7475
E 2ND STREET
Prescott, Arizona

Industrial / Flex Opportunity

NEWMARK

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PROPERTY OVERVIEW

7475 E. 2nd Street is a high-quality industrial building located within the “contractor corridor” area of the Town of Prescott Valley. This area has exceptional contractor and end consumer traffic and visibility, providing for outstanding revenue and profit potential. Ownership is seeking a single tenant, ideally a national or global tenant, on a long-term NNN lease, The property offers modern building improvements and very limited competing industrial supply in the Prescott market.

Key Highlights

- Single-tenant industrial opportunity
- Ideal for **national / global tenant**
- Located 9 miles from **Prescott Airpark**
- Nearby Freeway Access to **SR 89A and SR 89**
- **Large, Fully Fenced Secure Outdoor Storage Yard** with Pull-Through Yard Access
- Limited **industrial outdoor storage supply**
- **Interstate 17 Expansion Fosters Fast Commute to Phoenix and TSMC**
- **Zoning:** CI - Commercial Intensive

LOGISTICS MAP

Key Demographics

Prescott MSA Population

~120,000

Median Household Income

~$73K

Population Growth

~1% annually

PRESCOTT OVERVIEW

Prescott is Arizona's friendliest and most livable city. At 5,200 feet in elevation, the perfect weather attracts a steady influx of entrepreneurial residents attracted to business, recreation, leisure, entertainment, and living in this gem of a location. Among the fastest growing metropolitan areas in Arizona, with a combined population of 111,617. The Prescott (4.0% growth) / Prescott Valley (7.0% growth) area is the 3rd largest MSA in the state after the Phoenix MSA and Tucson MSA.

DEEP WELL RANCH DEVELOPMENT

Deep Well Ranch is a multi-use development which includes residential, retail, entertainment, flex, and recreational facilities spanning 1,800 acres and offering 10,500 dwelling units at buildout. Located near to Prescott Regional Airport and with convenient access to SR 89A and SR 89, this new development represents the hub of future Prescott area growth and path of progress.

PRESCOTT REGIONAL AIRPORT

The Prescott Regional Airport is a regional economic engine and the 18th busiest airport in the nation. The main terminal was renovated in 2019, with plans and funding in place for a main runway expansion to 10,000 ft. FAA classified as a Class II Commercial Service airport it currently serves commercial and general aviation for Yavapai County. United Express offers commercial flights. Major airports within a twohour flight include Los Angeles, San Diego, Denver, Salt Lake City, Las Vegas, Phoenix and Tucson.

EMBRY-RIDDLE AERONAUTICAL UNIVERSITY

Embry Riddle Aeronautical University's Prescott, Arizona campus is respected worldwide for cutting-edge instruction and training for tomorrow's aviation, aerospace, security and intelligence leaders. Embry-Riddle is ranked as the: #1 Most innovative school, #1 Best Undergraduate Aerospace Engineering school, and #3 best college for veterans.

PRESCOTT FIRE CENTER (USDA / USNF)

The Prescott Fire Center and Henry Y. H. Kim Aviation Facility is located at the Prescott Regional Airport. A highly trained, professional staff coordinates, supports, and assists in the management of interagency, multiagency, and international responses to emergencies and natural disasters. The Center combines an Aviation Program, Zone Incident Coordination Communication Center, National Emergency Incident Supply Center, Interagency Hotshot Crew, Helitack Crew, Air Tanker Base, and a Fire and Emergency Incident Training Program.

RUGER

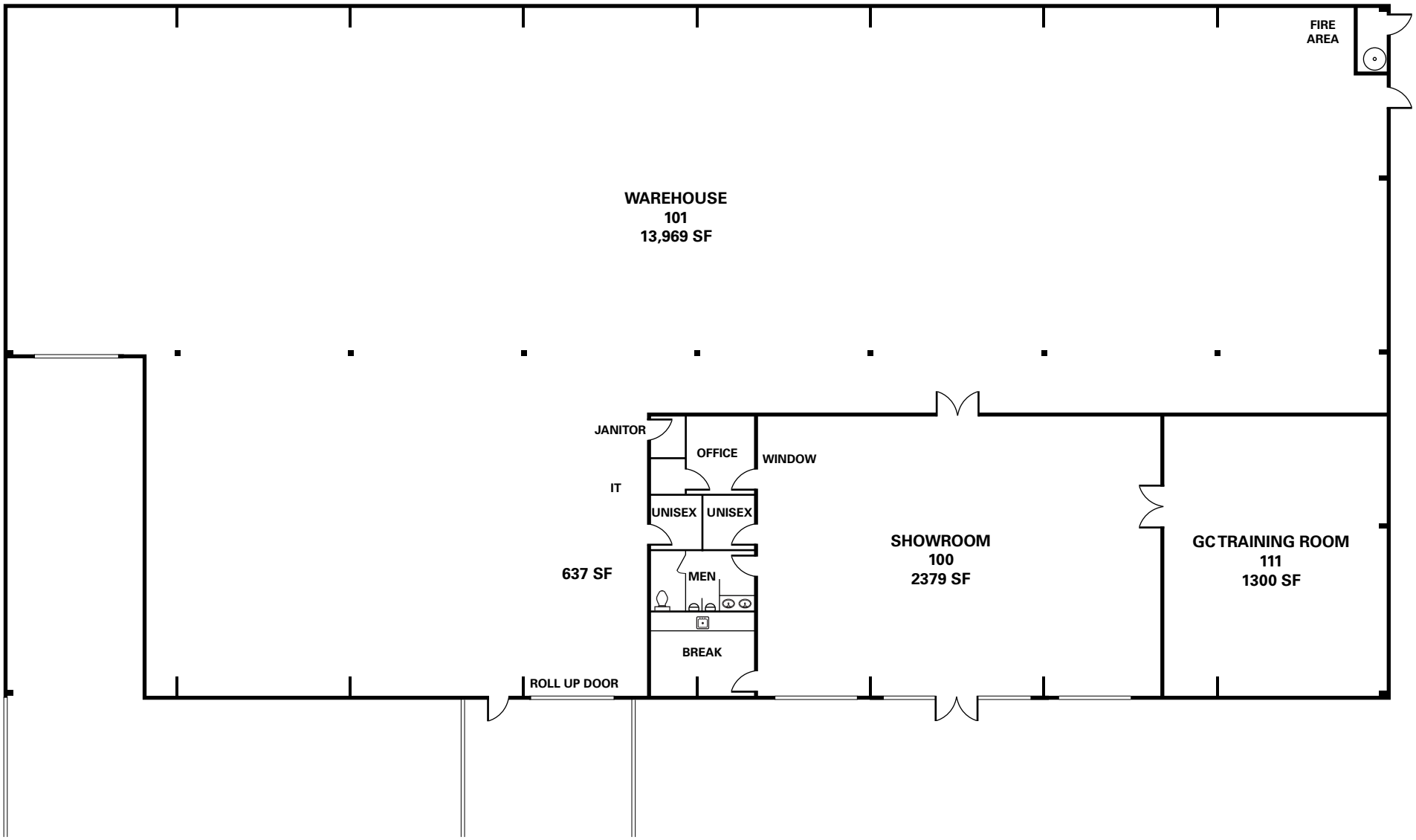
Sturm, Ruger & Co., Inc. is one of the nation's leading manufacturers of rugged, reliable firearms for the commercial sporting market. With products made in America, Ruger offers consumers almost 800 variations of more than 40 product lines, across both the Ruger and Marlin brands.

PRESCOTT LOCATION

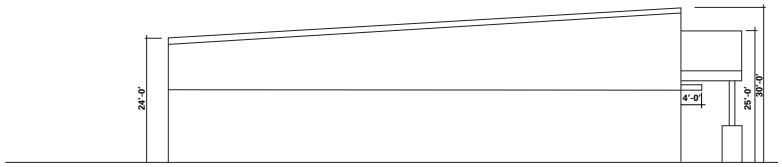
SITE PLAN

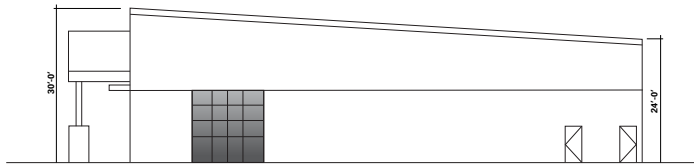
N
EAST 2ND STREET
GC
TRAINING
ROOM
1300 SF
SHOWROOM
2379 SF
WAREHOUSE
13,969 SF
NORTH LAKE VALLEY ROAD

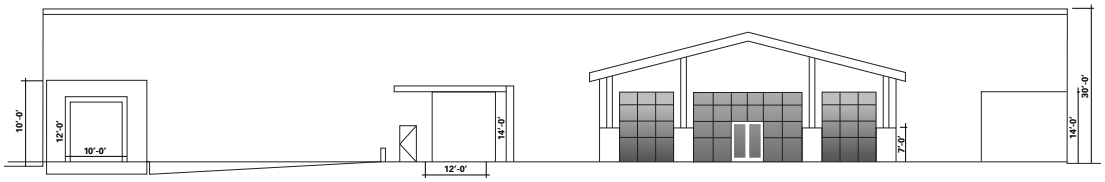
FLOOR PLAN

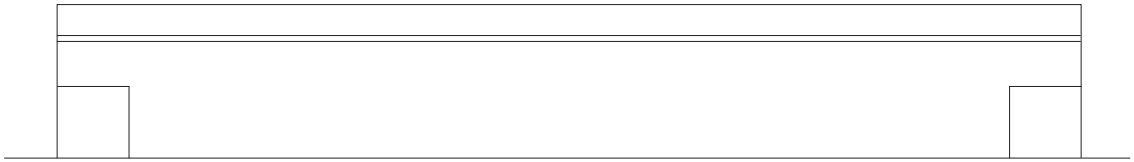

FIRE AREA
WAREHOUSE
101
13,969 SF
JANITOR
OFFICE
WINDOW
IT
UNISEX
UNISEX
637 SF
MEN
BREAK
ROLL UP DOOR
SHOWROOM
100
2379 SF
GC TRAINING ROOM
111
1300 SF

PROPERTY HIGHLIGHTS









Address	7475 E 2nd Street
Building type	New steel build industrial warehouse IOS
Tenancy	Single Tenant
Total Building	20,000 SF
Office	4,300 SF
Lot Size	1.18 Acres
APN	103-05-208
Coverage (FAR)	38%
Clear Height	24’ - 30’
HVAC	New AC Office/Gas-heated Warehouse
Roll Up Doors	(1) 12’ x 14’
Loading Dock Door	(1) 10’ x 12’
Column Spacing	Freespan
Sprinkler	Fully sprinkled, Wet
Lighting	LED warehouse/office
Roof Type	New Steel, standing seam
Power	800 AMP power (12-/208v, 3PH)
Zoning	CI, Commercial Intensive
Truck Court Depth	150’
Type of Ownership	Fee Simple
Parking	Asphalt - 22 spaces
Year Built	2027
Tax 2026 (Estimated)	$1,448

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