

FLEX BUILDING FOR LEASE

3600 N Glassford Hill Road
Prescott Valley, AZ, 86314

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PROPERTY SUMMARY



PROPERTY OVERVIEW

- Divisible
- Zoned CG
- APN 103-71-001F
- Building Height 2 Stories, 32'
- Power: 1,000A 120/208 3P 4W
- CMU Split Face Construction
- Standing seam metal roof

PROPERTY DETAILS

- Square Feet: 38,096 +/-
- Rent: \$15.50 PSF + NNN \$6.23 (Est.)
- Total rent: \$21.73 PSF (Est.)
- Term: 10 Years
- Utilities: HVAC Contract Required

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Available SF:	38,096 SF+/-
Building Size:	38,096 SF+/-

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	23,898	55,547	77,512
Total Population	56,829	123,898	174,256
Average HH Income	\$83,052	\$88,166	\$86,274

AERIAL OVERVIEW

GLASSFORD HILL ROAD DAILY TRAFFIC COUNTS (VPD)

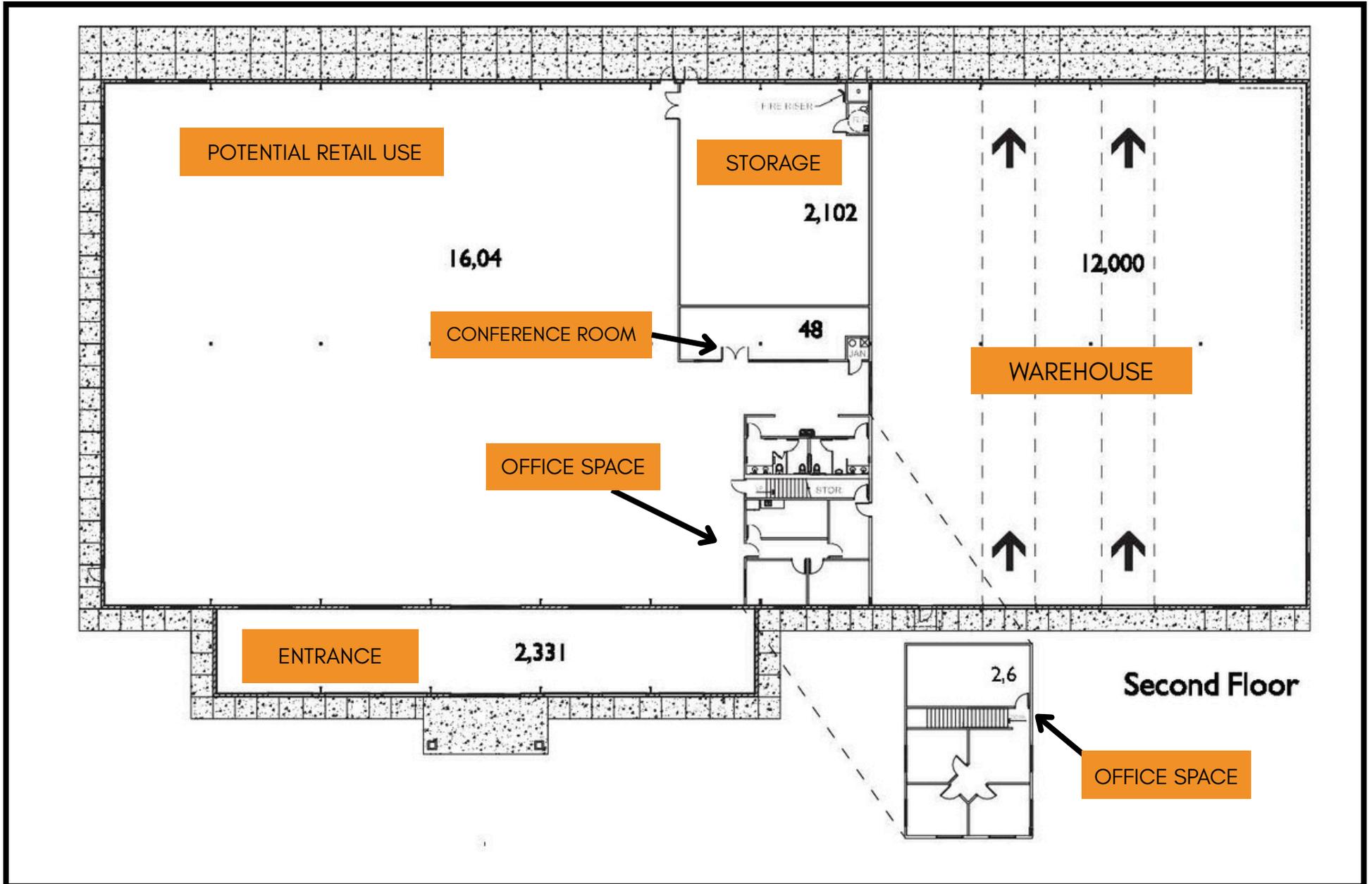
State Rte 89A to Longlook Drive.....**26,387**
Longlook Drive to Florentine Road...**30,198**
Florentine Road to State Rte 69....**23,597**
State Rte 69 Traffic Counts....**37,000-41,160**

POPULATION

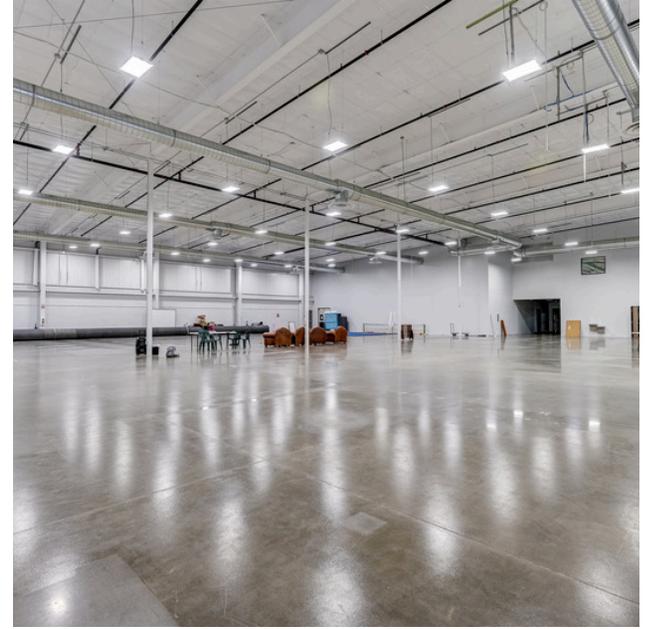
0-5 min.....**7,083**
5-10 min.....**42,151**
10-15min.....**62,971**



FLOOR PLAN



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

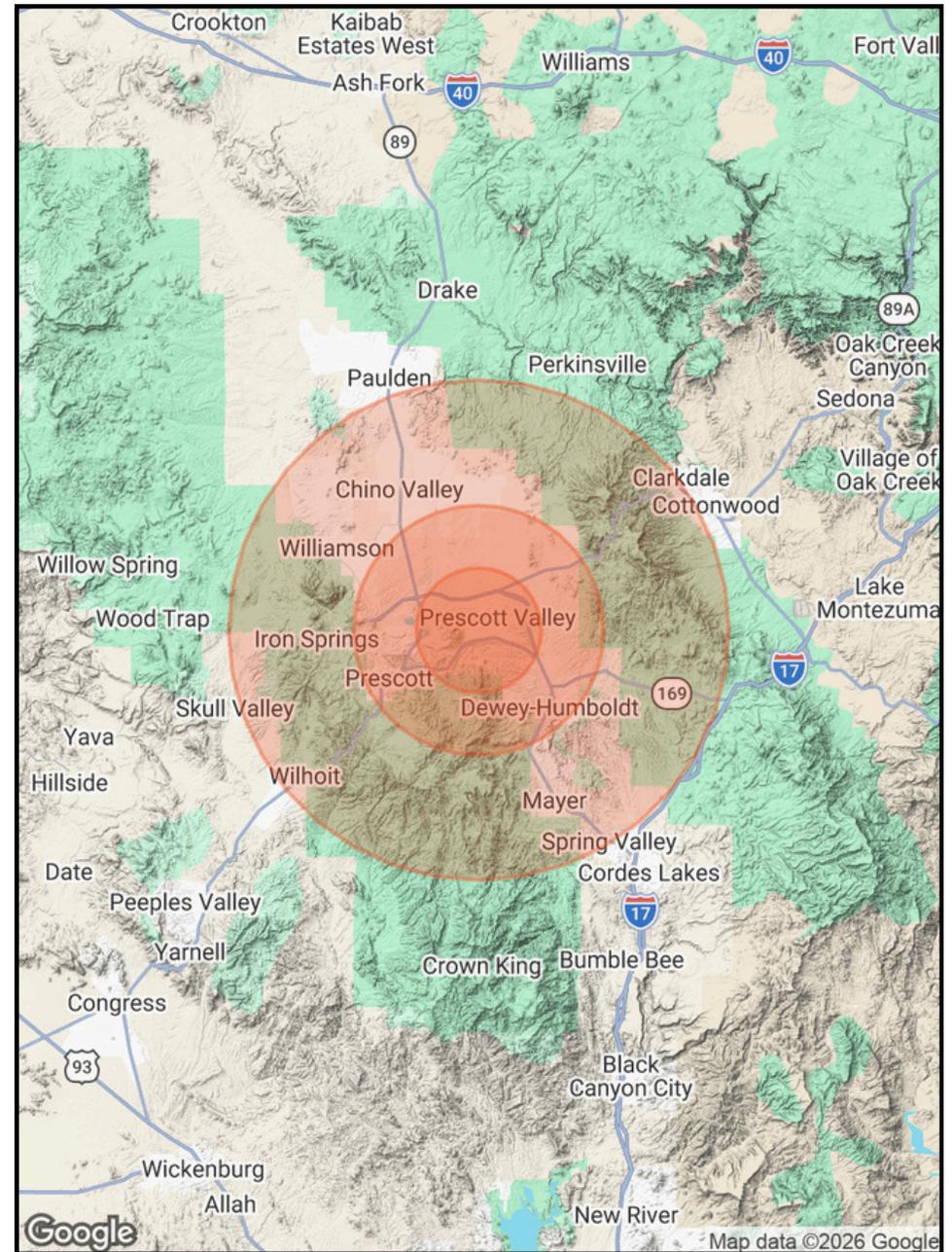
POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	56,829	123,898	174,256
Average Age	47	51	51
Average Age (Male)	46	50	50
Average Age (Female)	48	52	52

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	23,898	55,547	77,512
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$83,052	\$88,166	\$86,274
Average House Value	\$398,694	\$473,396	\$469,539

Demographics data derived from AlphaMap



CONTACT OUR TEAM



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