



1850 E Butler Ave

Flagstaff, AZ | 86001

PROPERTY
FOR LEASE

\$19.75/SF
YEARLY

NNN

BUTLER AVE



KELLY & CALL
COMMERCIAL

Real Estate and Business Brokerage

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1

Overview

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Overview

Located just off Interstate 40, near the Butler Ave exit, this 2.66-acre, light-industrial-zoned property lies along the main travel corridor in the heart of Flagstaff. It includes approximately 34,573 SF of office and warehouse space, large, covered loading docks, ample yard space, and an exclusive rail spur. The yard is ideal for truck/trailer or material storage, while the rail spur provides seamless connections across the United States. Two rooms are currently refrigerated with modifications available.

Originally developed in 1981, the site has been utilized as a beverage distribution center for over 15 years. The commercial space will be available upon agreement with the existing tenant and landlord.



BUILDING SIZE

±34,573 SF



LOT SIZE

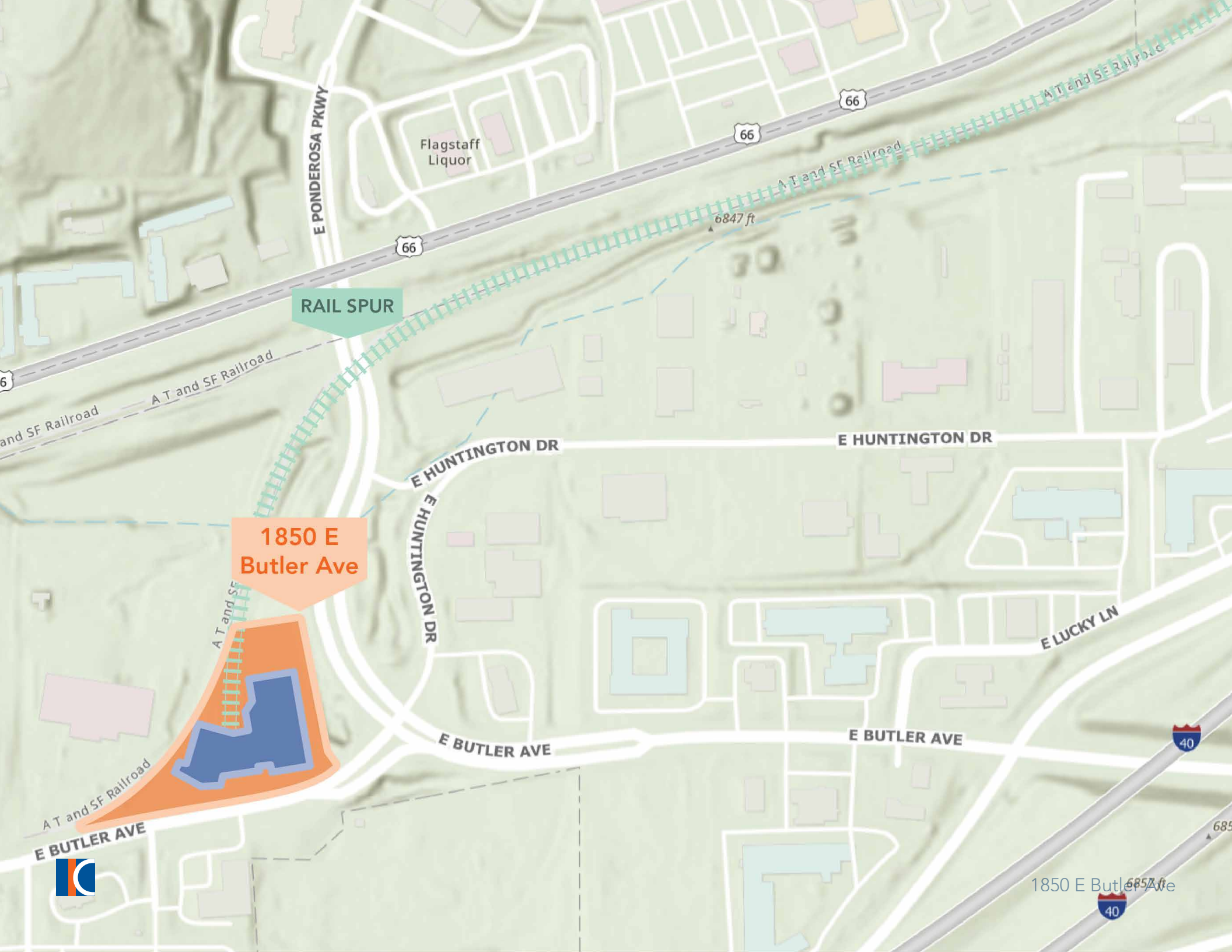
2.66 ACRES



ZONING

LIGHT INDUSTRIAL

1850 E Butler Ave



RAIL SPUR

1850 E
Butler Ave



2 Investment Highlights

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INVESTMENT HIGHLIGHTS



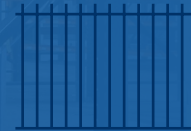
EXCLUSIVE RAIL SPUR

Served by BNSF Railway, the largest freight railroad in the U.S., with 33,400 miles of track spanning 28 states and three transcontinental routes.



PRIME ACCESSIBILITY

Located off I-40, with full interchange access just ½ mile east of the property.



EXPANSIVE FENCED YARD

Large fenced yard with concrete/paved parking, loading docks, and a storage yard.

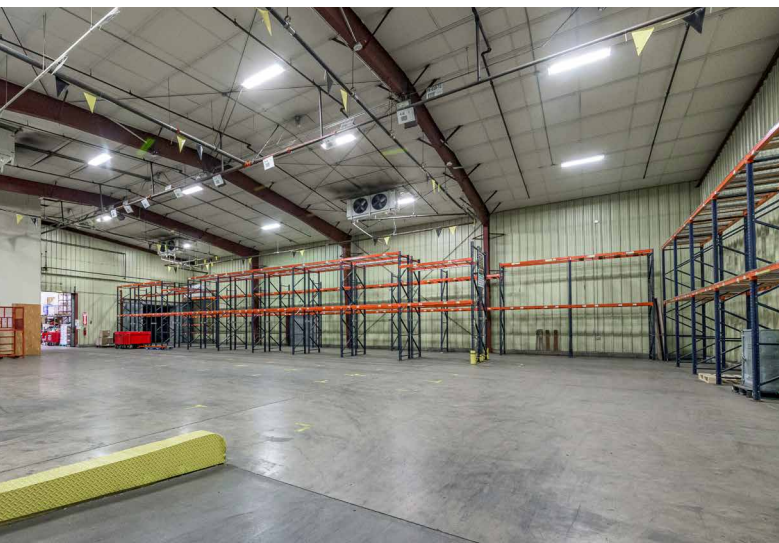


PLENTIFUL OFFICE SPACE

±2,500 SF office space buildout with a large break room.



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