

3170 N. CADEN COURT | FLAGSTAFF, ARIZONA

New Live/Work and Warehouse Development

This brand-new five-unit development offers three units with attached residential apartments and two standalone warehouse units for lease on a .663-acre site with 24 parking spaces. Anticipated for completion December 2026, the property gives tenants the opportunity to operate a business and live on-site, or to lease standalone warehouse space with drive-in access.

Lease:
$1,750-
$3,500
/month
+
NNN

Contact:

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KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

Kelly & Call Commercial
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Property Overview

- 5 total units on .663 acres
- 24 total parking spaces
- 5,926 total square footage
- New construction – anticipated availability December 2026

Live/Work Units (3 available)

Each unit includes:

- First floor: ±900 sq ft office/work area, ±500 sq ft garage area, and one 12’ x 12’ roll-up door
- Second floor: ±900 sq ft 2 bed/2 bath apartment with a ±500 sq ft bonus room, heat pump/AC, washer/dryer, full kitchen with all appliances, and living/dining area

Lease Rate:

- Work area: $2,000/month ($19/sq ft)
- Residential: $3,500/month (NNN included)
- Combined rate: $5,250/month plus NNN (estimated $950), for an estimated all-in total of $6,200/month

Utilities

- Each unit has a separate natural gas meter
- All units share one water meter: Live/work units: 30% of the monthly water/sewer bill per unit
- Live/work units each have a separate APS meter









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Property Overview

Warehouse Units (2 available)

- 1,088 sq ft per unit
- One 10’ x 12’ roll-up door per unit
- Bathroom included

Lease Rate:
$1,750/month plus NNN estimate, for an estimated all-in total of $2,500/month

Utilities

- Each unit has a separate natural gas meter
- All units share one water meter: Warehouse units: 5% of the monthly water/sewer bill per unit
- Warehouse units share one APS meter





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NNN Estimates	Full Property 100%	Live/Work 21%	Warehouse 18%
Property Taxes	$12,500	$2,625	$2,250
Insurance	$12,500	$2,625	$2,250
Property Management	$16,560	$3,478	$2,981
Dumpster	$2,700	$567	$486
Water/Sewer	$4,800	$1,440	$240
Alarm Monitoring	$600	$126	$108
Snow Removal/Landscaping	$3,600	$756	$648
Annual Total	$53,260	$11,617	$8,963
Monthly Estimate	$4,438	$968	$747
$/SF/Year		**$9.29**	**$8.24**





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