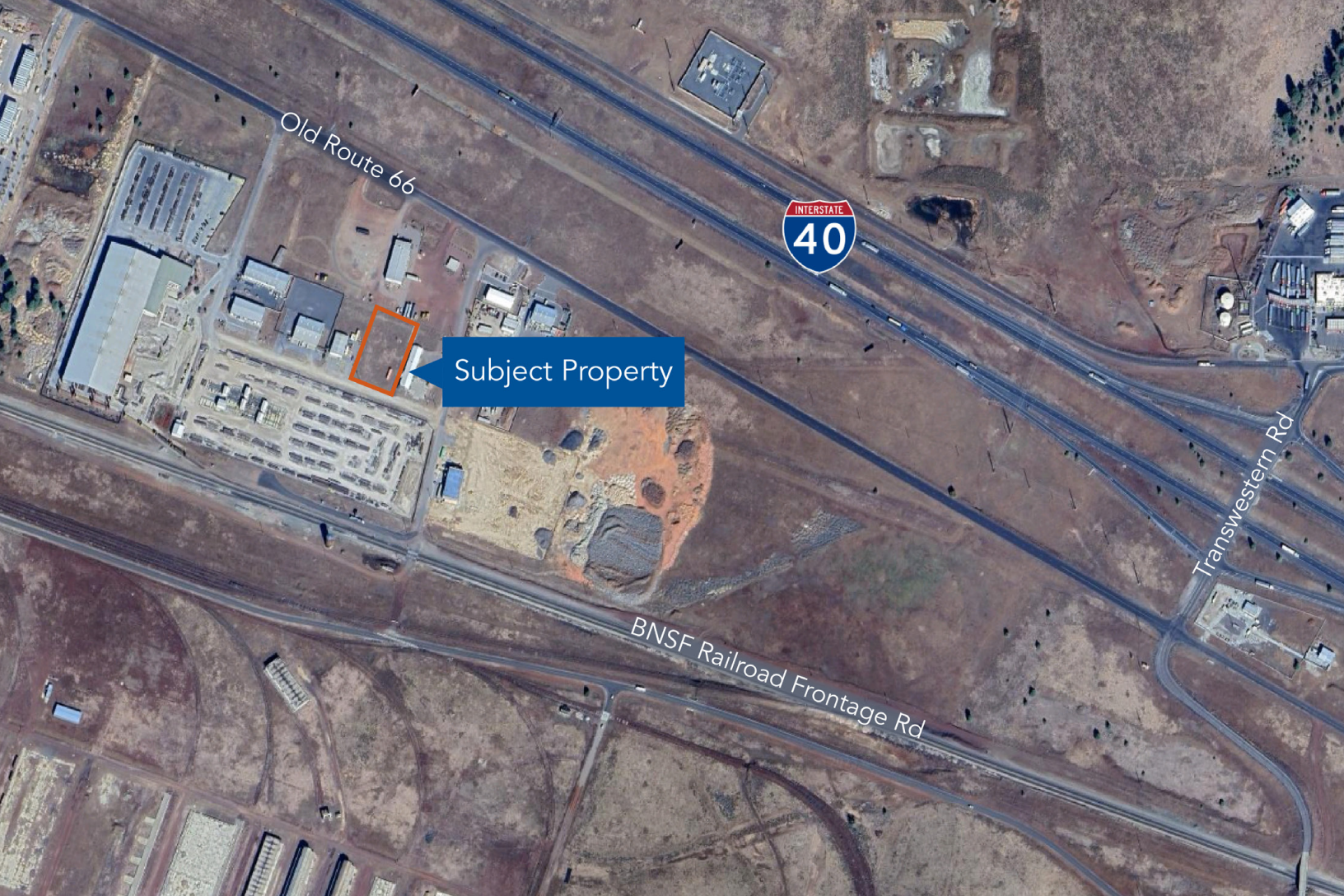




VOLUNTEER DRIVE, BELLEMONT | ARIZONA

Storage Yard Lease - Bellemont Industrial Park

Prime opportunity to lease approximately 0.48 acres of improved storage yard space in the highly sought-after Bellemont Industrial Park. This turnkey solution offers flexible configuration options with competitive lease rates, located in one of the last remaining developable parcels in this established industrial corridor. Immediate availability with no flood plain restrictions.

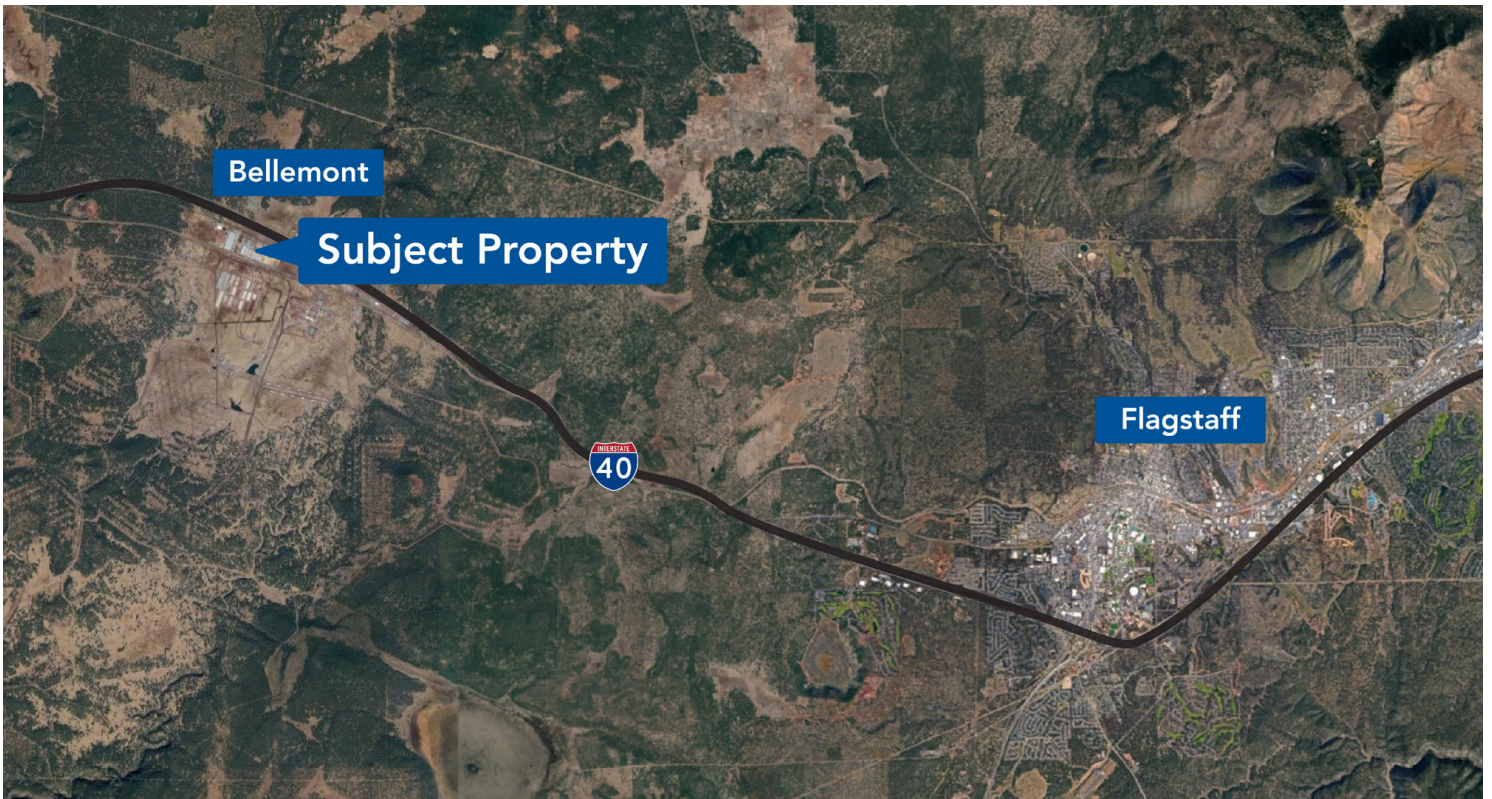


Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

Two Gross Lease Options

Contact:

BECKI WHITEHEAD
Agent
928 440 5450
Becki@KellyandCall.com



Property Overview

APN: 203-40-002Z

Location: Bellemont, Arizona

Available Space: South half of parcel (approximately 0.48 acres)

Total Parcel Size: 0.96 acres

Zoning: IL-10,000 (Industrial Light)

Flood Zone: Zone X (No Flood Plain Issues)

Lease Terms:

\$1,250/month - Unfenced gravel storage yard
OR

\$1,500/month - Fenced gravel storage yard

Lease Type: Gross Lease

Property Details

This property is designed for use as a storage yard or outdoor storage lot with a gravel surface. There are no structures currently on-site, and no utilities are active on the property. The tenant will have exclusive use of the south half of the parcel, while the owner will occupy the north half for their own operational needs.

Location Highlights

- Situated in the established Bellemont Industrial Park
- One of the last remaining land parcels available in this industrial corridor
- Excellent access for commercial vehicles and equipment
- Strategic location along I-40 corridor

Additional Information

This is a rare opportunity to secure outdoor storage space in a prime industrial location. The property offers flexibility for businesses requiring secure storage for equipment, materials, or fleet vehicles. Owner is willing to provide fencing at an additional monthly cost, allowing tenants to customize the space to their operational needs.



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.

Contact:

Kevin B. Call, CPA
Principal, Designated Broker
928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
928 440 5450
Rob@KellyandCall.com

Becki Whitehead
Agent
928 440 5450
Becki@KellyandCall.com

David Thomas, CCIM
Agent
928 440 5450
Dave@KellyandCall.com

