



1802 W. KAIBAB LANE, FLAGSTAFF | ARIZONA

Office and Warehouse with Pull Through Access

This is a rare opportunity to lease a prime office/warehouse building located in West Flagstaff, just off of Route 66. Built in 1984, the property sits on a 1.2-acre parcel and offers a total of 10,400 square feet, including 1,000 square feet of office space and a mezzanine above part of the office area. Surrounded by the stunning natural beauty of Northern Arizona and nestled among the world's largest Ponderosa Pine forests, this property presents one of the few available light-industrial-zoned office/warehouse spaces in the area.

Lease
\$21.00
PSF/yr.
NNN

Contact:

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

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com

Becki Whitehead
Agent
928 440 5450
Becki@KellyandCall.com

David Thomas, CCIM
Agent
928 440 5450
Dave@KellyandCall.com



Location Details

- Conveniently located off of Route 66
- Partially fenced yard for security
- Multiple lot access points
- Property is located on a county island
- Paved employee/customer parking





Building Details

- Clear height 16'
- Two 20' ramped doors on opposite ends of the warehouse providing easy drive through access to the interior of the warehouse
- Two 16' roll up truck well doors
- Offices are heated and air conditioned
- Warehouse is insulated and heated via natural gas
- Skylights in warehouse provide natural lighting