



2548 S. Flagstaff Ranch Road | Flagstaff, AZ

Brand New Industrial Warehouse and Office

This brand new light industrial development offers flexible warehouse suites from 2,350 to 21,550 square feet with optional office build-outs, conveniently located near I-40 and I-17. Available July 2026, the property features modern construction, competitive lease rates, and versatile configurations to suit a wide range of business operations.



Kelly & Call Commercial
1150 N. San Francisco Street
Flagstaff, AZ 86001
Phone: 928 440 5450

Lease:
\$18-\$19
/SF
NNN

Contact:

BECKI WHITEHEAD
Agent
Phone: 928 440 5450
Becki@KellyandCall.com

This light industrial property offers flexible warehouse suites ranging from 2,350 to 21,550 square feet, with optional office build-outs available. The development is ideally suited for small businesses, light industrial users, contractors, storage operations, distribution companies, and growing enterprises.

- Septic system installed
- 200-amp, 3-phase power
- 14' x 14' drive-in garage doors
- On-site parking
- Lease term: 3–5 years preferred
- Utilities: Tenant responsible for utilities and internet service

Property Highlights

- Brand new construction — available July 2026
- Convenient access to I-40 and I-17
- Light industrial zoning
- Flexible bay configurations available
- Warehouse and office space options
- 18-foot clear ceiling height
- HVAC throughout

Available Suites

Multiple bays are available with flexible and negotiable configurations to accommodate a range of space requirements.

- Minimum warehouse suite (no office): 2,350 SF
- Minimum warehouse suite with office: 2,900 SF (office component approximately 570 SF)
- Maximum available: 21,550 SF

Lease Rates

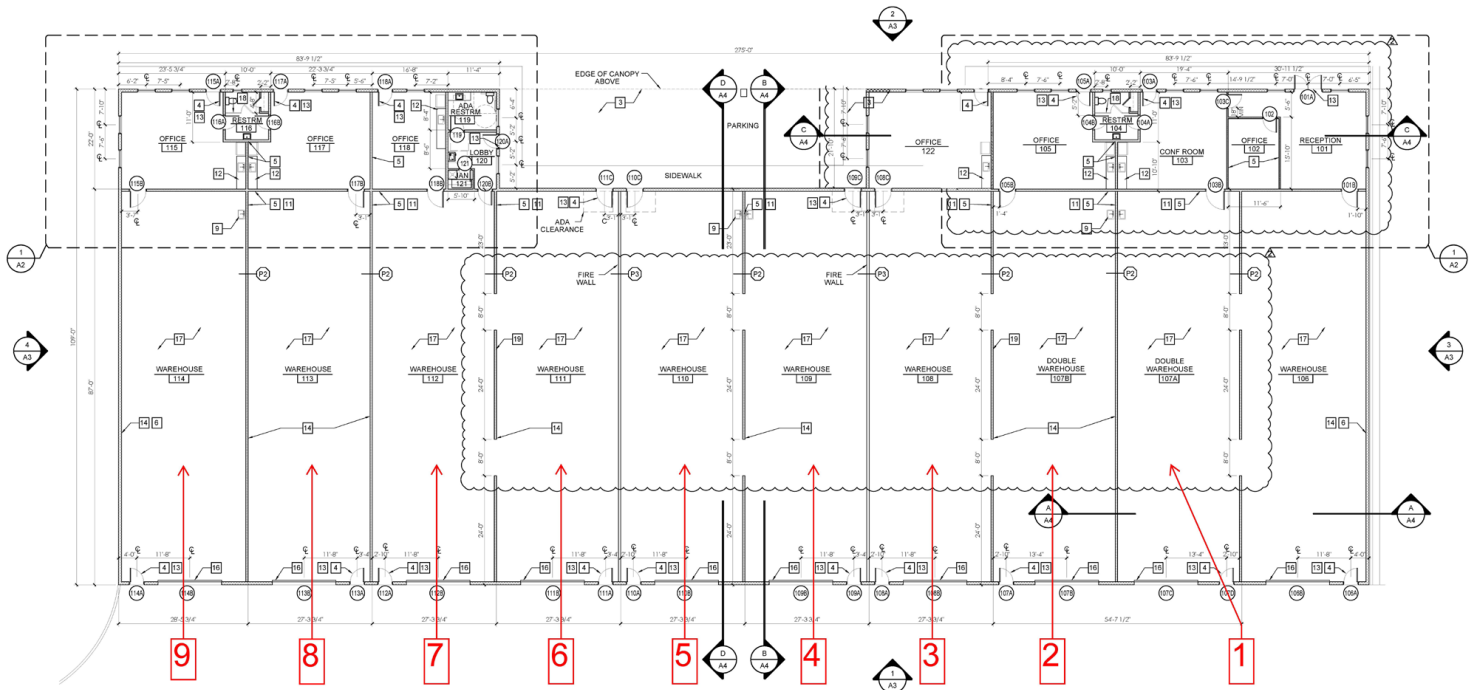
Suite Type	Base Rate	NNN
Warehouse Only	\$18/SF/YR	\$3/SF/YR
Warehouse and Office	\$19/SF/YR	\$3/SF/YR



Property Overview



Subject Property



Contact Us:

Kevin B. Call, CPA

Designated Broker

Principal

Phone: 928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

Phone: 928 440 5450

Rob@KellyandCall.com

Becki Whitehead

Agent

Phone: 928 440 5450

Becki@KellyandCall.com

