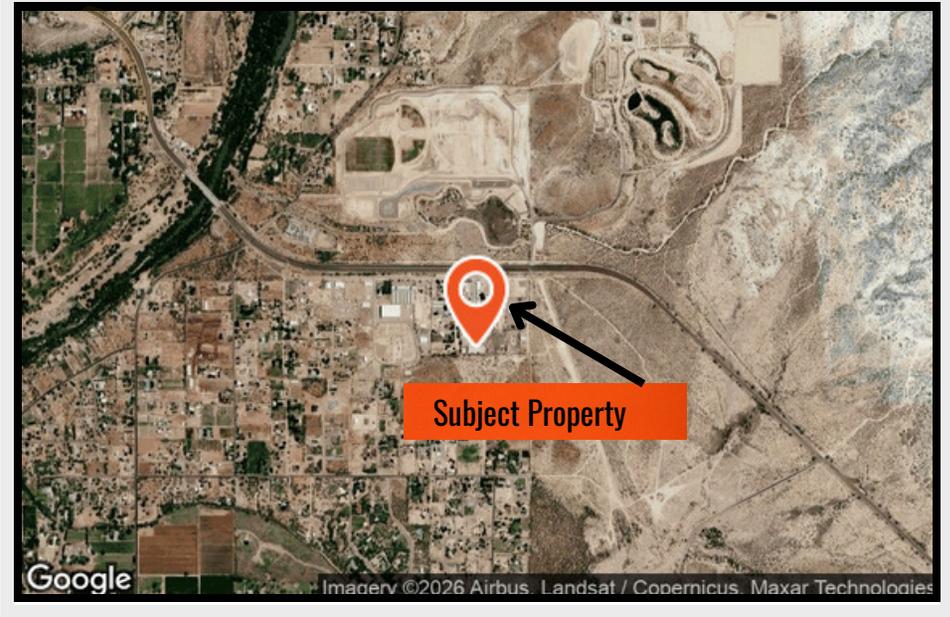
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PROPERTY INFORMATION



INDUSTRIAL FLEX WAREHOUSE I FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This highly versatile industrial property offers rare power capacity, 18' clear heights, cannabis approval, and flexible configurations in a strategic location. Ideal for cannabis operators or traditional industrial users seeking a facility with room to grow.

Both buildings are immediately available and feature grade-level drive-in doors. The main building is fully air-conditioned with multiple HVAC units and 2,900 amps of 480V, 3-phase power supported by a 300 KVA transformer. It is currently demised into fully insulated rooms, plus two restrooms and a break room.

The 4,000 SF standalone building offers an open warehouse layout with a restroom and mezzanine office space.

Zoned M1 / R1-35 / C3 and approved for marijuana cultivation, as well as manufacturing, industrial, commercial, mixed-use, and residential-compatible operations.

An additional 1,800 SF manufactured home on-site is suitable for residence, security, management housing, or office use.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	4,000 - 18,000 SF
Building Size:	22,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	78	349
Total Population	66	193	851
Average HH Income	\$62,144	\$62,783	\$65,258

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 18' clear ceiling height throughout both buildings
- Grade-level drive-in bay doors
- Fully air-conditioned with multiple HVAC units
- 2,900 amps of 480V, 3-phase power
- 300 KVA transformer on-site
- Fully insulated large rooms
- (2) restrooms
- Employee break room
- 4,000 SF standalone building
- Open floor plan warehouse
- Office space on a mezzanine level
- Zoning: M1 / R1-35 / C3
- Approved for marijuana cultivation
- Suitable for manufacturing, industrial, commercial, mixed-use, and residential-compatible operations
- Ideal for cannabis cultivation, processing, distribution, warehousing, or other specialized commercial uses.

ADDITIONAL PHOTOS



LOCATION INFORMATION



INDUSTRIAL FLEX WARE HOUSE I FOR LEASE

AERIAL MAP



Arizona State Route 260

Positioned along Arizona State Route 260, a major east-west corridor connecting the I-17 corridor to Prescott Valley, Cottonwood, Camp Verde, and the White Mountains.

Subject Property



Google

Imagery ©2026 Airbus Maxar Technologies

DEMOGRAPHICS



INDUSTRIAL FLEX WAREHOUSE | FOR LEASE

MARKET HIGHLIGHTS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	66	193	851
Average Age	45	45	46
Average Age (Male)	44	45	46
Average Age (Female)	45	46	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	78	349
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$62,144	\$62,783	\$65,258
Average House Value	\$380,478	\$378,142	\$388,066

Demographics data derived from AlphaMap



Engineered for Institutional-Grade Cultivation Operations

- Massive fenced yard
- Insulated rooms
- Floor drains
- Fire sprinklers
- Options for specialized build-out

Secondary Uses

- Controlled environment agriculture (CEA)
- Food production / commercial kitchen prep
- Beverage production
- Nutraceutical / supplement manufacturers
- Lab / R&D users
- Cold storage + distribution
- Specialty manufacturing
- Data / tech storage with conditioned rooms
- Government or municipal operations

MEET THE TEAM



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