



ARIZONA COMMERCIAL REAL ESTATE

NOW LEASING 5,000-35,000 SQ FT OF WAREHOUSE AND OFFICE SPACE

FOR LEASE

STATE-OF-THE-ART FLEX INDUSTRIAL FACILITY

**2620 DEEP WELLS RANCH RD
PRESCOTT, AZ 86301**

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PROPERTY OVERVIEW

CP NORTH AMERICA

HEADQUARTERS – FLEX PROPERTY FOR LEASE
POSITIONED IN THE RAPIDLY GROWING DEEP WELL RANCH
CORRIDOR OF PRESCOTT, THIS PREMIER FLEX PROPERTY
OFFERS A RARE OPPORTUNITY FOR INDUSTRIAL USERS
SEEKING A MODERN, SECURE FACILITY TAILORED FOR
WAREHOUSING, DISTRIBUTION, AND LIGHT
MANUFACTURING.

PROPERTY FEATURES:

- **±5,000–35,000 SF AVAILABLE FOR LEASE (OFFICE + WAREHOUSE)**
- **HIGH-CLEARANCE WAREHOUSE IDEAL FOR DISTRIBUTION AND STORAGE**
- **SECURE YARD SPACE WITH 8' HIGH BLOCK WALL, PERFECT FOR VEHICLE OR EQUIPMENT STORAGE**
- **DOCK-HIGH TRUCK WELLS FOR EFFICIENT SHIPPING AND RECEIVING**
- **MODERN CONSTRUCTION WITH EXCELLENT CORPORATE IMAGE (CP NORTH AMERICA HQ)**
- **HEAVY POWER AND FLEXIBLE LAYOUTS TO ACCOMMODATE A VARIETY OF INDUSTRIAL USES**





PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

TYPE: MIXED USED INDUSTRIAL/OFFICE

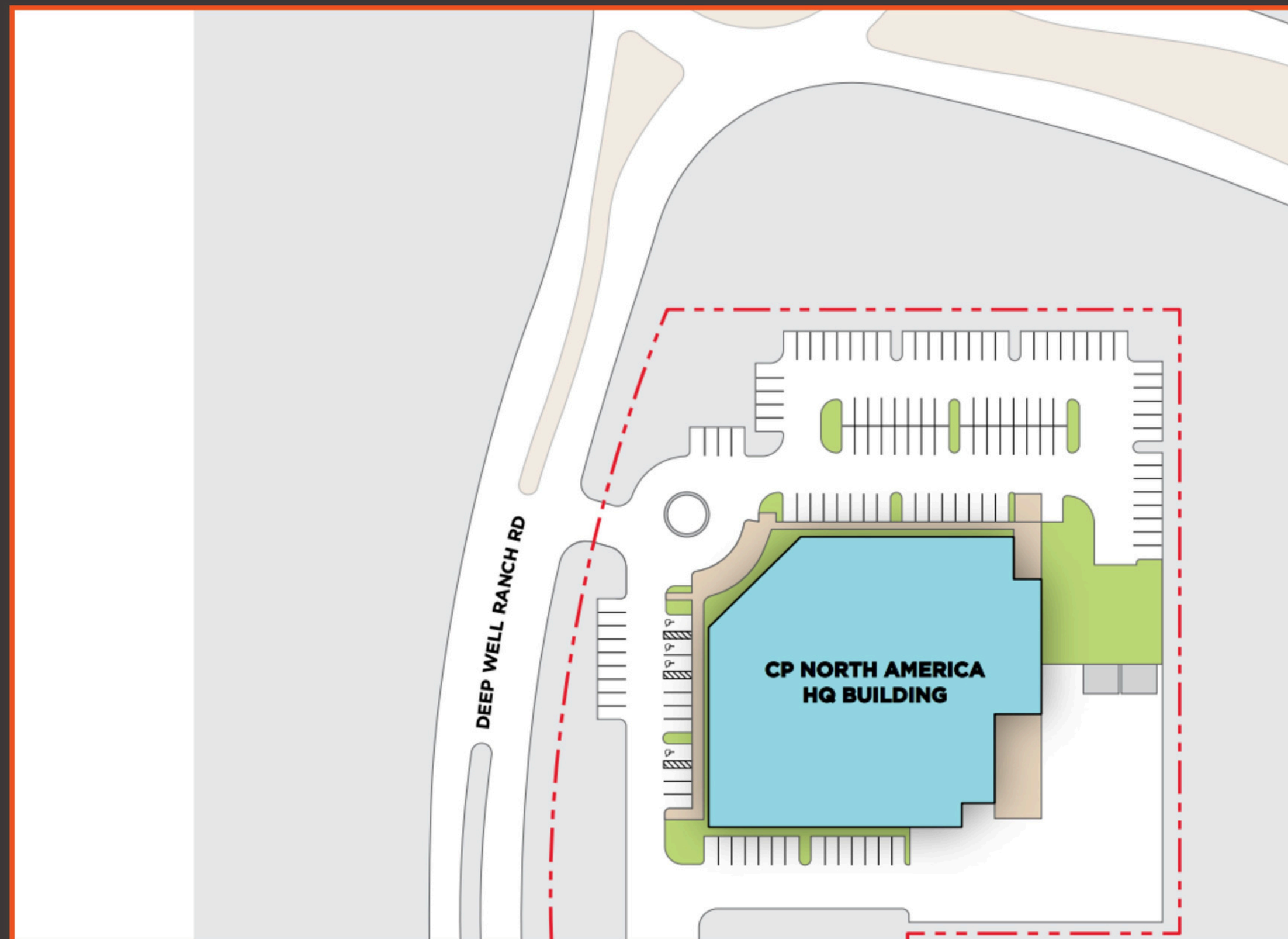
SIZE: ±3.79 ACRES

YEAR BUILT/RENOVATED: 2021

ZONING: SPC

PARKING: PARKING RATIO
2.37/1,000 SF (119 PARKING SPACES)

FEATURES: DOCK-HIGH TRUCK WELLS FOR
SEAMLESS LOGISTICS DRIVE-IN DOORS FOR
FLEXIBLE LOADING AND VEHICLE ACCESS
8' HIGH SECURE BLOCK WALL YARD FOR
EQUIPMENT/FLEET STORAGE





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AERIAL OVERVIEW





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FLOOR PLAN



INTERIOR PHOTO GALLERY



INVESTMENT HIGHLIGHTS

LOCATION BENEFITS

- DEEP WELL RANCH CORRIDOR: ONE OF THE FASTEST-DEVELOPING AREAS IN YAVAPAI COUNTY
- PROXIMITY TO PRESCOTT REGIONAL AIRPORT AND MAJOR TRANSPORTATION ROUTES
- GROWTH ZONE: NEAR EXPANDING RESIDENTIAL AND RETAIL DEVELOPMENTS—IDEAL FOR EMPLOYEE ACCESS AND SERVICE NEEDS
- BUSINESS-FRIENDLY ENVIRONMENT: LOCATED WITHIN THE CITY OF PRESCOTT'S JURISDICTION, WHICH SUPPORTS COMMERCIAL AND INDUSTRIAL EXPANSION





DEMOGRAPHICS AND INVESTMENT HIGHLIGHTS

OPERATIONAL STABILITY

CP TECHNOLOGIES' RELOCATION AND INVESTMENT REFLECT LONG-TERM COMMITMENT; THE COMPANY PLANS TO ADD ~200 EMPLOYEES OVER THREE YEARS FOLLOWING THE FACILITY'S OPENING

CP'S CORE BUSINESS IN RUGGEDIZED COMPUTING AND DEFENSE-GRADE SYSTEMS PROVIDES TENANT STABILITY AND DIVERSIFIED INDUSTRIAL OPERATIONS

POPULATION GROWTH

3rd largest MSA in Arizona by population—behind Phoenix and Tucson—overseeing ~254,849 residents as of 2025 and growing rapidly. The city of Prescott saw ~6.84% growth between 2020 and 2023, with a current annual rate of ~2.2% and climbing.

INDUSTRIAL OUTLOOK

Prescott's industrial market is gaining momentum, fueled by new tech/manufacturing firms and regional logistics growth.

LOCAL SPENDING IMPACT

As of 2024, Prescott, Arizona, experienced a 2.5% increase in retail and remote sales, totaling approximately \$1.5 billion. This growth reflects a rebound from previous years and underscores the area's economic resilience.



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