



4315 E. HUNTINGTON DR., FLAGSTAFF | ARIZONA

Rare Light Industrial Property for Lease

This exceptional light industrial property offers a rare combination of strategic location, flexible build-to-suit options, and superior accessibility. The property features up to 10,000 SF of customizable warehouse/office space, and direct I-40 access, making it ideal for businesses requiring both operational flexibility and logistical efficiency.



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

For Lease:
Build to Suit
Warehouse/
Office

Contact:

Becki Whitehead
Agent
928 440 5450
Becki@KellyandCall.com

Property Overview

This property offers a flexible owner ready to deliver a build-to-suit warehouse/office of up to 10,000 SF. Strategically located with excellent I-40 access and ample room for semi-truck loading and unloading, it's designed to meet the needs of modern industrial operations.

With an owner who operates his own business next door and is committed to flexibility, you can create a space tailored exactly to your requirements. You won't find a better combination of location, accessibility, and adaptability for your light industrial business in Flagstaff.

Build-to-Suit Warehouse / Office

- Up to 10,000 SF available
- Long-term NNN lease at \$18.50/SF annually
- Includes 1 acre of fenced yard space
- Custom design to meet your operational needs

Highlights

- Excellent Flagstaff location with easy access to I-40
- Flexible design options for warehouse, office, or combined use
- Owner is ready to accommodate your business needs





Market Summary Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan area population of 144,472.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.

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

