

# FOR SALE

2265 Crosswind Dr. ~ Prescott AZ 86301

**\$2,900,000**

Parcel# 102-03-012  
43,272 sq. ft. Building  
3.27 Acres  
Built 1992 - Block Construction  
Zoned IL  
MLS# 990950  
Owner May Carry



- 43,272 sq. ft. Industrial / Manufacturing Building
- Located on 3.27 Acres in the Prescott Industrial Airpark
- 3,855 sf of Office Space with 4 Offices, Flex Space, Training Room & M/W Restrooms
- Plant has 21' Side Walls & 24' Max Height
- 3 Truck Wells, 1 Grade Dock, All with Roll Up Doors
- 3 Phase/480 amp Service, High Capacity Natural Gas, Fiber Available & Cat5 Wired
- Fully Sprinklered and Security Alarmed
- Gas Packs and Swamp Coolers in Plant, HVAC System in Office Area
- Indoor and Outdoor Break Areas and a Dock Office

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**Angie Sumner & Jack Fowler**

(928) 925-0661 or (928) 899-1378

angiesumner@jfowler.com www.jfowler.com jack@jfowler.com

8098 E Valley Rd. Suite 1, Prescott Valley AZ 86314



# FOR SALE

## 2265 Crosswind Dr. ~ Prescott AZ 86301

<b>Location:</b>	Hwy 89A to exit at Larry Caldwell to east on Melville to west on Crosswind to building, no sign.
<b>Legal Description:</b>	Parcel# 102-03-012
<b>Property Description:</b>	43,272 sf. Industrial/manufacturing facility at Prescott Airpark. Includes 3855 sf. office with 4 offices, flex space, training, M/W restrooms. Plant area has 21' min. side walls & 24' min. max height, 3 truck wells & 1 grade dock, all with roll up doors. 3 phase/480 amp service, high capacity NG, HS fiber available & cat5 wired, M/W RR, break area & dock office. Gas packs & swamp coolers in plant, HVAC in office area. Fully sprinklered & security alarmed. Has large, secured outdoor storage area & compressor room. 3.27 acres total with onsite T/T maneuvering, employee parking, landscaping & outdoor break area. Some room for expansion of offices or plant area. Partial building plans available. Business/equipment is also avail for purchase, must sign NDA for additional info on business. 24/48 hr notice to show & listing Broker must accompany.
<b>Zoning:</b>	IL - See City of Prescott website <a href="http://www.cityofprescott.net">www.cityofprescott.net</a> for zoning regulations.
<b>Uses:</b>	IL - Industrial Light District is a moderate-intensity industrial district. The IL district provides specific standards for the development of a variety of light industrial and service uses. Typical IL district uses include: manufacturing, wholesaling, warehousing, distribution, research and development, and large-scale commercial services.
<b>Utilities Available to Property:</b>	Electricity 3 Phase City Water & Sewer Natural Gas Telephone High Speed Fiber Optic Cable
<b>Other Amenities:</b>	Fire Hydrant Sprinkler System Security System
<b>Taxes 2015:</b>	\$24,096
<b>Offered at:</b>	<b>\$2,900,000</b>

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43,272 sq. ft. Building on 3.27 Acres

Zoned: IL

