



4860 N KEN MOREY DR 1&2, BELLEMONT | ARIZONA

## Strategic Bellemont Warehouses: Income & Opportunity

This 1.48-acre commercial property in Bellemont offers an exceptional investment opportunity with two well-maintained warehouse buildings totaling 17,700 SF. Conveniently located just off Interstate 40, the site features a recently renovated 10,140 SF warehouse with office space. The second 7,560 SF warehouse is partially leased to long-term tenants, providing immediate income. This property is ideal for an owner/user seeking a strategic operational base with an income-generating asset.

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**For Sale:**  
**\$3,400,000**  
**1.48 acres**  
**17,700 SF**

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## Property Overview

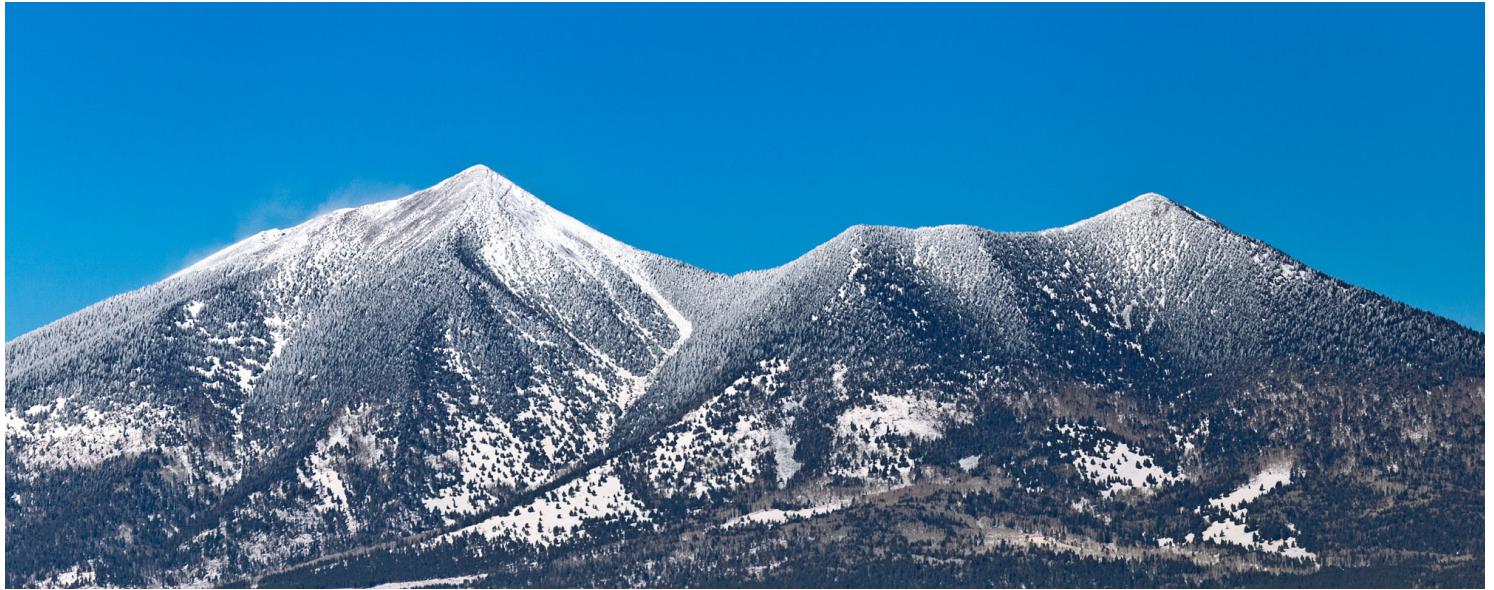
This expansive 1.48-acre commercial parcel presents an outstanding investment opportunity with exceptional freeway access just off Interstate 40, the primary east-west travel corridor in Northern Arizona. The property features two substantial steel-framed buildings and generous paved parking areas.

Building 1 offers 10,140 square feet of newly renovated office and warehouse space on the north side of the property. This facility includes office spaces at both ends and a centrally located warehouse that is fully insulated and heated. The warehouse includes two 16-foot roll-up doors, impressive clear heights of 18 feet at the eaves and 26 feet at the center, and robust 3-phase, 1,600-amp electrical service. A recent \$280,000 renovation significantly enhances its appeal, and with Industrial Light (M-1) zoning, this versatile space is suitable for a variety of operations including manufacturing, distribution, assembly, and fulfillment.

Building 2 encompasses 7,560 square feet and is currently divided into three separate units. The western two units are secured by long-term leases expiring in 2027 and 2028, providing immediate rental income. The third space is owner occupied. This setup is ideal for an owner/user looking to establish their operations while benefiting from existing income. An adjacent parcel is also available for lease, offering optional additional yard or parking space as needed. This combined offering provides a strategic and flexible asset in a prime commercial location.



Building 2 Tenant	Square Feet	Rent/SF	Yearly Rent	Lease Term	Property Use	Additional Information
Publishing Company	5,040	\$10.68	\$53,827.20	1/1/2024 - 12/31/2028	Storage	Modified Gross Lease. Lessee pays for natural gas, electricity, internet and trash service.
Environmental Company	1,680	\$15.60	\$26,208.00	6/1/2024 - 5/31/2027	Storage	Modified Gross Lease. Lessee pays for natural gas, electricity, internet and trash service.
Owner Occupied	840	N/A	N/A	Vacated upon closing	Storage	



## Market Summary Bellemont, Arizona

Bellemont, Arizona, presents a compelling commercial real estate opportunity in Northern Arizona.

Strategically located along Interstate 40 at Exit 185, just 12 miles west of Flagstaff, it offers unparalleled connectivity as a vital East-West artery and a direct gateway to major tourism destinations, including the Grand Canyon via US 180. This prime position is further enhanced by a direct BNSF Railway junction within Camp Navajo, where Coconino County is actively developing a 3,000-acre industrial park. This initiative specifically targets logistics, construction materials, and forest products, leveraging exceptional rail and road access for efficient multimodal transport.

The local demographic profile reveals a highly educated workforce, with 58% holding Bachelor's or post-graduate degrees, and above-average household incomes, indicating robust local purchasing power and a stable labor pool. Arizona's

consistently ranked business-friendly climate, characterized by affordable operating costs and streamlined regulations, creates a nurturing environment for new and relocating enterprises.

Significant public investment in I-40 infrastructure improvements, including a Design Concept Report update for the interchange, and the proactive development of the Camp Navajo industrial park, underscore a strong commitment to long-term economic growth. Existing businesses like Pilot Travel Center, IML Containers, and the new Restoration Forest Products sawmill further validate the area's commercial viability. Bellemont offers a unique blend of strategic location, burgeoning industrial potential, and a supportive economic ecosystem, making it an opportune market for forward-thinking commercial ventures seeking a competitive edge in the Southwest.

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