



700 E BUTLER AVE, FLAGSTAFF | ARIZONA

Large Commercial Office, Warehouse, and Yard Space

This commercial space is located on one of the main traffic and retail corridors in the Flagstaff market. With great visibility and close to an Interstate 40 exit, this 1-acre property contains a 8,441 SF building and covered parking. The main office space has 6+ offices, 2 bathrooms, a break/conference room, and a showroom. The warehouse space provides an additional bathroom and 3 bay doors, one 10' and two 14'. Both insulated and heated, this is a very functional space that can accommodate a variety of uses.

Lease
\$20,000
/month
NNN

Contact:

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com

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

Becki Whitehead
Agent
928 440 5450
Becki@KellyandCall.com

 **KELLY & CALL**
COMMERCIAL
Real Estate and Business Brokerage

700 E BUTLER AVE, FLAGSTAFF | ARIZONA

Location Details

- Ground level warehouse access
- Direct access on the west side of the parcel
- Shared access on the east side of the parcel
- Ample space for truck and trailer ingress/egress
- Quick access to I-40
- Heated warehouse
- Covered parking
- Large bay doors
- 6+ office spaces





Specifications for Space

- Central location with great visibility
- Convenient access to I 40
- Insulated and heated warehouse
- Property Area: 1 Acre
- Building Area: 8,441 SF
- Base rent: \$20,000 monthly
- NNN estimate: \$710 monthly