

# SALE

## FLEX VERDE VALLEY INDUSTRIAL OPPORTUNITY

803 N Industrial Camp Verde, AZ 86322



**SALE PRICE**

**\$2,850,000**

**Darien Degher**  
(928) 607-3749

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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## FLEX VERDE VALLEY INDUSTRIAL OPPORTUNITY

803 N Industrial Camp Verde, AZ 86322



### PROPERTY DESCRIPTION

Explore a prime investment opportunity in the heart of the Northern Arizona Industrial corridor. Camp Verde, AZ, is well positioned for the next phase of economic development, an hour south of Flagstaff and only an hour and half north of Phoenix. This exceptional property boasts a variety of improvements that could be re-purposed for various commercial or industrial needs. Built for agricultural manufacturing, the property possesses the flexibility and substantial infrastructure to now host users of many types, from cultivation to distribution to vehicular storage to manufacturing. Property was constructed in 2016 and expanded in 2020, providing the buyer with the peace of mind of inheriting a property built of newer craftsmanship that meets the highest industry standards. With a versatile and flex 15 acre footprint, 10 acres of which are fully fenced and secure with massive electrical capability, this property provides the ideal foundation for various industrial or commercial operations. Its strategic location directly off of I-17 and Hwy 260, offers unrivaled access to key transportation routes and prominent business hubs. This move-in ready investment promises a seamless transition for discerning industrial and flex space investors seeking a premium asset in a blossoming economic landscape.

### PROPERTY HIGHLIGHTS

- 4 parcels consisting of nearly 15 acres of industrial footprint;

### OFFERING SUMMARY

Sale Price:	\$2,850,000
Lot Size:	431,244 SF
Building Size:	11,928 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	4,065	8,326	21,078
Total Population	10,276	20,632	49,638
Average HH Income	\$82,522	\$77,400	\$75,625

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### LOCATION DESCRIPTION

Discover the investment potential of Northern Arizona's thriving industrial market. This strategically located property in Camp Verde, AZ, offers close proximity to interstate access, serving users from all over the region. Investors will benefit from the area's strong economic growth, access to major transportation routes, and the region's growing reputation as a prime industrial destination. With its burgeoning business sector, this area presents a compelling opportunity for owner-users and investors seeking to capitalize on the steady expansion of the Northern Arizona industrial sector.

### SITE DESCRIPTION

The real property is comprised of an improved 10 acres of Light Industrial land, fully fenced and secured with substantial infrastructural upgrades and an unimproved 4.85 acres similarly zoned. Property could be easily repurposed for alternative heavy commercial or industrial uses given its specs and features.

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### LOCATION INFORMATION

Building Name	Flex Verde Valley Industrial Opportunity
Street Address	803 N Industrial
City, State, Zip	Camp Verde, AZ 86322
County	Yavapai
Market	Northern Arizona Industrial
Sub-market	I-17 and Hwy 260 Industrial Corridor
Cross-Streets	Hwy 260
Side of the Street	East
Signal Intersection	No
Road Type	Gravel
Market Type	Rural
Nearest Highway	Hwy 260
Nearest Airport	Pulliam

### BUILDING INFORMATION

Building Size	11,928 SF
Building Class	C
Occupancy %	0%
Office Space	5,040 SF
Number of Floors	1
Year Built	2016
Year Last Renovated	2020
Construction Status	Existing
Warehouse %	50%
Framing	Metal
Condition	Excellent
Roof	Metal, pitched
Free Standing	Yes

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	M1
Lot Size	431,244 SF
APN #	403-22-025N, 403-22-002, 403-21-019 and 017J
Traffic Count Street	I-17
Amenities	8k AMP electrical capability, fully fenced and graded, municipal water plus well and irrigation, multiple out-buildings beyond primary office building and expansive yard.
Power	Yes

### PARKING & TRANSPORTATION

Parking Type	Surface
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### UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	Yes
Broadband	Cable
Gas / Propane	Yes

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### PROPERTY HIGHLIGHTS

- 4 parcels consisting of nearly 15 acres of industrial footprint; 10 acres improved
- Nearly 12,000SF of collective industrial improvements
- Constructed in 2016, renovated in 2020
- Strategic location in Northern AZ directly off of a major transportation route
- Camp Verde remains one of the fastest growing communities in Yavapai County
- 8k AMP electrical capability with capability to add more
- Municipal water plus well, and irrigation rights
- Fully graded and high security industrial footprint
- Ideal for distribution or similar industrial use
- Protected watershed borders to the north
- From 2017 to 2022, jobs increased by 21.7% in the area, outpacing the national growth rate by 17.9%

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### DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: (928) 607-3749 | Cell: (928) 607-3749

### PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming a licensed agent in 2011. He brings extensive expertise across a wide spectrum of asset types, including multi million dollar retail, office, and industrial sales; commercial and industrial leasing for both Landlord and Tenant representation; mixed use investment opportunities; land acquisitions and dispositions; business sales; and full service commercial property management for both office and retail portfolios.

With a deep understanding of the continually evolving demands of the commercial real estate industry, Darien leverages his lifelong local ties and comprehensive knowledge of the Northern Arizona market to deliver exceptional value to his clients. His long standing presence in the community has enabled him to cultivate a strong network of professional relationships, benefiting clients ranging from small business owners to institutional investors.

Whether securing a lease for a single executive suite or representing the seller of an executive office complex, Darien approaches every transaction with the same level of diligence, integrity, and respect. A proud Flagstaff native, he graduated Summa Cum Laude from Northern Arizona University and brings a blend of academic excellence, community engagement, interpersonal acumen, and seasoned professional experience to every client engagement. His commitment to understanding and fulfilling the unique needs of each client makes him a trusted advisor in all areas of commercial real estate.

### EDUCATION

Northern Arizona University  
Bachelor of Arts, Summa Cum Laude – International Affairs  
Minor in Spanish

### MEMBERSHIPS

Northern Arizona Association of Realtors

#### Northland

5200 E. Cortland Blvd, Suite D3  
Flagstaff, AZ 86004  
928.526.5309

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

**3,300+**  
Professionals

Presence in  
**40 COUNTRIES**

**OVER 12,500**  
Transactions

**\$6.34 BILLION**  
Sales Volume

**\$1.77 BILLION**  
Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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