



FOR LEASE

1417 Commercial Way, Prescott AZ 86301



\$4,500 per month

\$5.40 sq ft per year – N

Zoned: IL

MLS# 966367

10,000 sq ft Industrial Building Warehouse & Office

10,000 sq. ft. building with 1,500 sq. ft. of heated and air conditioned office space with 2 restrooms and mezzanine area. 8,500 sq ft of warehouse space, which has 4 overhead doors and 3 truck docks. 18' side walls with approx 22' clear height. Building has 480 volt 3 phase electric, fully sprinklered and heated Warehouse.

Angie Sumner

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COMMERCIAL REAL ESTATE
IT'S WHAT WE DO

Industrial Warehouse with Office for Lease

1417 Commercial Way, Prescott AZ

Location:	Hwy 69 to north on 89, east (right) on Industrial Way, north (left) on Commercial Way, follow as it loops around to property on left.
Site Description:	Parcel # 105-07-002S
Property Description:	10,000 sq. ft. building with 1,500 sq. ft. of heated and air conditioned office space with 2 restrooms and mezzanine area. 8,500 sq ft of warehouse space, which has 4 overhead doors and 3 truck docks. 18' side walls with approx 22' clear height. Building has 480 volt 3 phase electric, fully sprinklered and heated Warehouse.
Uses:	Suitable for retail, commercial services, warehousing, manufacturing and wholesale.
Zoning:	IL
Utilities Available:	Electricity Telephone Natural Gas City Water
Power Available:	480 volt, 3 phase electrical
Parking:	25 +
Monthly Lease Rate:	\$4,500 per month \$5.40 sq ft per year \$0.45 sq ft per month
Terms:	N—Tenant pays Taxes
Taxes: 2013	\$4,327

1417 Commercial Way, Prescott AZ

Parcel #105-07-002S

0.93 acres

Zoned : IL

Industrial building

Steel Frame Construction

Built in 1985

10,000 sq ft building
1,500 sq ft of office space
8,500 sq ft of warehouse

