



JFowler
Commercial



Jack Fowler, CCIM

(928) 899-1378

Jack@JFowlercommercial.com

www.JFowlercommercial.com

**722 5th St.
Prescott, AZ**



ZONED IT

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: 722 5th St.
Parcel No.: 113-01-040
Zoning: IT
Building Size: 2866 SF
Build Out: 100%

For more information on zoning go to:
<http://www.prescottwi.org/148/Building-Inspections-Zoning>

Stories: 1
Warehouse/Mfg Sq Ft:

Elevator: N/A
Office: 300 SF (approx.)

Lot Size: 0.17 acre
Construction: Frame-Steel
Parking: On-Site, Truck

Year Built: 1984
Building Type: Industrial

Door Types & Sizes: Overhead

Number of Doors:
Other:

Manual or Powered?:

Docks(Grade Height): 4'

Truck Wells:

Clear Ceiling Height: 10' clear

Max Height:

Power: Volts 220 Phase AMPS

Distributed?:

Utilities Installed: Electricity
220
Telephone
Natural Gas
Individual meter
City Water
City Sewer

Additional Information:

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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, 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 for your needs.