



KellyandCall.com

1881 E. HUNTINGTON DRIVE, FLAGSTAFF | ARIZONA

Office Building and Warehouse

Proximity to Major Transportation Routes 1-40, Route 66, and Butler Ave.



For Sale:
\$1,950,000

CONTACT:

Rob Gerlak
Principal
Phone: 928 440 5450
Rob@KellyandCall.com

Kevin B. Call, CPA
Designated Broker
Principal
Phone: 928 440 5450
Kevin@KellyandCall.com



1881 E. Huntington Drive

This property totals 10,297 SF consisting of a 2,245 square foot masonry office building and attached 8,052 square foot steel fabricated warehouse. The fully fenced property has great visibility off Huntington Dr., adequate parking and truck access turn around.

The office is well designed for comfort and client presentation with tongue and groove wood ceiling, faux stone wood and wall panels, built in cabinetry, and a woodstove.

Spacious warehouse has two roll up doors. One is accessed with a ramp that has electrical heat to prevent ice buildup in the winter. The other has a truck well for trucks to back up and unload directly into the warehouse. There is an internal office space in the warehouse with an upstairs mezzanine.

The property's central location and easy access to surrounding main travel corridors of I-40, Route 66, and Butler Avenue make it an ideal investment for any light industrial purpose.





Property Features

Building Size	2,245 SF office 8,052 SF warehouse
Land Parcel	.69 acres
Zoning	Light Industrial
Assessor Parcel	#106-01-008E
Age	Built 1964
Financing	The owner is open to providing carryback financing



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, Arizona 86001

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Office and warehouse combination with frontage on Huntington Drive and easy access to major transportation corridors of Interstate 40, Route 66, and Butler Avenue.

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