

500 S Willard St | Cottonwood, AZ 86326 | Lease/Sale \$2,500,000

11,252 RSF | \$13.44 PSF NNN | Office & Warehouse Lease

5,000 SF WAREHOUSE PLUS 1,786 EXTRA STORAGE.

- ±5,000 SF Warehouse
- 1,500 SF Mezzanine
- Fully fenced
- Grade level dock & entrance: 2 – 12' x 14' rollup doors
- Large mezzanine; kitchen & break room space
- Ample parking: covered & uncovered spaces
- 1,786 SF detached storage space
- Bull-pen area
- Ample outside storage area



OFFICE, WAREHOUSE, LIGHT MANUFACTURING

9,466 Office/Warehouse with additional 1,786 SF Storage

Jeffrey Garza Walker, MRED/MBA

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NAIHorizon

500 S Willard St, Cottonwood, AZ

Located off Hwy 89, and near Cottonwood Airport.

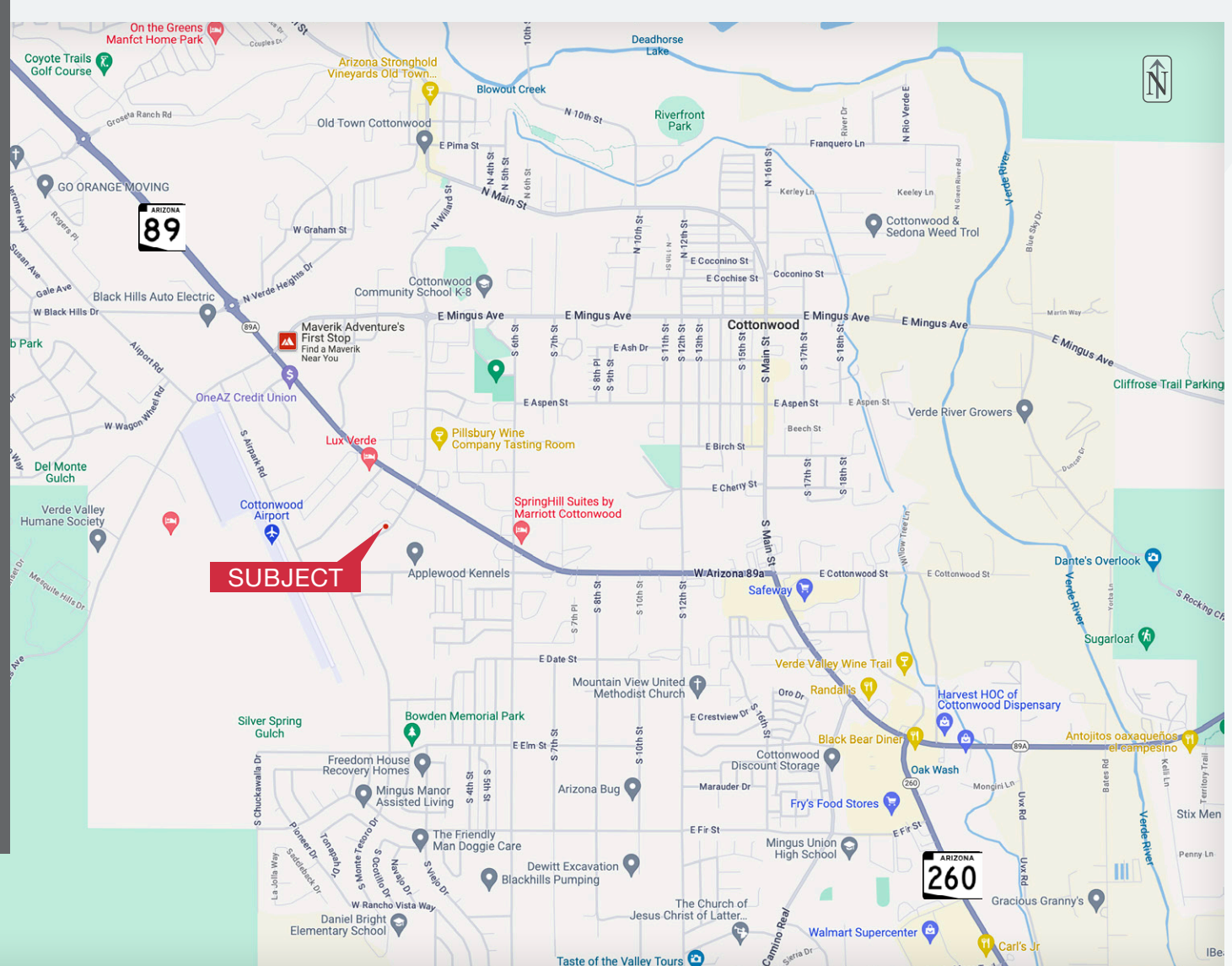
Size: \pm 5,000 SF Warehouse
 \pm 4,500 SF Office
1,786 SF Detached Storage
1,500 SF Mezzanine
11,252 SF Total

Dock: 2 – 12' x 14' rollup doors

Rate: \$13.44 PSF plus NNN
with a 3% rent escalation
annually

Zone: I-2 Yavapai County

APN: 406-08-024R



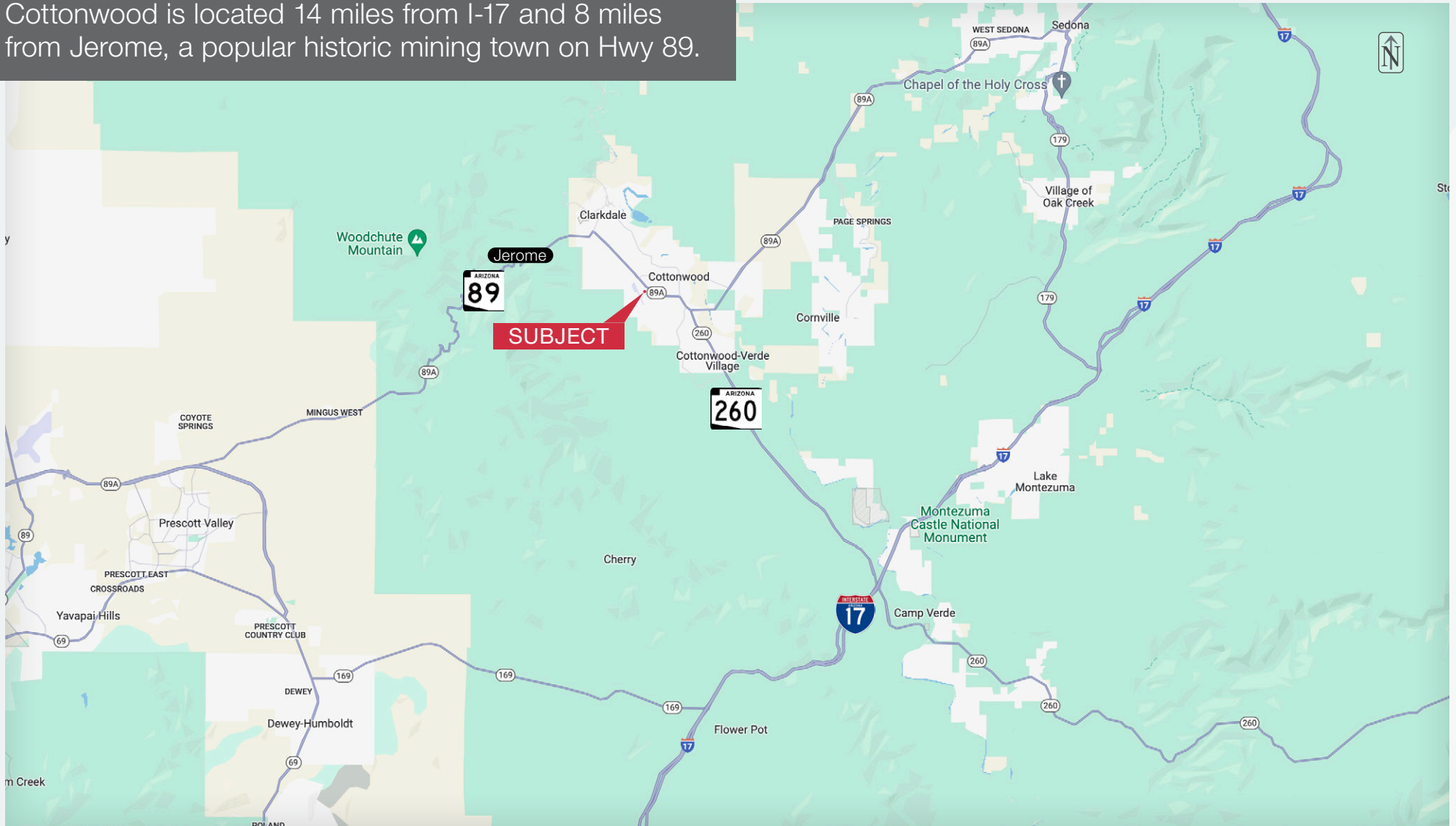
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

500 S Willard St, Cottonwood, AZ

Cottonwood is located 14 miles from I-17 and 8 miles from Jerome, a popular historic mining town on Hwy 89.

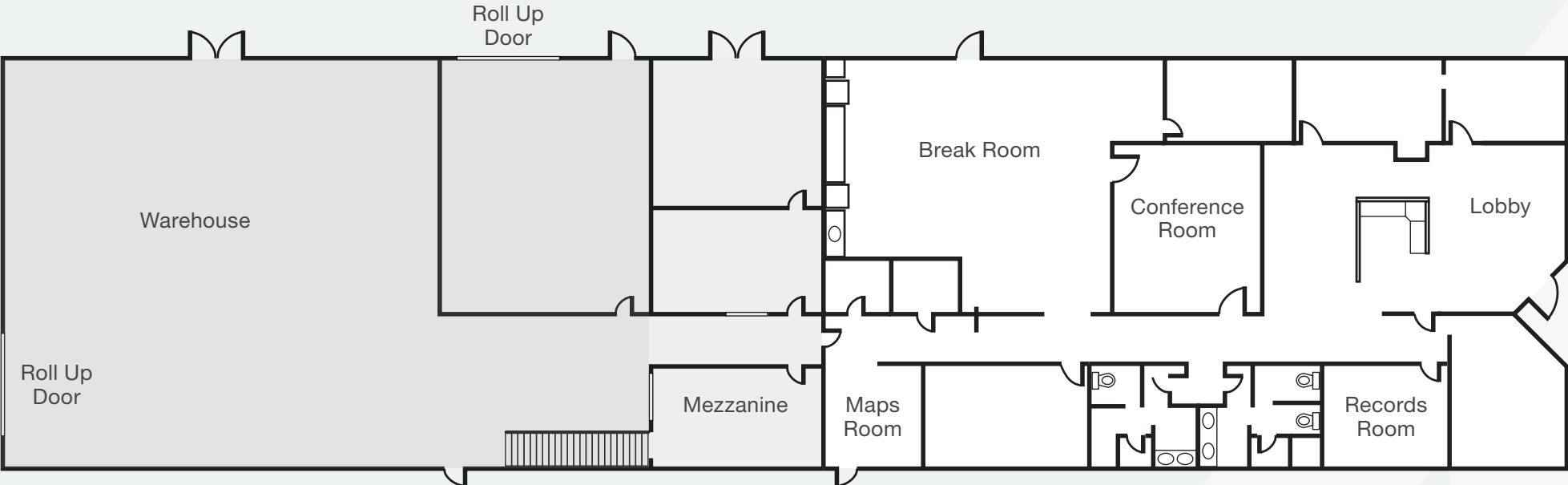


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Floor Plan



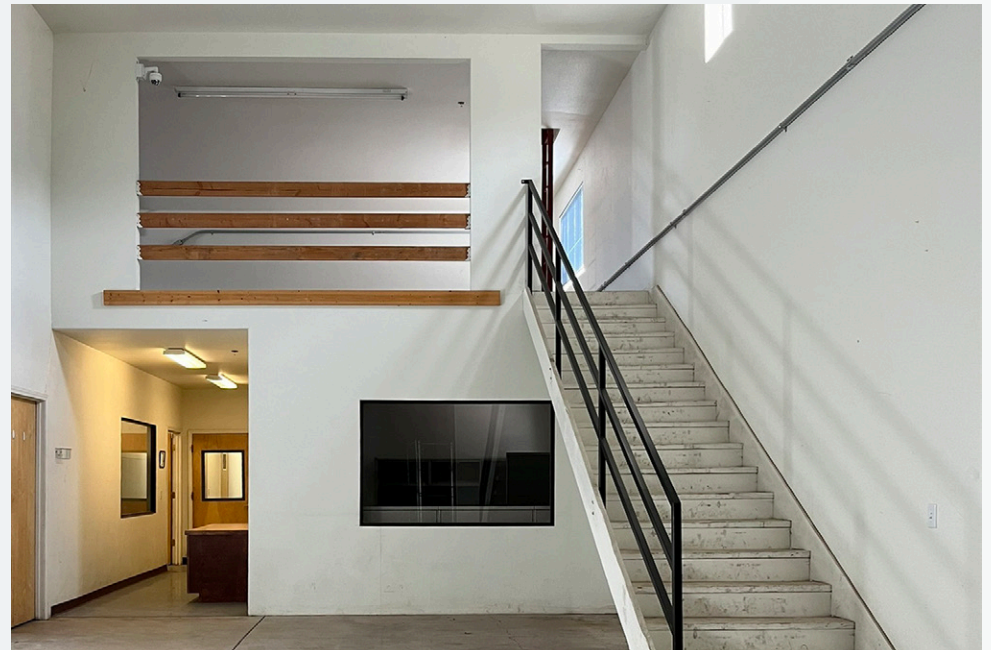
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