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205 S. GABEL STREET, FLAGSTAFF | ARIZONA

# Build-to-suit Industrial Lease Opportunity

*This exceptional Light Industrial development opportunity encompasses 5½ parcels totaling 1.11 acres, featuring flexible build-to-suit options ranging from existing warehouse space to new construction up to 30,000 square feet. The property offers strategic positioning with future frontage on Lone Tree Road following the completion of the widening project, along with multiple lease structures designed to accommodate diverse tenant requirements.*

## Three Lease Options

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## Property Overview

Total Parcels: 5½ parcels  
Zoning: Light Industrial  
Total Area: Approximately 1.11 acres

### Parcel Breakdown

#### Parcel 104-01-014A

- Size: 0.47 acres
- Improvements: Existing 5,400 sq ft office/warehouse building
- Status: Currently occupied with lease expiring April 1, 2026

#### Parcel 104-01-015

- Size: 0.16 acres
- Current Use: Gravel parking lot

#### Parcel 104-01-016A

- Size: 0.16 acres
- Current Use: Gravel parking lot

#### Parcel 104-01-020E

- Size: 0.06 acres
- Status: Vacant land (previous buildings demolished)

#### Parcel 104-01-019A

- Size: 0.07 acres
- Status: Vacant land (previous buildings demolished)

#### Portion of Parcel 104-01-018B

- Size: Approximately 0.19 acres (half of 0.37-acre parcel)
- Status: Vacant land designated for shared parking
- Note: This parcel will provide parking for both 205 S Gabel Street and 504 E Butler Avenue properties

### Strategic Location Benefits

- Light Industrial zoning allows for diverse commercial and industrial uses
- Future frontage on Lone Tree Road upon completion of the road widening project
- Proximity to 504 E Butler Avenue property (available separately or as part of package)



## Lease Options

### Option 1: New Construction - Large Format

- Building Specifications: New 30,000 sq ft facility (25,000 sq ft warehouse + 5,000 sq ft office)
- Current Building: Existing 5,400 sq ft warehouse to be demolished
- Lease Rate: \$18.50 per sq ft per year, NNN
- Minimum Term: 7 years
- Rendering shown above

### Option 2: New Construction - Hybrid Format

- Building Specifications: New 15,000 sq ft warehouse + retain existing 5,400 sq ft warehouse
- Total Space: 20,400 sq ft
- Lease Rate: \$18.50 per sq ft per year, NNN
- Minimum Term: 7 years

### Option 3: Existing Building - As-Is

- Building Specifications: Current 5,400 sq ft warehouse and yard space
- Lease Rate: \$17.50 per sq ft per year + \$2,000/month for additional yard space
- Total Annual Rent: \$120,000
- Condition: As-is occupancy

### Additional Information

The property offers exceptional flexibility for tenants seeking Light Industrial space with options for immediate occupancy or custom build-to-suit arrangements. The strategic location and development potential make this an ideal opportunity for businesses requiring warehouse, distribution, or light manufacturing facilities.



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