

# LEASE

## HIGH-DEMAND WAREHOUSE/FLEX SUITE (S)

3111 N Caden Ct Flagstaff, AZ 86004



### PROPERTY DESCRIPTION

Unlock the potential of your business with this premium for-lease offering of two (2) small and mid-sized warehouse spaces, thoughtfully integrated with mezzanine office areas, epoxied concrete floor, private bathrooms, 3-compartment sink, on-site parking, and secure roll-up doors. Designed for today's dynamic enterprises, these units deliver flexible solutions to suit a wide range of operational needs, from distribution and light manufacturing to e-commerce fulfillment, creative production, and beyond. Strategically situated in a centrally located, prime commercial/industrial district, these units offer ease of access to major arterial corridors, public transportation, and urban amenities. Flex uses may include warehousing, assembly, light manufacturing, research, creative workspaces, and limited retail or showroom activity, subject to zoning and approval. Empower your business with a space designed for flexibility, efficiency, and growth as these units are ready to adapt to your vision—whether you're launching a startup, expanding a regional hub, or streamlining distribution.

### LOCATION DESCRIPTION

Located along one of Flagstaff's main industrial corridors, this location offers an ideal small-business opportunity with a high-demand presentation of warehouse space and office.

### OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,004 - 1,604 SF
Lot Size:	29,172 SF
Complete Building Size:	13,710 SF

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Darien Degher

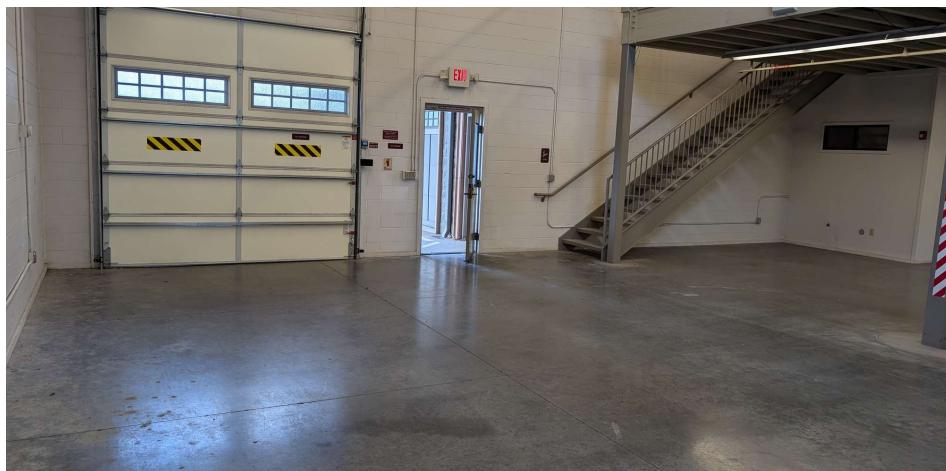
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### PROPERTY HIGHLIGHTS

- Unit Size Options: Small and mid-sized units are available, with flexible square footage to accommodate startups, expanding businesses, and established enterprises alike.
- Mezzanine Office Space: Each unit includes a built-in mezzanine area, perfect for private offices, conference rooms, or creative workspaces. Enjoy the convenience of overseeing warehouse operations from a comfortable, elevated vantage point.
- Roll-Up Doors: Industrial-grade, 10' x 10' secure roll-up doors provide easy access for deliveries, shipments, and vehicle entry. These doors accommodate a variety of loading and unloading requirements, streamlining your workflow.
- High Ceilings: Generous ceiling heights create ample vertical storage capacity and facilitate the use of pallet racking, stacking, or specialized equipment.
- Modern Lighting & Climate Control: Bright lighting and efficient HVAC systems support productivity and comfort in both warehouse and office sections.
- Flexible Uses: Our units are zoned for flex uses, including warehousing, light manufacturing, assembly, creative studios, showrooms, potential food production, and more.
- 24/7 Secure Access: Enjoy round-the-clock access with security features and gated entry
- Ample Parking: On-site parking accommodates staff, visitors, and delivery vehicles, with easy maneuverability for trucks and vans.
- Flexible terms

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### LEASE RATE

\$30.00 SF/YR/MG

### LOCATION INFORMATION

Building Name	High-Demand Warehouse/Flex Suite (s)
Street Address	3111 N Caden Ct
City, State, Zip	Flagstaff, AZ 86004
County	Coconino
Market	Northern Arizona
Sub-market	East Flagstaff Industrial
Cross-Streets	E. Industrial Dr
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	Route 66
Nearest Airport	Pulliam

### BUILDING INFORMATION

Building Size	13,710 SF
Building Class	B
Occupancy %	90%
Tenancy	Multiple

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### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	LI
Lot Size	29,172 SF
APN #	10807019
Amenities	Small to mid-sized Class A industrial suites with roll-up doors, open floor plans/mezzanine office, private bathrooms, plumbing, on-site parking, secure facility.
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	No
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### UTILITIES & AMENITIES

Gas / Propane	Yes
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### LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	36 months
Total Space:	1,004 - 1,604 SF	Lease Rate:	\$30.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3111 N. Caden Ct #150	Available	1,604 SF	Modified Gross	\$30.00 SF/yr	<p>Unlock the potential of your business with this premium +1600 SF mid-sized warehouse space with expansive mezzanine office area, epoxied concrete floor, private bathroom, on-site parking, gated facility, and secure 10' roll-up door. Flex uses may include warehousing, assembly, light manufacturing, research, creative workspace, and limited retail or showroom activity, subject to zoning and approval.</p>

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3111 N. Caden Ct #160	Available	1,004 SF	Modified Gross	\$30.00 SF/yr	Unlock the potential of your business with this premium +1000 SF flex warehouse space with open area, small mezzanine area with bathroom and shower, enclosed "kitchen" space with commercial sinks, on-site parking, gated facility, and secure 10' roll-up door. Flex uses may include small warehousing, assembly, light manufacturing, creative workspace, and limited retail or showroom activity, subject to zoning and approval.

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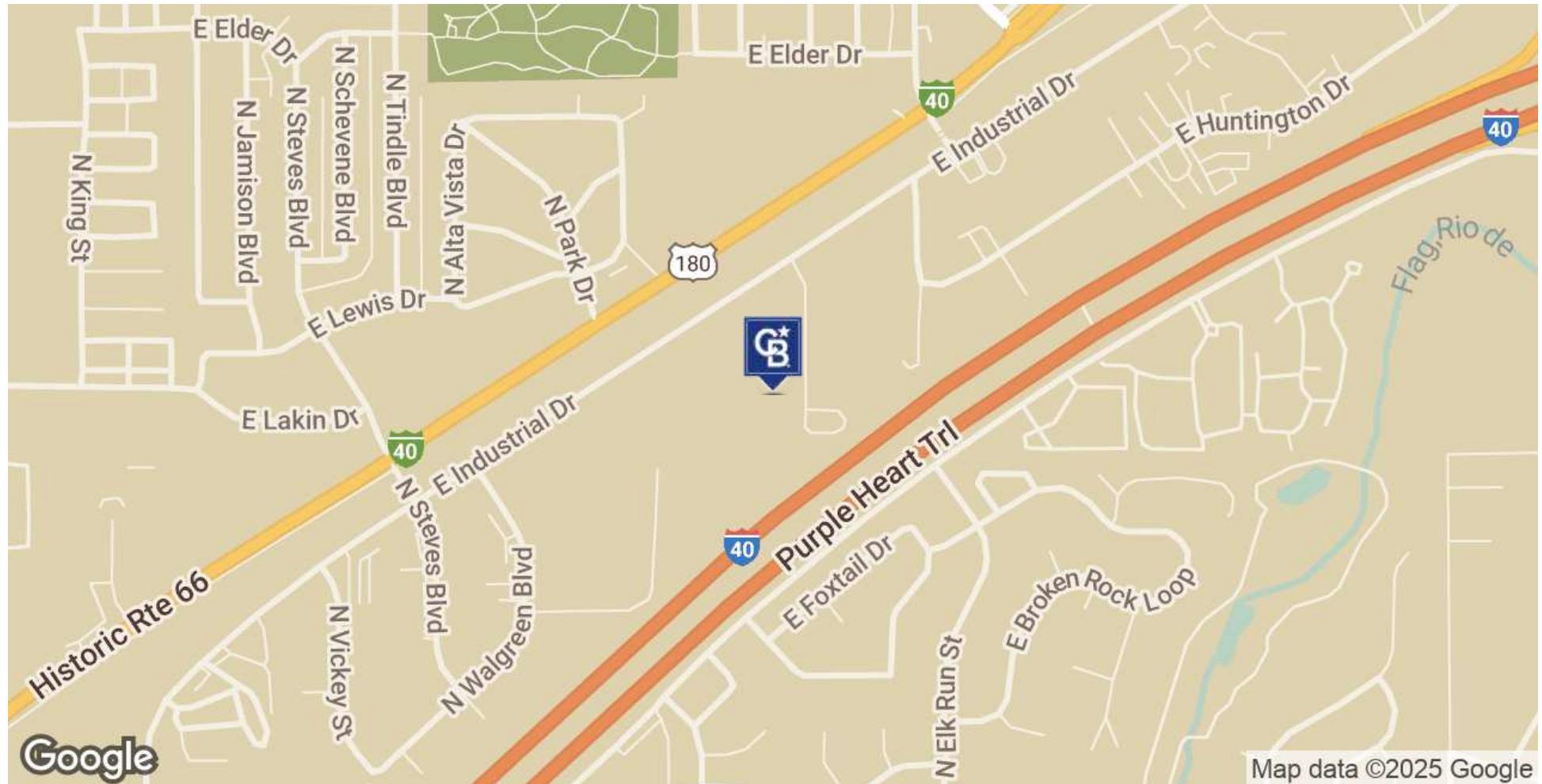
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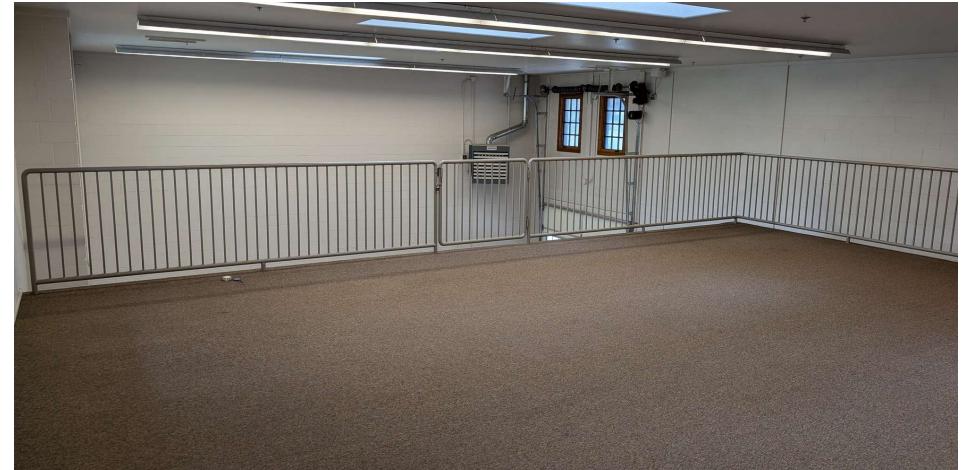
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