

LONE SKY III CENTER

FOR LEASE | 62,800 SQ FT | 9200 E FLORENTINE ROAD, PRESCOTT VALLEY, AZ 86314



360 VR TOUR

INDUSTRIAL / FLEX OPPORTUNITY



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PROPERTY OVERVIEW

A new $\pm 62,800$ SF flex industrial development in Prescott Valley's growing industrial park, offering ten flexible units ranging from $\pm 1,820$ SF to $\pm 19,780$ SF. Ideal for warehouse, light industrial, distribution, or service users, with office space, private restrooms, and adaptable layouts.

Key Highlights



Ten (10) flexible suites ranging from $\pm 1,820$ SF to $\pm 19,780$ SF



Brand New – Flex Space



Multiple Roll up Doors 10' x 12'



Office, Lobby, Showroom, and Restroom buildouts in select suites



Dock Truck Wells



Ample on-site parking and truck circulation



200 AMPS @ 480 3 Phase Power
*Power upgrades available

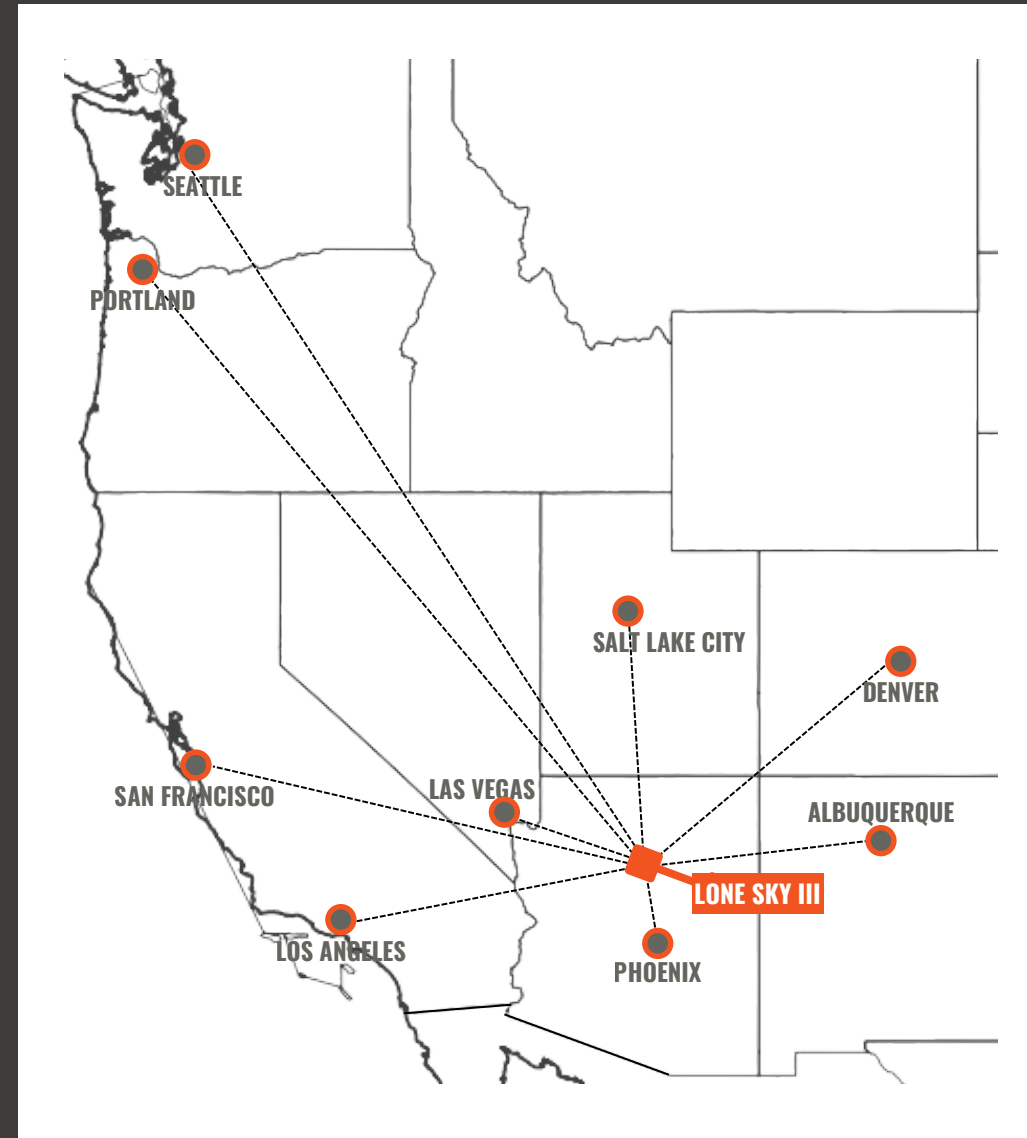


Zoning: CI – Commercial Industrial

ACCESS TO MARKETS

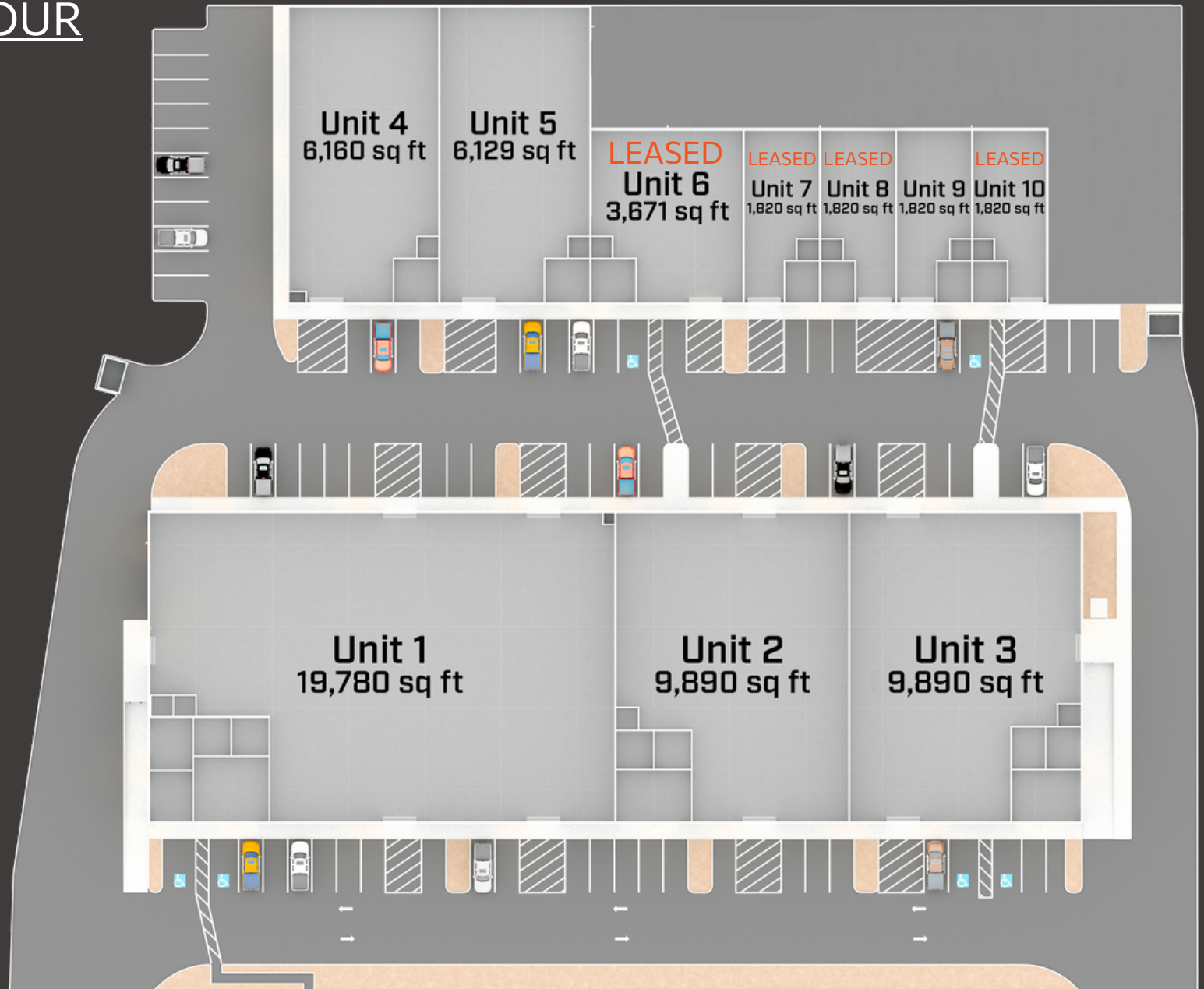
CITY	MILES	PORTS	MILES
PHOENIX	100	LOS ANGELES	380
LAS VEGAS	195	STOCKTON	720
LOS ANGELES	335	ORKLAND	750
ALBUQUERQUE	420	PORTLAND	1,220
SALT LAKE CITY	435	SEATTLE	1,415
SAN FRANCISCO	750		
DENVER	775	AIRPORTS	MILES
PORTLAND	1,150	PRESCOTT	1
SEATTLE	1,300	PHOENIX	100
		LOS ANGELES	335
		DENVER	775

- Central Prescott Valley Location – Direct access to SR 69 with connections to major Northern Arizona corridors.
- Regional Transportation Access – 10 minutes to Prescott Regional Airport, 1 hour to I-17, and 1.5 hours to Phoenix Metro.
- Efficient Freight & Distribution Routes – Convenient access to SR 169 and SR 89A, supporting regional shipping, suppliers, and workforce commuting.
- Strong Industrial Market – Close to major retailers, suppliers, service businesses, and a growing regional workforce.



SITE PLAN

360 VR TOUR



EXTERIOR | INTERIOR



TRI-CITY DEMOGRAPHICS

STRATEGICALLY POSITION YOUR BUSINESS AMONG THE TRI-CITIES



PRESCOTT, ARIZONA



RESIDENT POPULATION

48,946 PEOPLE



\$77,000 - \$100,000

AVERAGE HOUSEHOLD INCOME



"THIRD IN THE COUNTRY FOR JOB GROWTH AND ECONOMIC VITALITY"

-Wall Street Journal



PRESCOTT VALLEY, ARIZONA



RESIDENT POPULATION

50,687 PEOPLE



\$60,000 - \$73,000

AVERAGE HOUSEHOLD INCOME



"JOB MARKET HAS INCREASED BY 2.7% ANNUALLY"

-Census Bureau



CHINO VALLEY, ARIZONA



RESIDENT POPULATION

19,272 PEOPLE



\$47,000 - \$64,000

AVERAGE HOUSEHOLD INCOME



"THE JOB MARKET INCREASED BY 2.7% OVER THE LAST YEAR. FUTURE JOB GROWTH OVER THE NEXT TEN YEARS IS PREDICTED TO BE 44.1%"

-Bureau of Labor Statistics

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