

2548 S. Flagstaff Ranch Road | Flagstaff, AZ

Brand New Industrial Warehouse and Office

This brand new light industrial development offers flexible warehouse suites from 2,350 to 21,550 square feet with optional office build-outs, conveniently located near I-40 and I-17. Available July 2026, the property features modern construction, competitive lease rates, and versatile configurations to suit a wide range of business operations.

Lease:
$18-$19
/SF
NNN

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KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

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This light industrial property offers flexible warehouse suites ranging from 2,350 to 21,550 square feet, with optional office build-outs available. The development is ideally suited for small businesses, light industrial users, contractors, storage operations, distribution companies, and growing enterprises.

Property Highlights

- Brand new construction — available July 2026
- Convenient access to I-40 and I-17
- Light industrial zoning
- Flexible bay configurations available
- Warehouse and office space options
- 18-foot clear ceiling height
- Septic system installed
- 200-amp, 3-phase power
- 14’ x 14’ drive-in garage doors
- On-site parking
- Lease term: 3–5 years preferred
- Utilities: Tenant responsible for utilities and internet service

Available Suites

Multiple bays are available with flexible and negotiable configurations to accommodate a range of space requirements.

- Minimum warehouse suite without office: 2,350 SF
- Minimum warehouse suite with office: 2,900 SF (office component approximately 570 SF)
- Maximum available: 21,550 SF

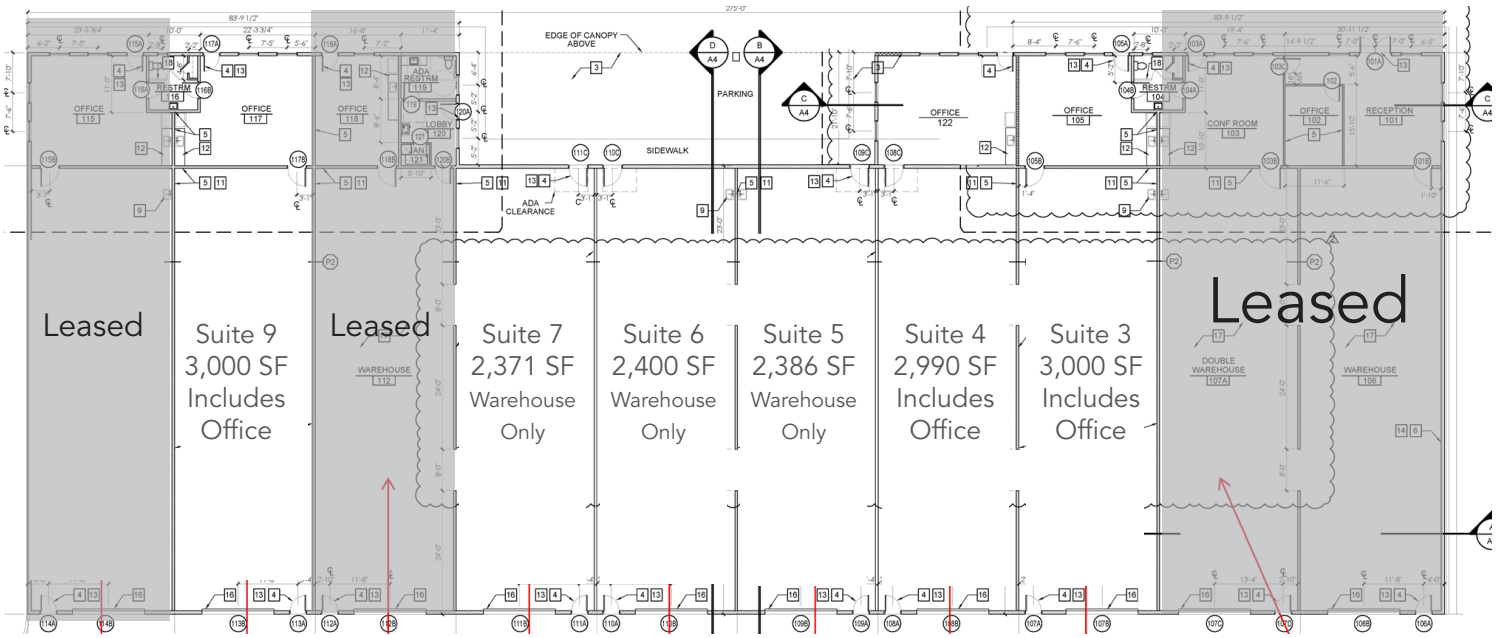
Lease Rates

Suite Type	Base Rate	NNN
Warehouse Only	$18/SF/YR	$3/SF/YR
Warehouse and Office	$19/SF/YR	$3/SF/YR



Property Overview





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