



3748 N. EAGLE MOUNTAIN DR., FLAGSTAFF | AZ

Excellent Warehouse for Lease

This 5,950 SF warehouse on a .56-acre lot has been fully leased since 2012. This location has never been vacant. The current lease ends December 31, 2025, and the property will be available January 1, 2026. NNN expenses are estimated at \$3.50/SF (property taxes, insurance, and management fee). Tenant is responsible for maintaining the building exterior (snow removal and landscaping).

Warehouse features:

- *High ceilings (17'6" min with 28' max in middle of building)*
- *Clean space*
- *Two roll-up doors and a main door*
- *Bathroom facilities*
- *All metal/block building with insulation throughout*
- *Metal roof*
- *Heated by multiple natural gas ceiling heaters*
- *Fire sprinklers inside warehouse*
- *Warehouse built in 1999*

Lease
\$18.50/
SF
NNN

Contact:

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3748 N. EAGLE MOUNTAIN DR., FLAGSTAFF | ARIZONA



Specifications:

Zoning: Light Industrial

Assessor Parcel: #113-26-012

Lot size: .56 acres, 24,393 SF

Warehouse size: 5,928 SF

Access/configuration: Paved city street with easy access off Industrial Drive to Eagle Mountain Drive.

Parking: Concrete parking and curbing with excellent parking spaces and extra on street parking

Property taxes: \$8,862.46 (2021)

Electric: Arizona Public Service

Natural gas: Unisource Energy

Water/sewer: City of Flagstaff

Telecom: (Fiber) multiple vendors

Trash: Multiple vendors available



Contact Us:

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