



6501 E. 2ND STREET, PRESCOTT VALLEY | ARIZONA

## Commercial Flex Building for Lease in Prime Location

*This exceptional 9,960 SF flex building at 6501 E. 2nd Street in Prescott Valley combines 2,256 SF of professional office space with 7,695 SF of warehouse/production area. NNN expenses are estimated at \$2.50/SF (property taxes and insurance). The property offers premium amenities including 35-space paved parking, 400 AMP electrical service, and comprehensive security systems, making it ideal for contractors, manufacturers, or distribution operations.*

Lease  
\$15/SF  
+  
\$2.50/SF  
NNN

Contact:

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## Property Overview

Conveniently located at 6501 E. 2nd Street in Prescott Valley, this exceptional 9,960 SF flex building offers an ideal combination of professional office space and industrial functionality. The property features 2,256 SF of finished office space and 7,695 SF of warehouse/shop/production area, providing maximum versatility for a wide range of commercial operations.

### Key Features:

- Professional landscaping enhances curb appeal and creates an impressive business presence
- 35-space paved parking lot ensures ample parking for employees and customers
- Generous outdoor storage space for equipment, materials, or inventory
- Covered portico provides weather protection for loading and entry
- 400 AMP electrical service supports high-capacity industrial operations

### Ideal Applications:

This well-appointed building presents an outstanding opportunity for contractors, manufacturers, or distribution center operations seeking a professional, move-in-ready facility.

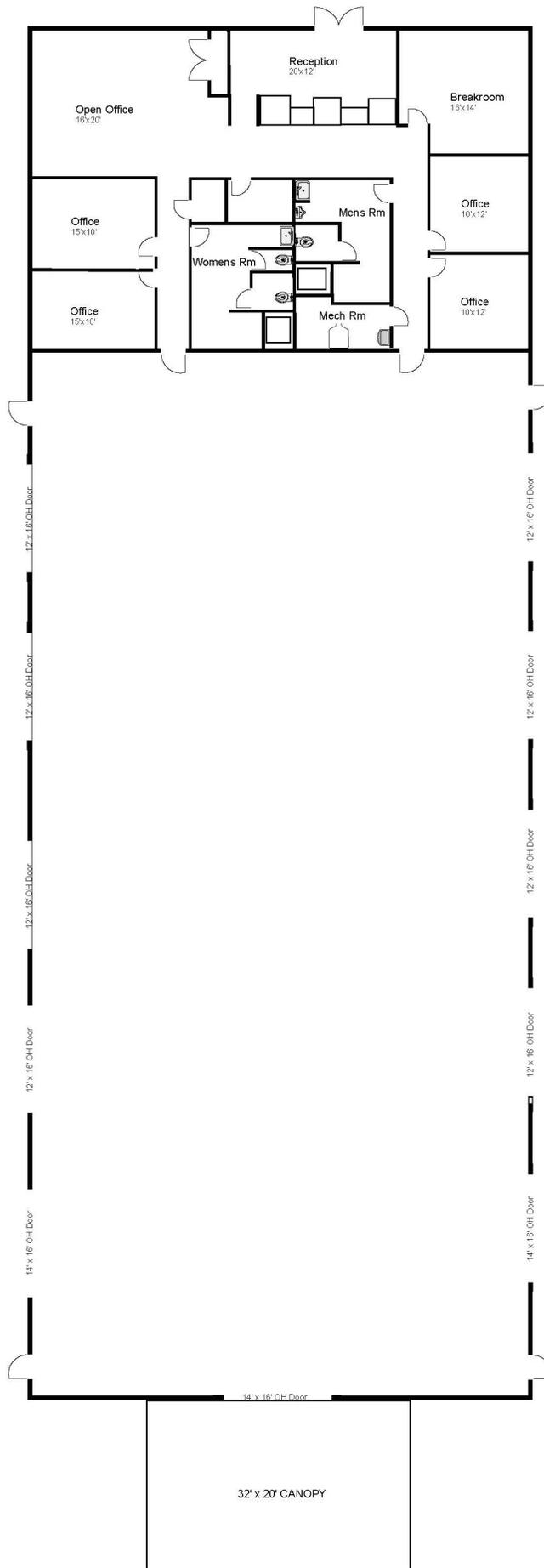
### Safety & Security:

The facility is comprehensively protected with ESFR (Early Suppression Fast Response) sprinkler systems, advanced security systems, and complete CCTV coverage throughout the property.

### Office Layout:

The thoughtfully designed office space welcomes visitors with a professional customer reception area that flows seamlessly into five private offices, providing flexible workspace for management and staff. The layout is completed by a comfortable employee breakroom and ADA-compliant restroom facilities, ensuring both functionality and accessibility for all occupants.







## Contact Us:

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