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ARIZONA COMMERCIAL REAL ESTATE



CLASS A FLEX WAREHOUSE I FOR SALE I \$2,900,000

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare opportunity to acquire an exceptionally appointed Class A office and warehouse facility thoughtfully designed with exceptional attention to detail and executive-quality finishes rarely found in industrial properties. Constructed in 2022, this $\pm 10,112$ SF property seamlessly combines sophisticated office space with highly functional warehouse operations.

The two-story office component totals approximately $\pm 3,216$ SF and includes a reception lobby, conference room, executive offices, open administrative work areas, take-off/drawing room, expansive employee break room, a utility restroom with shower, elevator service, and second-floor executive offices with private balconies overlooking Granite Mountain, the Dells, and the surrounding area.

The $\pm 6,896$ SF warehouse features two grade-level roll-up doors, direct access to the office, and access to a secure, lighted, fenced yard with full drive-around circulation. Additional site improvements include 57 on-site parking spaces, an EV charging station, and a fire sprinkler system. The property is zoned IL (Industrial Light), allowing for a wide range of industrial and commercial uses.



OFFERING SUMMARY

Sale Price:	\$2,900,000
Lot Size:	75,991 SF
Building Size:	6,896 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	12,667	54,116	67,993
Total Population	28,891	121,977	152,345
Average HH Income	\$99,051	\$91,920	\$91,700

AERIAL OVERVIEW



LOCATION OVERVIEW

Located within the Prescott Regional Airpark, one of Central Arizona's premier industrial business parks, the property provides convenient access to major transportation corridors, Prescott Regional Airport, and the growing Prescott-Prescott Valley market. Its central location supports efficient operations while offering excellent regional connectivity.

ADDITIONAL PHOTOS

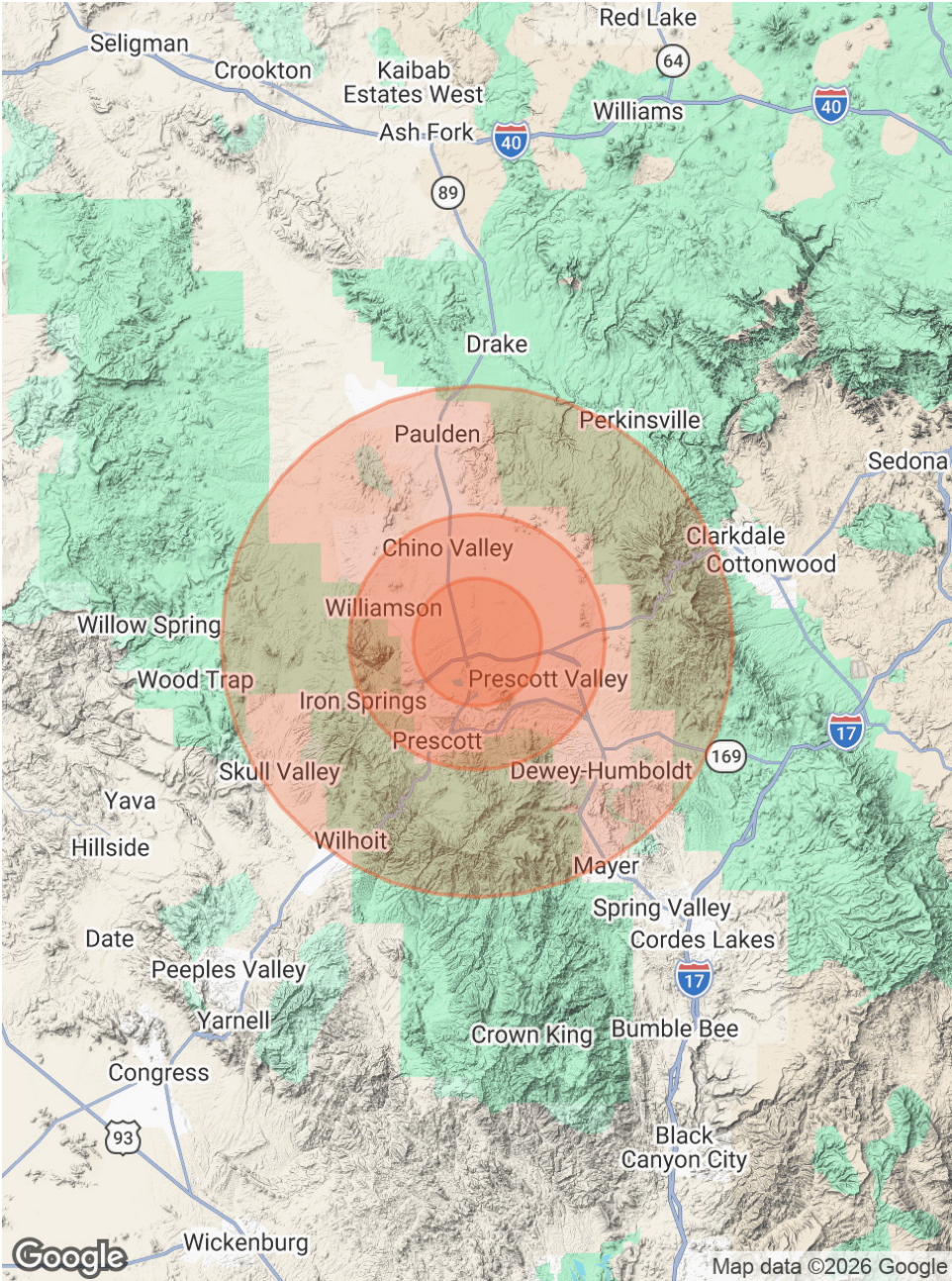


DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	28,891	121,977	152,345
Average Age	49.9	50.7	51.8
Average Age (Male)	49.7	49.7	50.9
Average Age (Female)	52.6	52.3	53.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	12,667	54,116	67,993
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$99,051	\$91,920	\$91,700
Average House Value	\$502,529	\$461,701	\$453,101

2023 American Community Survey (ACS)



CONTACT OUR TEAM



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