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## 1056 Spire Drive Prescott, AZ 86301



**ZONED IL**

**MLS# 1024645**

**Excellent opportunity to own one of the premier industrial/manufacturing buildings located close to the Prescott Airport and Hwy 89**



**OFFERED AT \$1,300,000**



**ADDRESS:** 1056 Spire Drive; Prescott, AZ 86301

**PARCEL NUMBER:** 106-08-083C

**ZONING:** IL <http://www.prescottwi.org/148/Building-Inspections-Zoning>

**LOT SIZE:** 1.41 Acres

**STORIES:** 1 story with 3000 sf mezzanine

**WAREHOUSE/MFG SQ FT:** 10,130 sf + 3000 sf mezzanine; plus  
1280 sf heated outbuilding

**CONSTRUCTION:** Frame-Steel

**YEAR BUILT:** 2001

**PARKING SPACES:** On Site; trailer & truck

**CLEAR CEILING HEIGHT:** 16 foot

**DOORS:** Roll-up (6)

**LOADING DOCK:** Truck Well

**UTILITIES INSTALLED:** Electricity— 200v—3ph  
HVAC— Climate Controlled  
Evaporated Cooling  
Fire Hydrant  
Natural Gas  
Telephone  
City Water/Sewer

**SECURITY SYSTEM:** Yes

**OUTSIDE STORAGE:** Storage Yard

**ADDITIONAL INFORMATION:** Easily configured to new use.

### PROPERTY LOCATION & 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.