



Jack Fowler, CCIM

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722 5th St. Prescott, AZ



ZONED IT

REALTOR MLS

MLS# 1024013

Great smaller building off 6th Street. 80' x 35' with 300 +/- sq feet office area. 4' loading dock behind overhead doors. 10' clear height. There is a lift platform for dolly access to trucks on south side of building. There is no vehicular access to interior of building.



OFFERED AT \$300,930







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Property Spec's

| Address: Parcel No.: Zoning: Building Size: Build Out: | 722 5th St. 113-01-040 IT 2866 SF 100% | | | For more information on zoning go to: http://www.prescottwi.org/148/Building- Inspections-Zoning |
|----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|----------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Stories: Warehouse/Mfg Sq Ft: Lot Size: Construction: Parking: | 1 0.17 acre Frame-Steel On-Site, Truck | K | | Elevator: N/A Office: 300 SF (approx.) Year Built: 1984 Building Type: Industrial |
| Door Types & Sizes: Manual or Powered?: Docks(Grade Height): | Overhead 4' | | | Number of Doors: Other: |
| Clear Ceiling Height: Power: | 10' clear Volts 220 | Phase | AMPS | Truck Wells: Max Height: Distributed?: |
| Utilities Installed: | Electricity 220 Telephone Natural Gas Individual met City Water City Sewer | er | | |
| Additional Information: | 4' loading dock | behind ove ccess to tru | erhead doors. ucks on south | ' x 35' with 300 +/- sq feet office area 10' clear height. There is a lift plat- side of building. This is no vehicular |

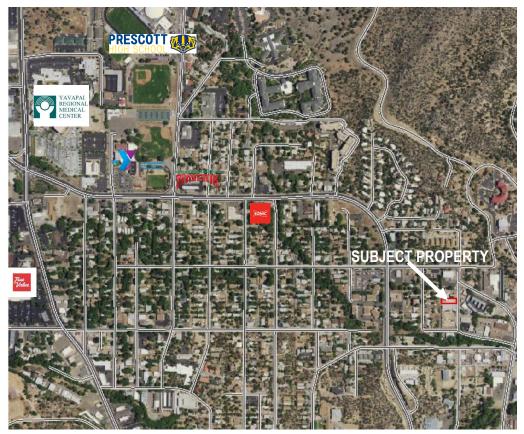




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Property Location and Area Information



Prescott is a city in Yavapai County, Arizona, United States.

According to the 2010 Census, the population of the city is 39,843. The city is the county seat of Yavapai County. In 1864 Prescott was designated as the capital of the Arizona Territory, replacing the temporary capital at Fort Whipple. The Territorial Capital was moved to Tucson in 1867. Prescott again became the Territorial Capital in 1877, until Phoenix became the capital in 1889. Prescott is located in the Bradshaw Mountains of central Arizona, at an elevation of 5,400 feet.

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, as-sumptions, 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 for your needs.