



5400 N. DODGE AVENUE, FLAGSTAFF | ARIZONA

Prime Light Industrial Lease Opportunity

This exceptional 6,853 square foot light industrial property in Flagstaff's primary commercial zone offers dual buildings on a fenced 0.70-acre lot with excellent visibility and accessibility. The facility features warehouse space, offices, and customer areas, complemented by a secured storage yard with containers and racking systems. Currently undergoing renovations to ensure optimal operational readiness, this turnkey opportunity is ideally positioned for long-term business success.

Lease
\$22/SF
Modified
Gross

Contact:

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Property Overview

Located in Flagstaff's primary commercial zone, this .7 acre commercial property offers exceptional visibility, a fenced yard, and easy accessibility—making it an ideal setting for long-term business success. The site features two buildings, totaling approximately 6,853 SF, both in excellent condition with roll-up door access.

The main building includes a large warehouse space, offices, employee and customer restrooms, and expansive reception/customer waiting areas. The building is currently undergoing renovations to refresh the space and ensure it is fully operational and ready to support your business operations.



The fenced yard includes two large storage containers and racking for inventory storage. Under the lease terms, the tenant will be responsible for reimbursing the landlord for landscaping and snow removal services, both of which will be managed and coordinated by the landlord.

Key Features

- Large graveled and fenced storage yard
- Security system to monitor building exterior and yard
- High-traffic location with excellent existing lighted signage
- Roll-up door access for both buildings
- Comprehensive office and customer service areas
- Employee and customer restroom facilities
- On-site storage containers and inventory racking systems





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