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**7205 E. Second St.  
Prescott Valley, AZ**



**ZONING M1**

**MLS# 1026436**

**Great smaller manufacturing building**

**3 phase**

**Concrete parking lot**

**Fenced**



**OFFERED AT \$250,000**



**ADDRESS:** 7205 E. 2nd Street

**PARCEL NUMBER:** 103-05-205A

**ZONING:** M-1

For more information on zoning go to:

<http://www.pvaz.net/DocumentCenter/View/375>

**LOT SIZE:** 10,454 SF

**STORIES:** 1

**COMMERCIAL TYPE:** Industrial

**CONSTRUCTION:** Frame-Steel

**YEAR BUILT:** 1992

**PARKING:** On-site

**UTILITIES INSTALLED:** Electricity

220

3 Phase

Individual Meter

Natural Gas

City Water

City Sewer

**AMENITIES:** Roll Up Doors

Ceiling Height 12'-15'

Security System

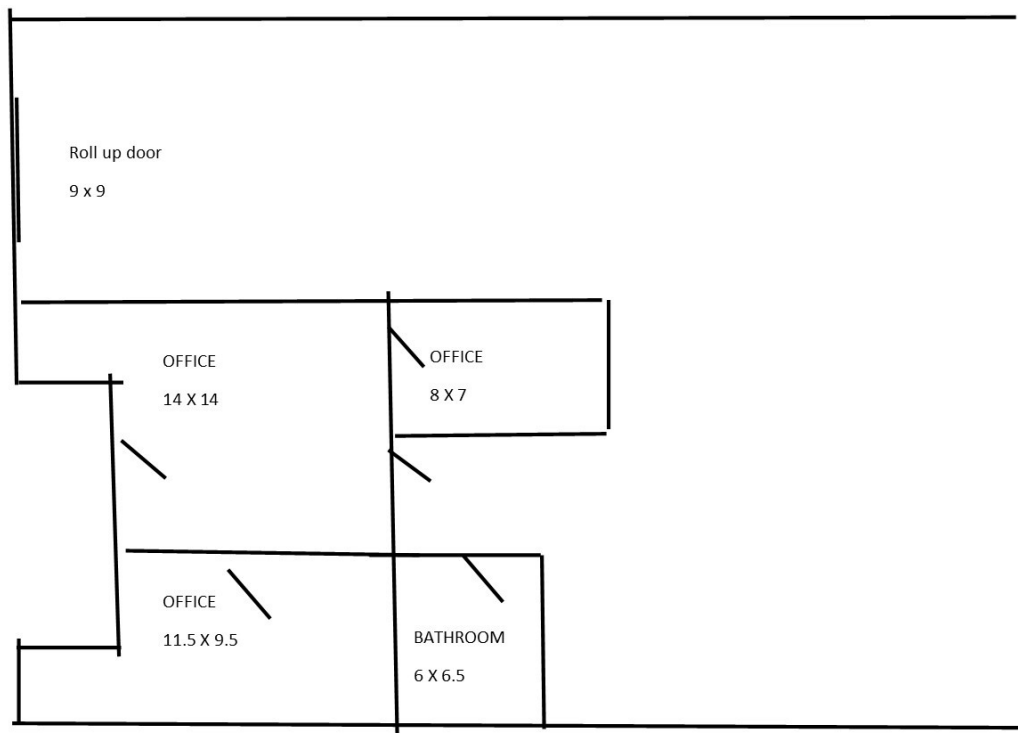
Fenced

**ADDITIONAL INFORMATION:** Great smaller manufacturing building; 3 phase; concrete parking lot; fenced.



## FLOOR PLAN

(All Dimensions are approximate.)





## 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 for your needs.