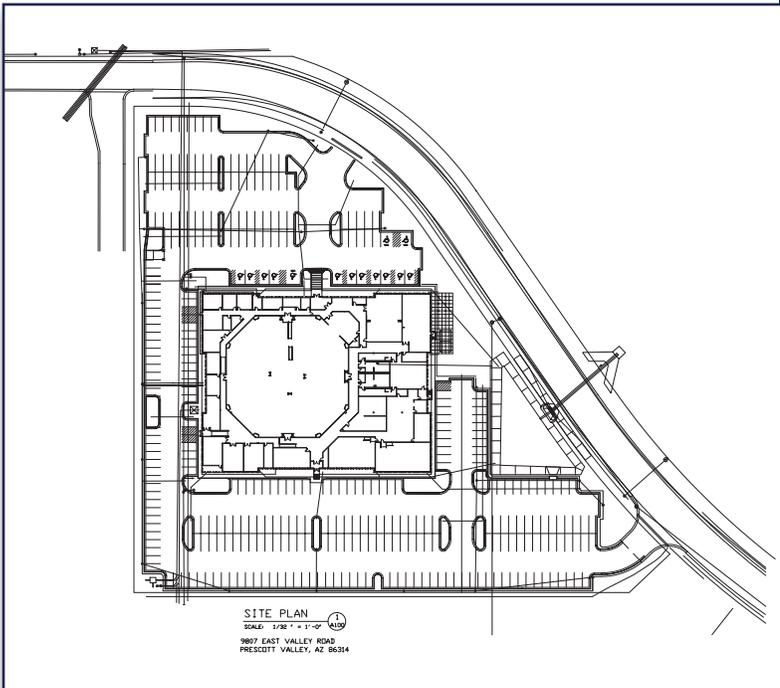


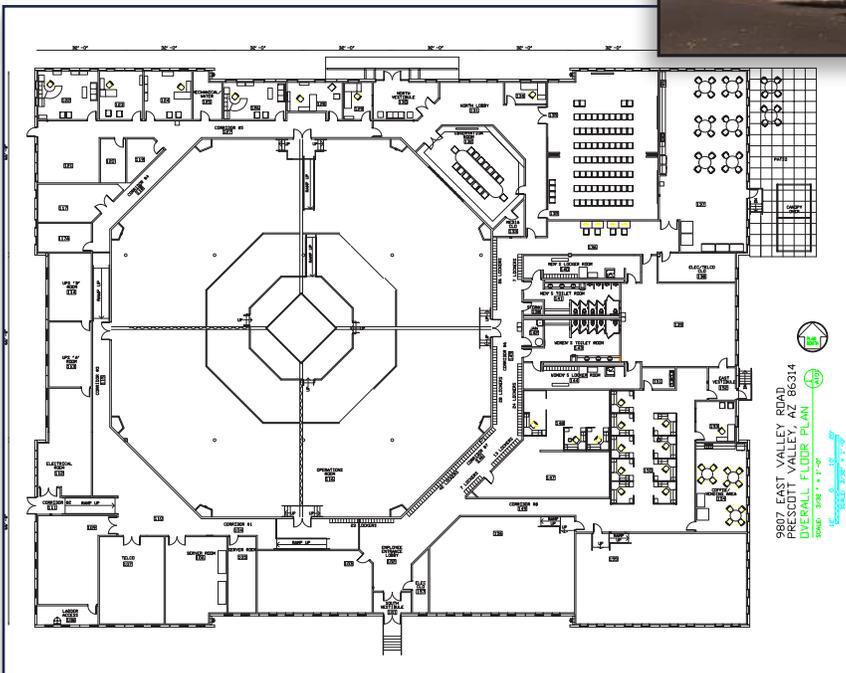
ONE-OF-A-KIND HIGH SECURITY, HIGH TECH BUILDING FOR LEASE OR SALE.

9807 E. VALLEY RD.
PRESCOTT VALLEY, AZ

Occupied for last 14 years by Lockheed Martin and Leidos operating 1 of 3 Flight Service Hubs in contiguous United States. Under contract by FAA.



SITE PLAN
SCALE: 1/8" = 1'-0"
9807 EAST VALLEY ROAD
PRESCOTT VALLEY, AZ 86314



9807 EAST VALLEY ROAD
PRESCOTT VALLEY, AZ 86314
OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"
RUTH RUTHERFORD INVESTMENTS, INC.

50,000 SF single story with 30'+ ceiling or
100,000 SF two story

Security and redundancy are high priorities. Multiple electrical, communication, data, and life safety systems. This is a mission critical, cannot fail, facility.

Currently utilized as single story with ceiling heights up to 24'.

AVAILABLE NOV. 1, 2019

Other properties and build-to-suit opportunities may be available.

**CONTACT STEVE RUTHERFORD
AT RUTHERFORD INVESTMENTS**

928-713-6760

Steve@RutherfordInvestmentsInc.com



THE FASTEST GROWING COUNTY IN ARIZONA!



ABOUT THE QUAD CITIES AREA

The rural communities known as the Quad Cities that reside a hour and half north of Phoenix are Northern Arizona's fastest growing cities and towns. Prescott, Prescott Valley, Chino Valley and Dewey-Humboldt are all unique in their own ways, but comprise of citizens who are professionals, students, retirees and families who are all proud to be a part of Yavapai County.

Prescott is the oldest city of all of them, established in 1864. Prescott Valley is the fastest growing community in Yavapai County and, as a fairly new town, its tax base and business opportunities continue to grow every day.

THINGS TO DO

With mild four seasons and what many describe as a perfect climate, the area offers year-round recreation and entertainment to its residents and visitors alike. From public golf courses, to three lakes and miles of forested hiking trails, there is much to do and see in the area. A 5,000-seat special events center, known as the Prescott Valley Event Center, opened in 2006 and is home to Northern Arizona Suns, the NBA affiliate team to the Phoenix Suns, and hosts myriad concerts and community events. Performers such as Stevie Nicks, Willie Nelson, Alan Jackson, Chicago, James Taylor and many others have performed there.



EDUCATION AND HEALTH CARE

In Yavapai County, there are 106 public schools, which includes charter schools. Higher education also is available to residents. Yavapai College operates several campuses throughout the region and NAU/Prescott Valley offers accelerated degree programs at its campus adjacent to Town Hall. Prescott College and Embry Riddle Aeronautical University also provide higher education opportunities in the area.

Yavapai Regional Medical Center is the region's largest employer and almost 600 of those employees work at YRMC-East in central Prescott Valley. YRMC operates two campuses in the region including the Family Birthing Center, BreastCare Center and the James Heart Center.

Mountain Valley Regional Rehabilitation Hospital is another major health care employer in the community. It provides specialized rehabilitative care for its patients who hail from all over northern Arizona.

DOING BUSINESS IN OUR COMMUNITIES

The Quad Cities welcomes all new businesses and wherever you choose, each community ensures that conducting business is as simple as possible. Whether it's an entrepreneur starting his or her first business or a Fortune 500 company, town employees will work hard to give businesses every chance for success. Potential clients will be treated with respect and courtesy and the development process will proceed as smoothly as possible.

