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## **9807 E Valley Road Prescott Valley, AZ 86314**



### **Flex Space/ Heavy Industrial**

### **50,463 Square Feet on 5.17 Acres**

### **Easy Access to Hwy 69; 89; & I17.**



## **Sale \$5,850,000 or Lease \$.85 sf/mo + NNN**



**ADDRESS:** 9807 E Valley Road;  
Prescott Valley, AZ 86314

**PARCEL NUMBER:** 402-14-229N

**ZONING:** M1 PAD

**LOT SIZE:** 5.17 Acres

**BUILDING SIZE:** 50,463 sf

**PROPERTY TYPE:** Commercial Building

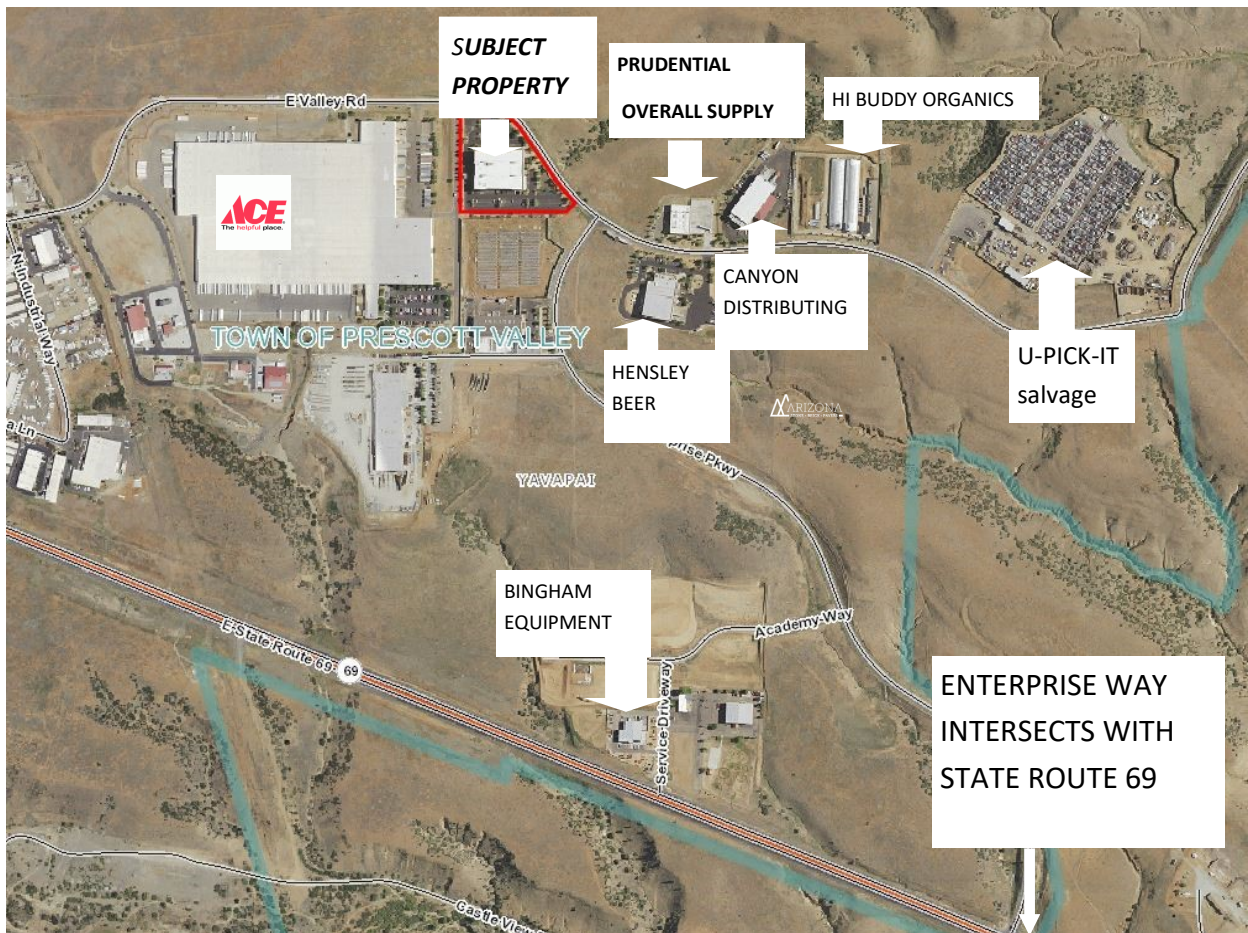
**COMMERCIAL TYPE:** Industrial

**FEATURES:** 100% Air Conditioning  
354 Parking Stalls  
750 KW Backup Generator  
1600 AMPS, 277/480V  
30' Clear Height  
Grade Level Dock or Truckwell  
Built in 2002  
66'x32' Column Spacing

**2019 TAXES:** \$116,140.62

**NNN (Estimate)** \$.23 sf/mo (\$2.72 sf/yr)

### PROPERTY LOCATION & AREA INFORMATION



**Prescott Valley** is a town with a current population (October 2016) of about 45,500 residents located in Yavapai County, Arizona, United States, and a suburb of Prescott (although Prescott Valley is larger). Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000.. Prescott Valley (locally, **PV**) is located in central Arizona approximately 85 miles (137 km) north of Phoenix at 5,100 feet elevation. PV has good access to Arizona State Route 89, SR-89A and SR-69, connecting to Interstates 17 and 40. Air service is available at Ernest A. Love Field, about 8 miles northwest.

The information contained herein has been obtained from sources believed reliable While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property needs.