

7201 Leupp Rd

7201 LEUPP RD FLAGSTAFF,
AZ 86004



FOR SALE | \$3,450,000

Exclusively Offered By:

Mark T. Belsanti, CCIM
928.779.3800
mark@davincirealty.com

Mike Konefal
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da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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Property Overview

Introducing a prime industrial opportunity in Flagstaff, AZ. This 14,078 SF building offers versatile space and modern functionality after a recent 2023 renovation. With a heavy industrial zoning, this established construction from 1980 provides diverse business opportunities for investors. The property's one-unit configuration allows for flexible occupancy, making it an ideal choice for a range of industrial, warehouse, and distribution uses. Property includes five roll-up doors including two 16x16s, two 10x8s, and one loading dock door. Property also includes a 2-bedroom log home cottage that is approximately 580 SF. Don't miss out on the chance to leverage this well-positioned asset in the thriving Flagstaff area.

Offering Summary

Sale Price:	\$3,450,000
Building Size:	14,658 SF
Lot Size:	3.41 Acres
Price / SF:	\$235.37
Year Built:	1980
Renovated:	2023
Zoning:	Heavy Industrial
APN:	30341004K



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Property Details & Highlights

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Building Name	7201 Leupp Rd
Property Type	Heavy Industrial
Property Subtype	Warehouse/Distribution
Number of Floors	1
Parking Spaces	9
Roof	Metal

Property Location

The subject property is located on Leupp Rd, 4.2 miles from the Interstate 40 and Winona exit just east of Flagstaff.

- 14,078 SF building ideal for warehouse industrial use
- Recently renovated in 2023 for modern functionality
- Versatile space with one unit for flexible occupancy
- Established construction dating back to 1980
- Zoned Heavy Industrial for diverse business opportunities
- Prime location in the thriving Flagstaff area
- Roll-up doors
- Brand new loading dock
- Includes 2-bedroom 580 SF cottage



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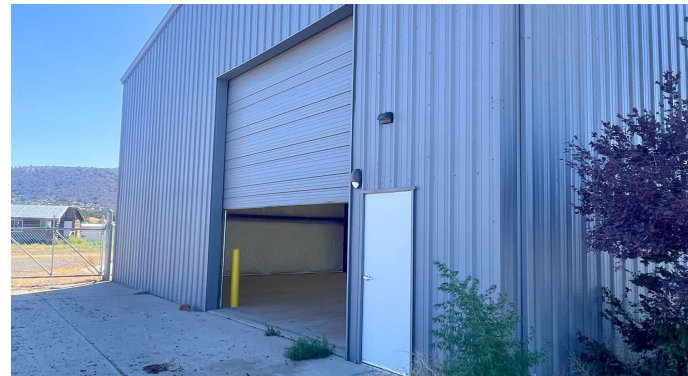
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Additional Photos

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Additional Photos

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Parcel Map

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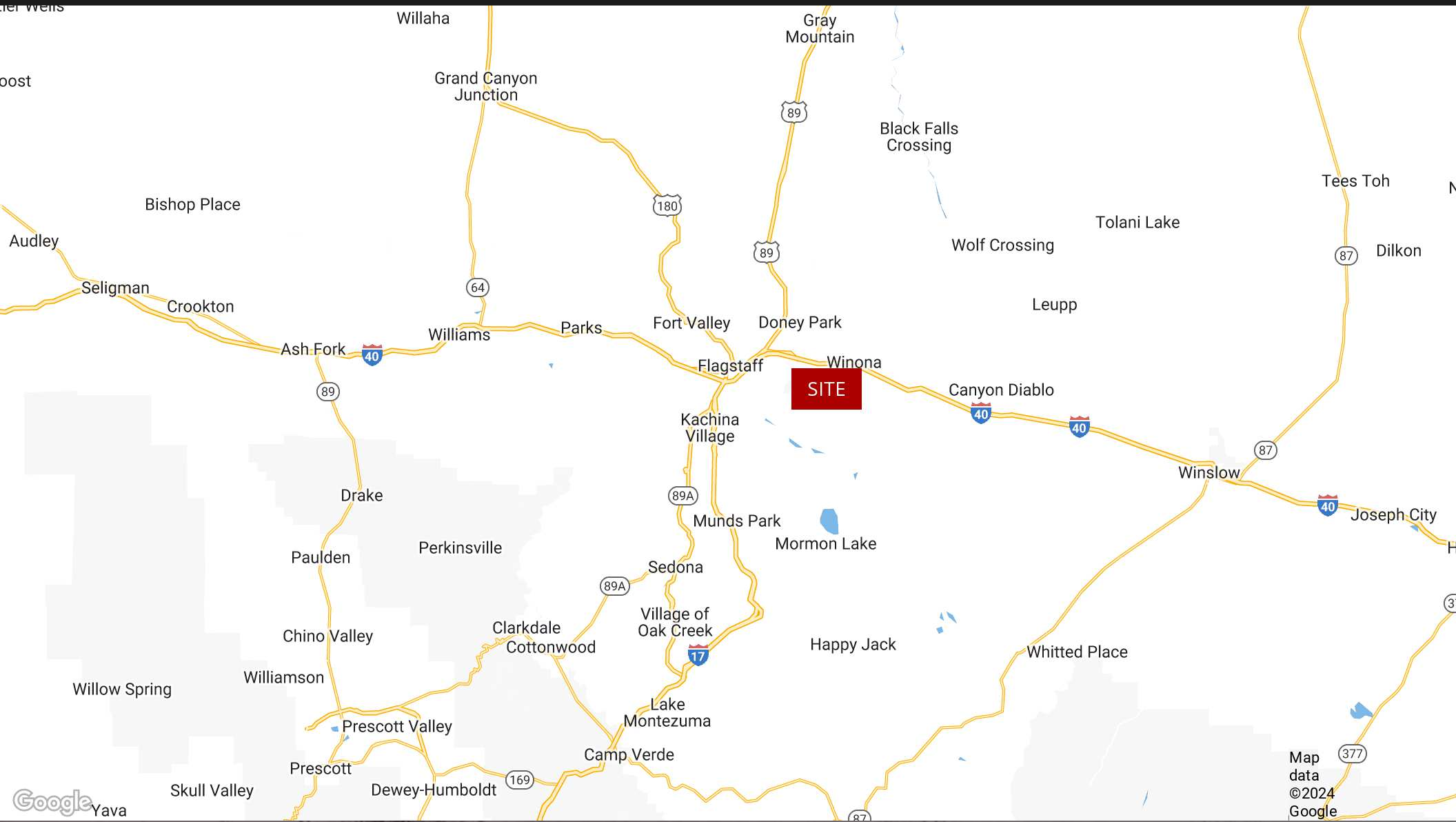
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Regional Map

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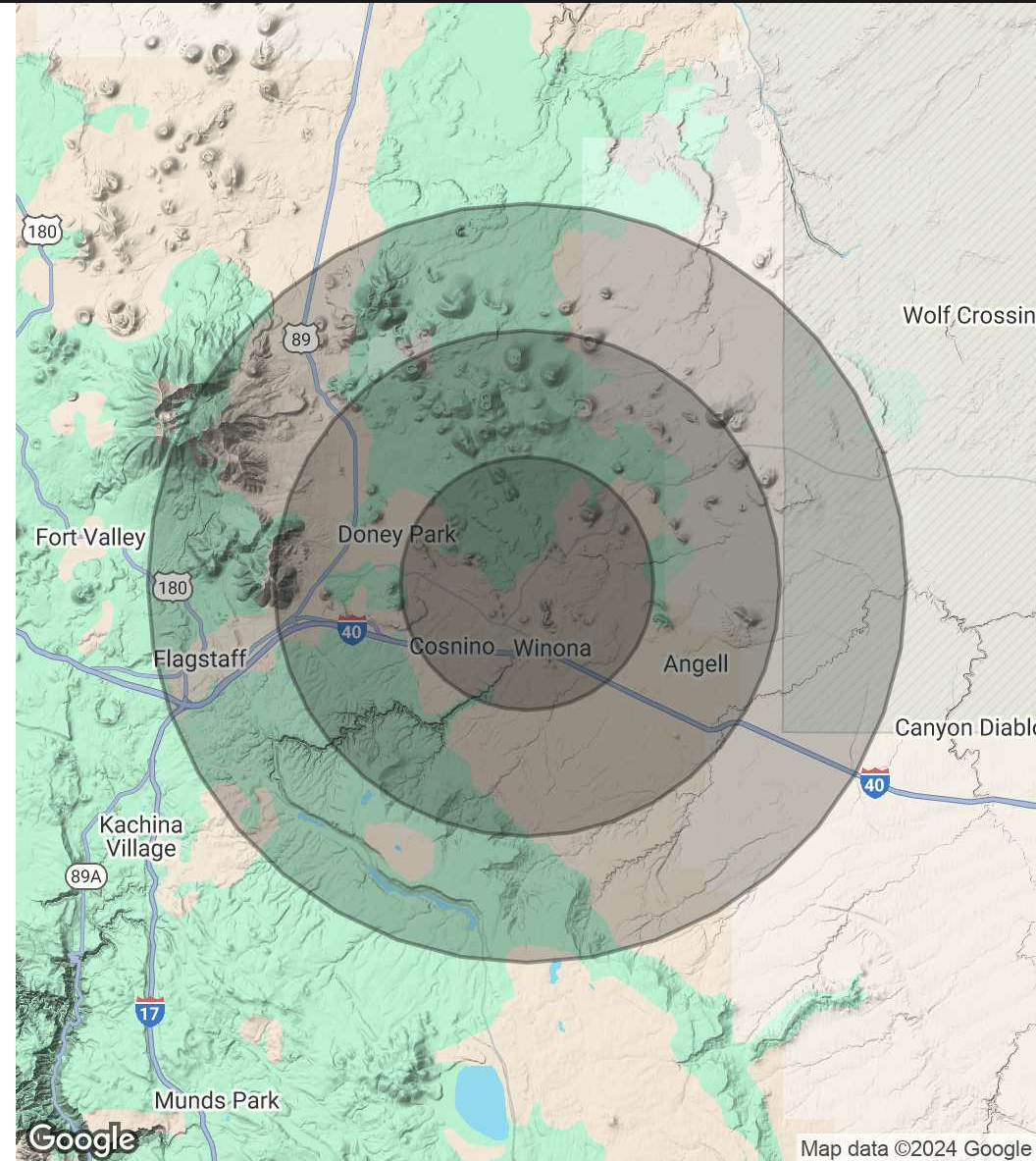
Demographics Map & Report

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Population	5 Miles	10 Miles	15 Miles
Total Population	3,220	36,861	88,211
Average Age	43	39	35
Average Age (Male)	43	39	35
Average Age (Female)	44	40	36

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	1,173	13,845	31,374
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$127,317	\$112,897	\$97,785
Average House Value	\$577,578	\$560,323	\$582,762

Demographics data derived from AlphaMap



Map data ©2024 Google



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Community Profile Flagstaff

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Flagstaff:

Flagstaff is an attractive and vibrant city with mid sized population that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. The population of the city includes the metropolitan area, too. It is the county seat of Coconino County. It is surrounded by national forests and sits at the foot of Arizona's highest mountain, 12,634-foot Humphrey's Peak, which provides a wonderful backdrop. Northern Arizona University is Flagstaff's pride and joy. The college students and those who come to visit the University bring a large amount of revenue to local businesses. Locals also enjoy attending NAU sporting events. At 7,000 feet, Flagstaff offers numerous year-round activities. In summer there is hiking and mountain biking in the cool air of the mountains. Winter brings plenty of snow with cross-country and downhill skiing. Three national monuments are nearby; Wupatki, Sunset Crater Volcano, and Walnut Canyon National Monuments. The Grand Canyon is only an hour away and numerous other tourism sites abound in the region. Flagstaff is conveniently located along I-40 and I-17 in the northern part of Arizona. It is 78 miles south of the Grand Canyon and 125 miles north of Phoenix.



Please visit flagstaff.az.gov to learn more about the City of Flagstaff.

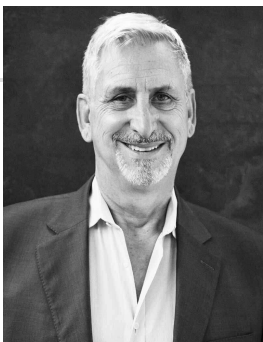


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Mark T. Belsanti, CCIM

Owner/Agent - da Vinci Realty LLC

mark@davincirealty.com

Direct: 928.779.3800 | Cell: 928.254.1770

Professional Background

Mark has been an active commercial real estate agent for over twenty-five years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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Mike Konefal

Commercial Specialist/CCIM Candidate

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AZ #SA690466000

Professional Background

As a CCIM Candidate Mike specializes in commercial real estate, offering comprehensive guidance in Arizona's dynamic market. Whether it's a strategic business property, sale, or lease, Mike's insights ensure clients make informed decisions.

Residing in Arizona since 1989 and a Northern Arizona University alum, Mike's entrepreneurial flair, showcased through ventures like RisingHy Specialty Sauces, complements his real estate expertise. Being fluent in Spanish also allows him to connect with a diverse clientele.

His approach is client-centric, focusing on their personalized needs. As an active member of real estate associations, Mike keeps abreast of market trends to offer clients the most effective solutions.

As a father and husband, his connections to Flagstaff run deep in community ties and he is dedicated to the client's success.

For expert guidance in Arizona's real estate please reach out, together we can achieve your real estate goals together.

You may reach Mike at mike@davincirealty.com or 928.779.3800, ext 6.

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