



FOR LEASE

NEW CLASS 'A' FLEX SPACE @
COLUMBIA SELF STORAGE PARK
STARTING @ \$1,500/MONTH

12 CONTIGUOUS UNITS W/FRONT OFFICE +
WAREHOUSE W/ROLL UP DOOR IN REAR

42 N. ALAMOS DR
COTTONWOOD, AZ 86326



LISTING AGENT:

PADRAIC HAWLEY

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COMPANY WEBSITE



AERIAL VIDEO

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M&M COMMERCIAL - FLEX SPACE



AERIAL PHOTOS





AERIAL VIDEO



McMAHON
&
MILLER
COMMERCIAL REAL ESTATE



M&M COMMERCIAL - FLEX SPACE

DETAILS



42 N Alamos Drive,
Cottonwood, AZ 86326



24 parking stalls
2 per suite



20' in warehouse
15' rollup door
9'+ in office



I-1 Zoning
Light Industrial



Warehouse w/ roll up
door in each suite



Smaller Suites 20' wide
Larger Suites 30' wide



14,172 SF
12 contiguous suites
Sizes: 899 SF -1,421 SF



Finished front office
in each suite



120/480V 1PH
(3PH available)



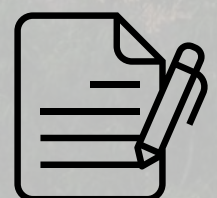
\$1.00 - \$1.25 PSF NNN



Common/shared
restrooms



Mountain views



2+ year minimum



Self, RV, Boat, Auto
Storage on-site

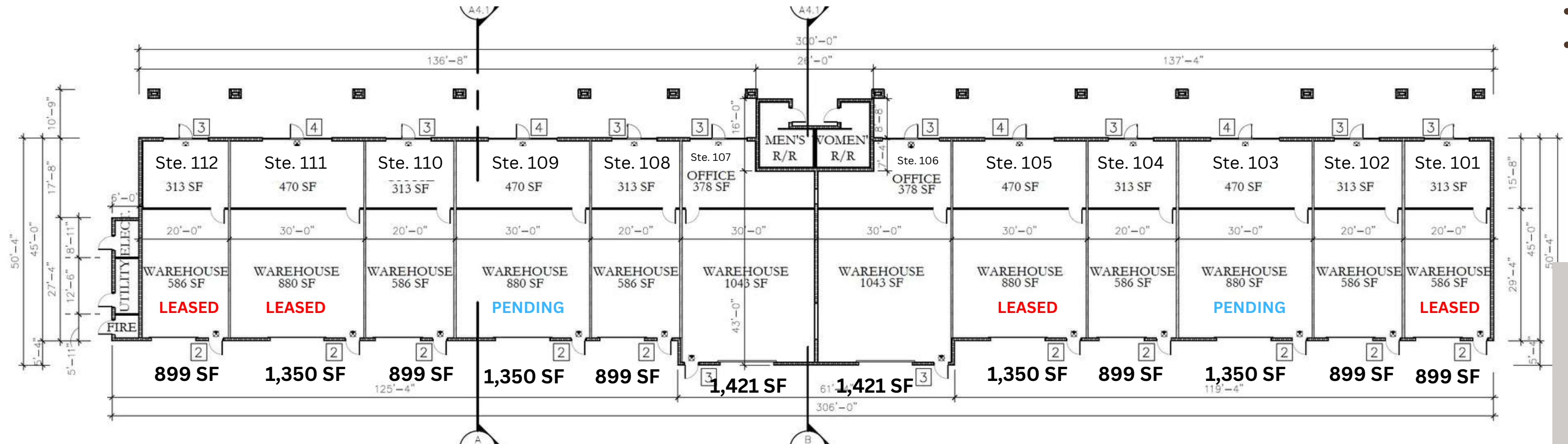


AERIAL VIDEO

SITE & SPACE PLAN



AERIAL VIDEO





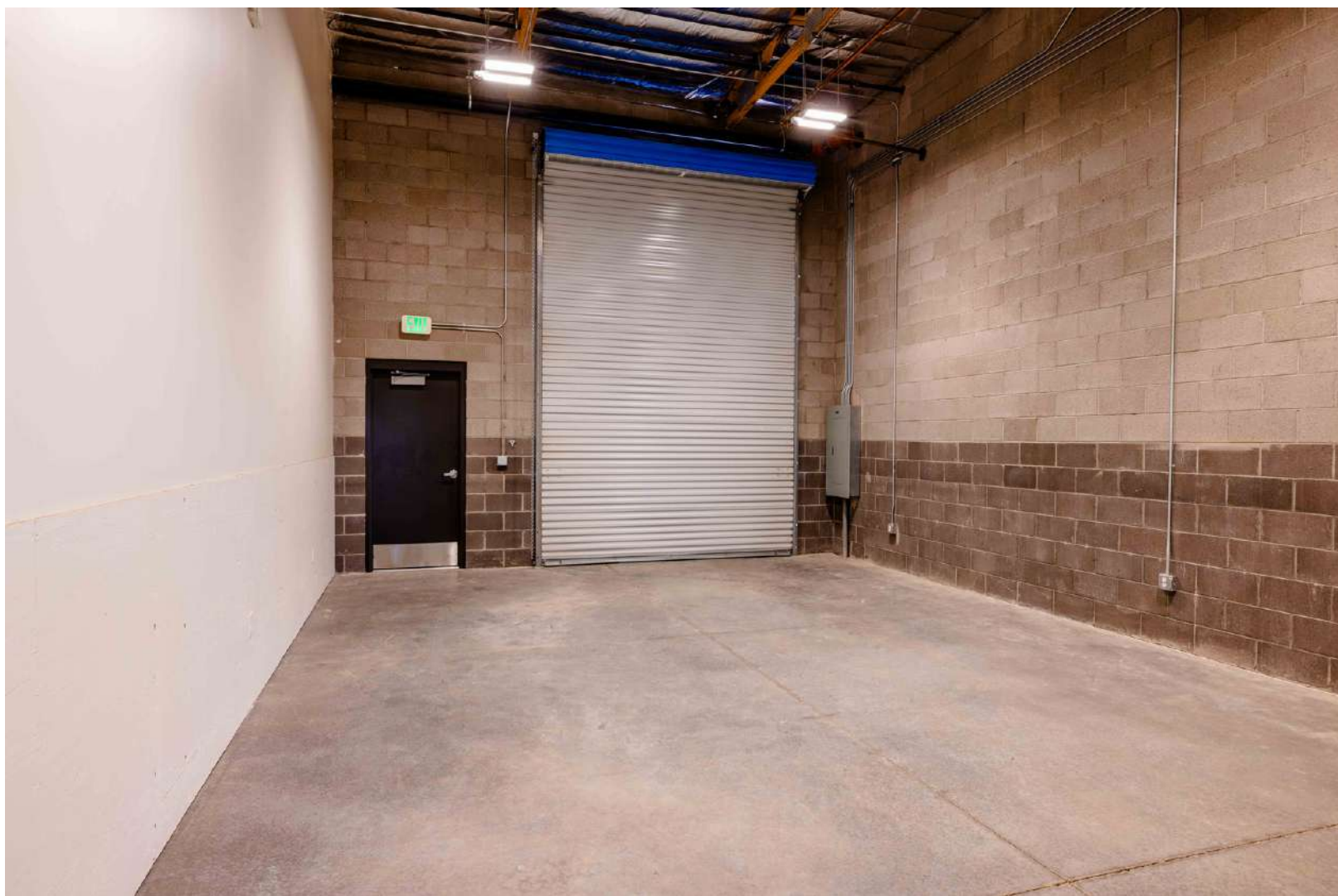
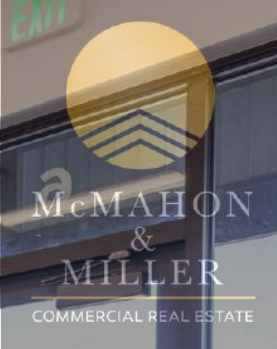
AVAILABLE SUITES (ANNUAL PSF RATE)

SUITE	OFFICE	WAREHOUSE	TOTAL	PSF	BASE RENT	NNN (EST MO)	TOTAL MONTH
SUITE 112							LEASED
SUITE 111							LEASED
SUITE 110	313	586	899	\$ 15.00	\$1,124	\$360	\$1,484
SUITE 109	470	880	1350	\$ 12.00	\$1,350	\$540	PENDING
SUITE 108	313	586	899	\$ 15.00	\$1,124	\$360	\$1,484
SUITE 107	378	1043	1421	\$ 12.00	\$1,421	\$569	\$1,990
SUITE 106	378	1043	1421	\$ 12.00	\$1,421	\$569	\$1,990
SUITE 105							LEASED
SUITE 104	313	586	899	\$ 15.00	\$1,124	\$360	\$1,484
SUITE 103	470	880	1350	\$ 12.00	\$1,350	\$540	PENDING
SUITE 102	313	586	899	\$ 15.00	\$1,124	\$360	\$1,484
SUITE 101							LEASED

M&M COMMERCIAL – FLEX SPACE

WATER, SEWER, TRASH INCLUDED IN CAM
3.5% RENTAL TAX ADDITIONAL

PHOTOS



Developing Commercial Corridor – Highway 89A, Cottonwood to Clarkdale, Arizona

The commercial corridor along Highway 89A between Cottonwood and Clarkdale is rapidly emerging as a key economic and business hub in Northern Arizona. Fueled by population growth, tourism, and increased investment, the area is experiencing a surge in commercial development that serves both locals and visitors.

Cottonwood: A Thriving Regional Center

- Population Growth: Cottonwood has seen consistent annual growth, with over 12,000 residents as of the latest data and a surrounding regional population exceeding 45,000.
- Economic Drivers: The city benefits from its proximity to Sedona and Jerome, attracting a mix of tourists and residents seeking dining, shopping, and entertainment options.
- Commercial Expansion: New mixed-use developments and revitalization projects have spurred growth. Recent additions include national retailers, boutique shops, and professional services.
- Tourism Impact: Over 1 million annual visitors to the Verde Valley support local wineries, adventure tourism, and shopping destinations.

Clarkdale: A Growing Gateway Community

- Population Growth: Clarkdale's population has grown to nearly 5,000, with projections indicating continued residential and commercial expansion.
- Commercial Focus: Recent growth has included boutique retail, small businesses, and tourist-focused enterprises. Plans for mixed-use developments promise to bring additional services and amenities.
- Tourism Influence: The town is a hub for outdoor recreation, attracting visitors with river rafting, hiking, and heritage sites, all of which support its growing commercial base.

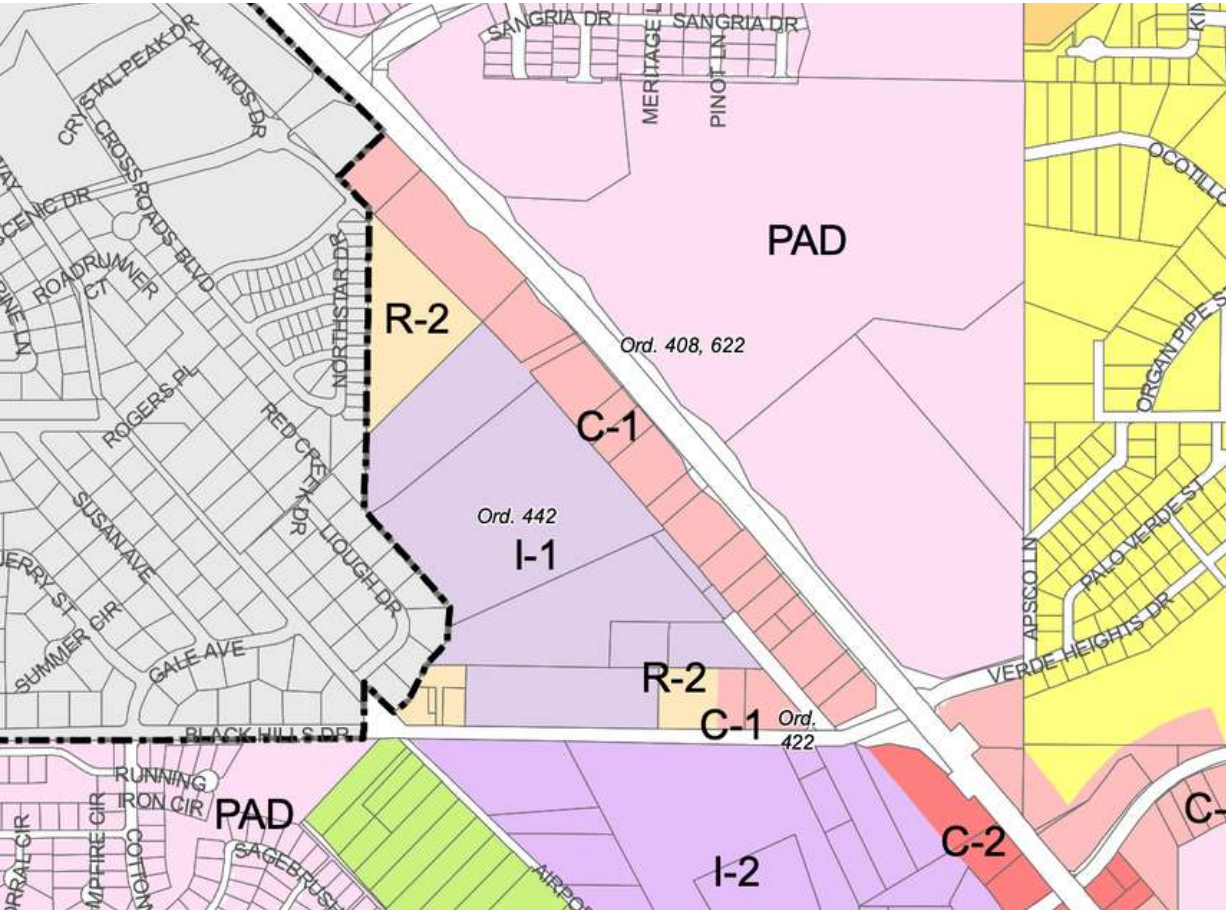
Highway 89A: A Vital Link

- Strategic Location: Positioned between Sedona and Prescott, the corridor captures regional and tourist traffic.
- Development Opportunities: Increasing demand for commercial space along the highway has led to new retail centers, professional offices, and service-oriented businesses.
- Infrastructure Upgrades: Recent improvements to roads, utilities, and public spaces make this corridor attractive for further investment.

I-1 Zoning

Permitted Use

- Manufacturing establishment within a completely enclosed building.
- Warehouses and storage facilities within a completely enclosed building.
- Retail sales which are incidental to a manufacturing activity.
- Governmental services, public utility offices and exchanges, excluding storage or repair services.
- Offices related to any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, real estate, lawyer, architects and engineer.
- Establishments whose principal function is basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
- Business and trade schools., Taxi stands, bus stops, public parking lots and garages., Gas Serve Stations. Outdoor sales of nursery stock. . New and used automobile, truck, mobile home, and agricultural equipment sales.
- Wholesales establishments. Lumber yards and building supplies. Automobile repair garages. Veterinary clinics and kennels. . Open storage in an enclosed, screened fenced area for boats and RV's.



COTTONWOOD, AZ

Economic Development Data

“OCCUPANCY RANGES FROM 94.4% FOR INDUSTRIAL UP TO 97.7% FOR RETAIL. THESE LEVELS ARE CONSIDERED MORE THAN FULLY OCCUPIED AND INDICATE THERE IS LIKELY PENT-UP DEMAND FOR ADDITIONAL SPACE (LACK OF MOVE-IN READY BUILDING SPACE CAN HINDER ECONOMIC DEVELOPMENT OPPORTUNITIES).”

-COTTONWOOD ECONOMIC DEVELOPMENT STRATEGIC PLAN FINAL MARCH 2024

Source: Arizona Office of Economic Opportunity - 2023



Commuting Characteristics

	Percent who Work in County of Residence	Travel Time to Work 30 or More Minutes	Average Travel Time to Work (minutes)
City of Cottonwood, AZ	95.6%	30.8%	18.8
Verde Village (CDP), AZ	91.1%	27.1%	22.1
Greater Cottonwood Region	93.2%	28.8%	20.6
Yavapai County, AZ	92.1%	30.3%	23.7
Arizona	94.4%	36.6%	25.5

Source: U.S. Census 2022 American Community Survey 5-Year Estimates

Resident Employment by Industry

	City of Cottonwood	Verde Village (CDP)	Greater Cottonwood Region	Yavapai County	Arizona
Civilian employed population 16 years +	5,074	5,979	11,053	94,954	3,281,189
Agriculture, forestry, fishing, hunting, & mining	0.0%	1.1%	0.6%	2.2%	1.3%
Construction	6.7%	9.7%	8.3%	10.2%	7.5%
Manufacturing	5.0%	4.1%	4.5%	5.6%	7.4%
Wholesale trade	2.5%	2.1%	2.3%	1.8%	2.2%
Retail trade	14.8%	8.8%	11.5%	12.8%	11.9%
Transportation and warehousing, and utilities	2.8%	2.9%	2.8%	4.0%	5.7%
Information	0.7%	0.6%	0.6%	1.5%	1.7%
Finance, insurance, real estate, rental/leasing	3.9%	3.1%	3.5%	5.2%	8.8%
Prof., sci, mgt., admin. & waste mgt.	10.5%	14.6%	12.7%	11.6%	12.5%
Education, health care & social assistance	19.9%	25.7%	23.1%	22.9%	21.9%
Arts, entertain., rec., accommodation & food	19.8%	17.2%	18.4%	11.2%	9.9%
Other services, except public administration	8.4%	4.8%	6.4%	6.1%	4.5%
Public administration	5.0%	5.5%	5.3%	4.9%	4.8%

Source: U.S. Census 2022 American Community Survey 5-Year Estimates

COTTONWOOD, AZ
ECONOMIC DEVELOPMENT DATA

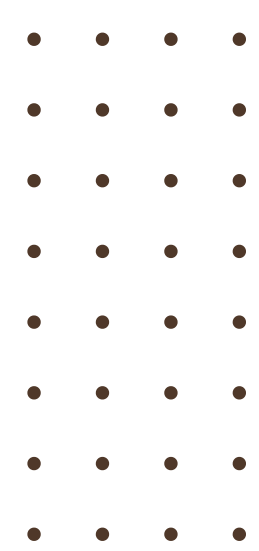
Jobs By Industry & Location Quotient									
Industry	City of Cottonwood		Verde Village (CDP)		Greater Cottonwood Region		Yavapai County		Arizona
	Jobs	L.Q.	Jobs	L.Q.	Jobs	L.Q.	Jobs	L.Q.	Jobs %
Business Services	190	0.23	20	0.52	210	0.24	3,720	0.46	296,100 11.0%
Construction	290	0.55	30	1.23	320	0.58	6,770	1.32	187,800 7.0%
Consumer Goods Manufacturing	90	0.92			90	0.88	1,700	1.78	34,910 1.3%
Consumer Services	850	1.05			850	1.00	8,040	1.01	289,470 10.7%
Education	560	0.89	140	4.79	700	1.06	6,620	1.07	225,290 8.3%
Finance, Insurance, & Real Estate (FIRE)	290	0.53	20	0.79	310	0.54	3,330	0.62	195,100 7.2%
Government, Social, & Advocacy Services	970	1.24	90	2.49	1,060	1.30	10,250	1.34	279,200 10.3%
Health Care	2,010	2.15	20	0.46	2,030	2.08	10,730	1.17	334,610 12.4%
High Tech Manufacturing & Development	20	0.07			20	0.06	660	0.22	109,020 4.0%
Hospitality, Tourism, & Recreation	270	0.86	5	0.34	275	0.84	4,840	1.58	111,900 4.1%
Media, Publishing, & Entertainment	70	1.13			70	1.08	1,090	1.80	22,160 0.8%
Metal & Transp-Related Manufacturing						0.00	590	0.67	32,070 1.2%
Non-Metallic Manufacturing	10	0.13			10	0.12	560	0.73	27,820 1.0%
Resource-Dependent Activities	180	1.43			180	1.36	1,100	0.89	45,180 1.7%
Retail	1,530	1.77	20	0.50	1,550	1.71	10,010	1.18	309,730 11.5%
Telecommunications	50	0.69			50	0.66	470	0.66	26,040 1.0%
Transportation & Distribution	170	0.35	7	0.31	177	0.35	3,470	0.73	172,770 6.4%
	7,540		350		7,890		73,950		2,699,150

Source: 2019-2022 MAG Employer Database, employers with 5 or more employees.

Commercial Real Estate Factors								
Asking Lease Rates			Rent Growth			Vacancy		
Office	Industrial	Retail	Office	Industrial	Retail	Office	Industrial	Retail
\$22.52	\$10.99	\$16.45	2.4%	1.8%	2.6%	18,000	21,100	35,500
Inventory			12- Mo Absorption			Under Construction		
Office	Industrial	Retail	Office	Industrial	Retail	Office	Industrial	Retail
448,850	375,250	1,541,500	1,800	(1,700)	(13,400)	0	0	0

Source: CoStar

Summary of Economic Conditions		
	Greater Cottonwood Region	Competitive Advantage (+) Disadvantage (-)
Demographics		
Median Age (years)	49.4	-
Percent of Worker Age Population	32.5%	+
Home Ownership (%)	62.5%	neutral
Diversity (Non-White %)	19.0%	+
Median Income	\$52,361	-
Growth Prospects (Avg. Ann. % through 2030)	1.2%	-
Workforce/Talent		
Educational Attainment (Assoc. or higher)	31.2%	-
College/Grad School Enrollment (age 18-24)	19.9%	-
Access to Higher Education	Yavapai College/NAU	+
Industry Mix	Diverse	+
Occupational Mix	Diverse	+
Occupational Wages	Competitive	+
Labor Force Growth	-0.4%	-
Labor Force Participation	54.7%	-
Unemployment	2.2%	+
Local Economy		
Industry Mix of Jobs	Limited Mix	-
Worker Earnings (% \$40,000 or More)	38.4%	-
Worker Education (% Bach. or Higher)	14.7%	-
Historical Job Growth (2009-2021)	-0.3%	-
Geography & Real Estate		
Location/Access to Markets	Hwys/Rail	+
Availability of Sites/Space	Limited	-
Vacant Office Space	18,000 SF	-
Office Space Under Construction (SF)	0 SF	-
Vacant Industrial Space (SF)	21,100 SF	-
Industrial Space Under Construction (SF)	0 SF	-
Vacant Retail Space (SF)	35,500 SF	+
Retail Space Under Construction (SF)	0 SF	-
Vacancy Rate (Office/Industrial/Retail)	4% / 5.6% / 2.3%	+
Lease Rates (Office/Industrial/Retail)	\$22.52 / \$10.99 / \$16.45	+
Construction Cost Index (U.S. = 100)	88.9	+
Livability		
Commuting (% 30 or More Minutes)	28.8%	+
Crime Rate per 1,000 Residents (Violent/Property)	3.39 / 20.41	-
Natural Environment	Scenic	+
Recreation Opportunities	High	+
5-Year Single Family Home Price Increase	56.3%	-
Graduation Rate	82.9%	+
College Readiness Index (U.S. Median = 20.17)	10.6	-
Population Turnover (% Moved in Last Year)	16.3%	+



Contact Information

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