

# INDUSTRIAL FLEX WAREHOUSE 1581 S BOYLES WAY

CAMP VERDE, AZ 86322

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ARIZONA COMMERCIAL REAL ESTATE



FOR SALE | \$4,950,000

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# PROPERTY INFORMATION

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# PROPERTY SUMMARY



### PROPERTY DESCRIPTION

The facility features extensive cold storage capacity, substantial electrical infrastructure with 480V, 400-amp, 3-phase power, and a fully sprinklered building designed for operational efficiency and safety. The well-insulated construction, combined with impressive clear heights reaching approximately 55 feet, provides exceptional flexibility for warehousing, manufacturing, racking systems, and specialized industrial operations.

The property includes professional office space, a secure fenced yard for equipment and outdoor storage, ample on-site parking, and two grade-level loading doors for efficient shipping and receiving. C-3 zoning allows for a broad range of commercial and industrial uses, making this an ideal opportunity for owner-users, investors, or companies seeking a strategically located Northern Arizona facility with substantial existing improvements. Camp Verde's central location provides convenient access to Interstate 17, connecting Phoenix, Flagstaff, Prescott, and the greater Northern Arizona market. C-3 zoning in Camp Verde has historically accommodated a variety of commercial and industrial uses.

### OFFERING SUMMARY

Sale Price:	\$4,950,000
Lot Size:	108,900 SF
Building Size:	56,576 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	4,041	7,254	27,933
Total Population	10,230	17,229	60,637
Average HH Income	\$83,432	\$78,010	\$80,723

# ADDITIONAL PHOTOS



# LOCATION INFORMATION

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# AERIAL OVERVIEW



Camp Verde, AZ

## LOCATION OVERVIEW

Strategically located just minutes from Highway 260 and approximately six minutes from Interstate 17, 1581 E Boyles Way offers exceptional connectivity to major transportation corridors throughout Northern Arizona. The property provides convenient access to Flagstaff, Prescott, Sedona, Phoenix, and surrounding regional markets, making it an ideal location for distribution, manufacturing, logistics, and industrial operations. Positioned within Camp Verde's growing industrial corridor, the facility benefits from efficient truck access and reduced travel times to key population centers across Arizona. This central location allows businesses to serve both Northern Arizona and the greater Phoenix metropolitan area while taking advantage of Camp Verde's business-friendly environment and expanding economic growth.

## CITY INFORMATION

City:

Camp Verde

Google

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# DEMOGRAPHICS

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# DEMOGRAPHICS MAP & REPORT

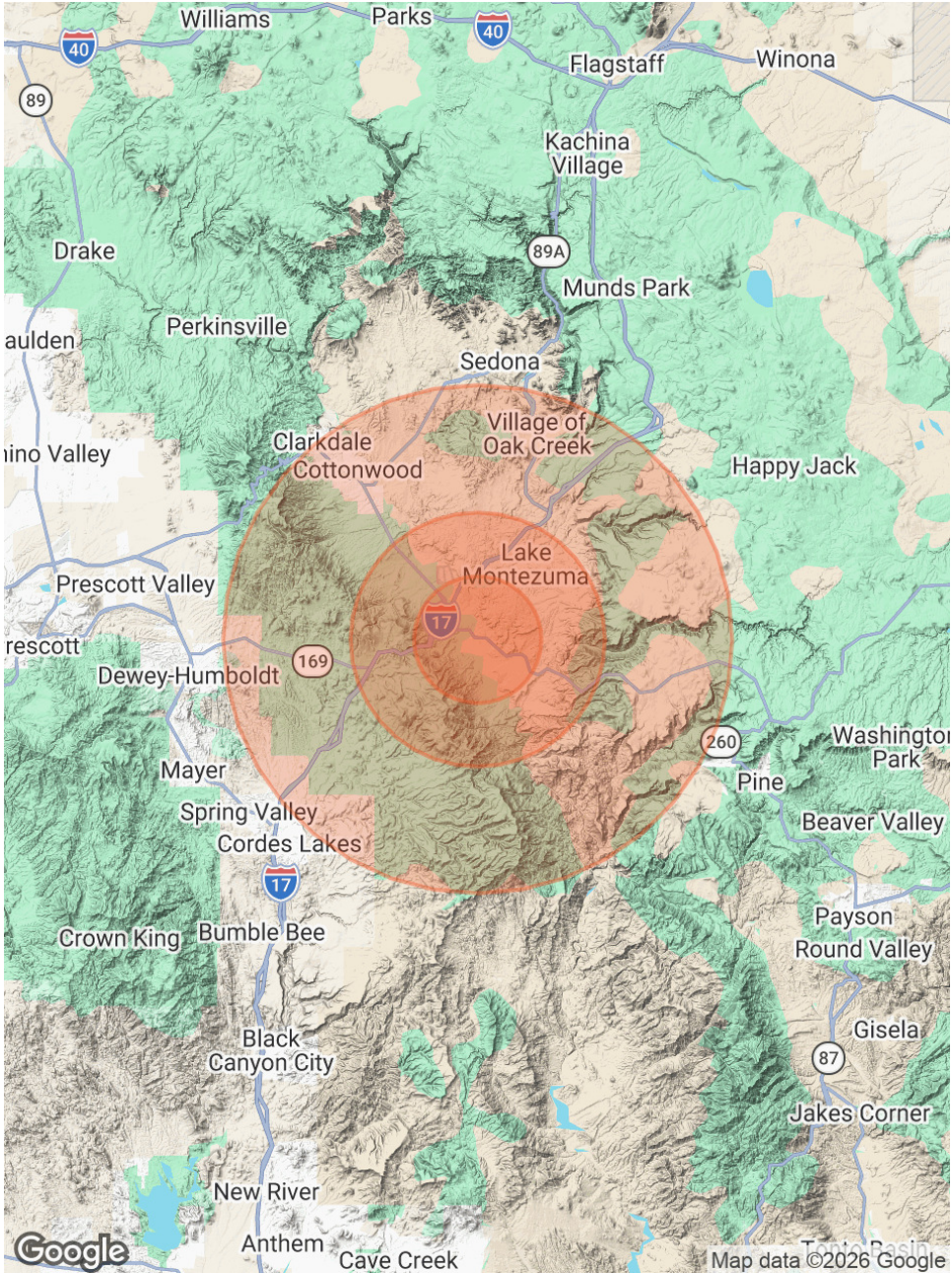
## POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	10,230	17,229	60,637
Average Age	44.8	49.2	53.1
Average Age (Male)	38.9	45.4	49.5
Average Age (Female)	46.7	49.0	54.9

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	4,041	7,254	27,933
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$83,432	\$78,010	\$80,723
Average House Value	\$308,513	\$305,322	\$391,812

2023 American Community Survey (ACS)



# ADVISOR BIOS

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# MEET THE TEAM



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