



Subject Property

2720 E. LAKIN DR., FLAGSTAFF | ARIZONA

Excellent Warehouse Space for Lease Immediately

The available space has ± 350 square feet of office/bath-room space with mezzanine above, with the remaining $\pm 3,650$ square feet as open warehouse for a total of $\pm 4,000$ square feet and is available immediately. Minimum five year lease required. Excellent opportunity as rent is below the market rate.

Zoning for this property is Community Commercial (CC). The CC zone allows for a wide variety of commercial uses. The property has good asphalt and/or concrete parking on the full east side of the parcel.



Kelly & Call Commercial
1600 W. University Ave. Suite 218
Flagstaff, Arizona 86001
Phone: 928 440 5450

For Lease:
\$15 SF

Rent \$6,000/mo.
(base \$5,000+
\$1,000 NNN)

Contact:

KEVIN B. CALL, CPA
Designated Broker
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ROB GERLAK
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Property Features

Space:

Space has two rollup 14 foot at grade automatic overhead doors with four-man doors entering in the space.

The office space has A/C and heat with a mini split system.

Access:

Excellent paved city street access just one block north of Route 66 on E. Lakin Dr. and an alley at the back of the parcel leads to Steves Blvd. on the east and Patterson Dr. on the west providing pull through access.

Parking:

Asphalt and/or concrete onsite parking spaces.

Warehouse height:

Warehouse ceiling height is 20 feet.

Year built:

1984

Utilities:

Natural Gas	Unisource Energy
Electric	Arizona Public Service
Water/Sewer	City of Flagstaff

All utilities separate metered and paid by the tenant.

Out of respect for the existing businesses, showings will be limited to appointments only after the initial LOI is agreed to by the parties.



Contact:

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 **KELLY & CALL**
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