

205 S. GABEL STREET, FLAGSTAFF | ARIZONA

Build-to-suit Industrial Lease Opportunity

This exceptional Light Industrial development opportunity encompasses 5½ parcels totaling 1.29 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

Contact:

Rob Gerlak Principal 928 440 5450 Rob@KellyandCall.com





Property Overview

Total Parcels: 5½ parcels Zoning: Light Industrial

Total Area: Approximately 1.29 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

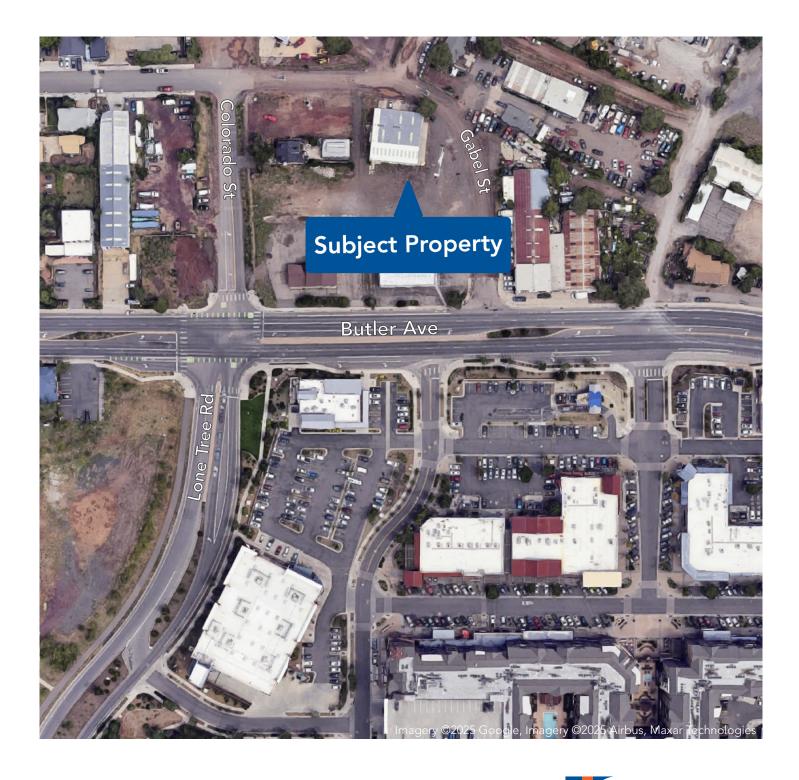
Option 3: Existing Building - As-Is

- 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.







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

This document has been prepared by Kelly & Call Commercial for advertising and general information only. Kelly & Call Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Kelly & Call Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Kelly & Call Commercial and/or its licensor(s). ©2025 All rights reserved.