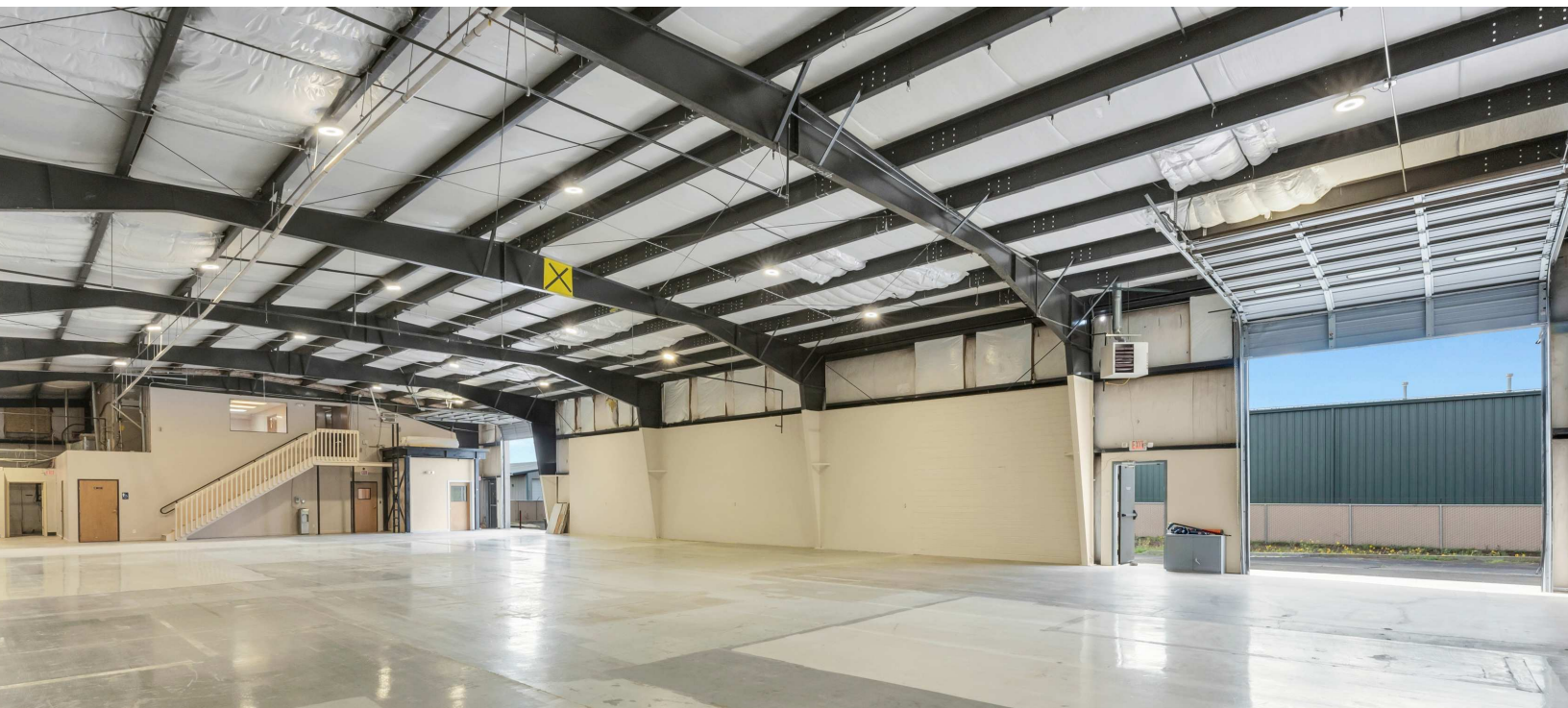


# TWO WAREHOUSES

## BELLEMONT, ARIZONA



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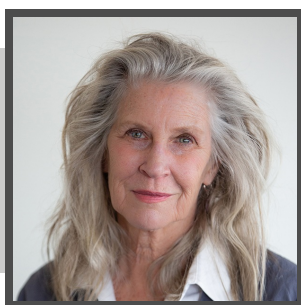
WAREHOUSE 1 - 10,140 SF  
WAREHOUSE 2 - 7,560 SF  
PHASE 3 POWER  
RENOVATED AND TRANSFORMED

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4860 N KEN MOREY 1&2, BELLEMONT, ARIZONA 86015

Warehouse space is very much in demand. With exceptional access to I-40 these two warehouses on 1.48 acres are just the ticket. Warehouse 1 is vacant and recently freshened. Warehouse 2 is fully leased. This presents a perfect opportunity for an owner/user seeking to establish an operational base while enjoying an income property. The property is serviced by the Bellmont water company, natural gas and septic. Call or email for a complete marketing packet. NAZ MLS # 194507



**SUSAN WEITZMAN,CCIM**

Broker


Cell: 928-699-3499

Lic#: BR006602000

**contact me for full Package**

[susanweitzman@mac.com](mailto:susanweitzman@mac.com)

[www.lintonrealestate.net](http://www.lintonrealestate.net)

<b>Active</b>	<b>List Number:</b> 194507	<b>Address:</b> 4860 N Ken Morey DR 1&2, Bellemont, AZ 86015	<b>Unit #:</b> 1&2	<b>List Price:</b> \$3,250,000
	<b>County:</b> Coconino	<b>Cross Street:</b> Old Route 66		<b>Sold Price:</b>
		<b>Property Type:</b> Comm/Industry <b>Region:</b> 80 - West Rural <b>Area:</b> 830 - Bellemont <b>Year Built:</b> 1995 / <b>APN:</b> 20340002r <b>Taxes:</b> \$18,762 / 2023 <b>Zoned:</b> M-1 <b>ADOM/CDOM:</b> 377/377 <b>Geo Lat:</b> 35.238534 <b>Geo Lon:</b> -111.835941		
<b>Property Sub-Type:</b> Warehouse <b>Lease Frequency:</b> Monthly <b>Gross SqFt:</b> 17,700 <b>List Price/SqFt:</b> 183.62 <b>Acres:</b> 1.48 / <b>Acres:</b> 1.48 <b>To Show:</b> CLO/KILO				
<b>Listing Office:</b> Linton Real Estate				
<b>Legal Description:</b> SIXTEENTH: SE QUARTER: SW SECTION: 35 TOWNSHIP: 22N RANGE: 05E POR SW4 SEC 35 BEG 4 COR COMMON TO SD SECS 2 AND 35;TH				
<b>Directions:</b> Exit I-40 at Bellemont and go west on Old Route 66 to Ken Morey Dr.				
<b>Public Remarks:</b> Bellemont, AZ, is located just west of Flagstaff, with exceptional freeway access right off I-40. The seller offers an outstanding investment opportunity with two spacious warehouses on a 1.48-acre lot. Warehouse 1 is vacant and has 10,140 square feet of newly renovated warehouse and office space, as well as 3-phase power. It was built in 1995. Warehouse 2, with 7,560 square feet, was built in 2007 and is mostly leased. Spaces 1-3 are 5040 sf, and rent is 10.68 sf gross. Space 4 is 1680 sf and rents for 15.81 sf modified gross. Space 5 is 840 sf and is currently owner-occupied. This presents a perfect opportunity for an owner/user seeking to establish a new operational base while enjoying an income property.				
<b>Private Remarks:</b>				
<b>Construction:</b> One Story; Two Story; Metal/Steel <b>Docs on File:</b> Aerial Photo; Flood Zone Info.; Legal Descrip. <b>Exterior Amenities:</b> Fenced; Truck Door <b>Exis Fee/Docs:</b> Free & Clear <b>Freeway Turn Time:</b> 1-4 Min <b>Flood Zone:</b> D-Undetermined <b>General Land Info:</b> Land Fee <b>Grnd Lease Amt \$:</b> <b>Grnd Lease From:</b> <b>Grnd Lease To:</b>		<b>Heating:</b> Central; Natural Gas <b>Interior Amenities:</b> Shop <b>Inc/Exp (Annual):</b> - Debt Service \$: 0 <b>Location:</b> Industrial Park <b>Lot Street Imprvmnts:</b> Paved Parking <b>Leases:</b> Gross; Net <b>Management:</b> Owner		<b>Occupancy:</b> Partially Leased <b>Possession:</b> By Agreement; COE + <b>Roof:</b> Metal <b>Util Pd by Tenant:</b> CAM's; Electricity; Janitorial; Nat. Gas; Snow Removal; Trash Collect; Water/ Sewer <b>Terms of Sale:</b> Cash <b>To Show:</b> CLO/KILO <b>Utilities:</b> (3 Phase); Electric; Natural Gas; Private Water Co; Septic <b>Zoning - City:</b> <b>Zoning - County:</b>
<b>Interior Amenities:</b> Shop				
<b>Agreement Type:</b> Exclusive Authorization to Sell		<b>Expire Date:</b> 02/17/2025	<b>Status Change Date:</b> 08/27/2023	
		<b>Public Marketing Date:</b> 08/27/2023		
		<b>Listing Agreement Date:</b>		

**LO:** Linton Real Estate 928-779-4411 Fax: 928-779-5935

**LA:** Susan Weitzman 928-699-3499 [susanweitzman@mac.com](mailto:susanweitzman@mac.com) BR006602000

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Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by NA MLS on Saturday, September 07, 2024 12:01 PM. The information on this sheet has been made available by the NA MLS and may not be the listing of the provider.

Photos for MLS # 194507 4860 N Ken Morey DR 1&2, Belmont, AZ 86015

\$3,250,000

Aerial



Warehouse 1



Warehouse 1



Warehouse 1 Office exterior Building 1



Warehouse 1 Entry



Reception Building 1



MLS # 194507

4860 N Ken Morey DR 1&2, Belmont, AZ 86015

\$3,250,000

Warehouse 1 Upstairs 1



Warehouse 1 Upstairs



Warehouse 1 Downstairs Offices



Warehouse 1



Warehouse 1



Warehouse 1



MLS # 194507

4860 N Ken Morey DR 1&2, Belmont, AZ 86015

\$3,250,000

Warehouse 1



Warehouse 1



Warehouse 1



Warehouse 2



Warehouse 2 Space 1



Warehouse 2 Space 1



MLS # 194507

4860 N Ken Morey DR 1&2, Belmont, AZ 86015

\$3,250,000

Warehouse 2 Space 2



Warehouse 2 Space 3



Warehouse 2 Space 3



Aerial



Aerial



Warehouse 1  
Vacant  
10,140 SF

Warehouse 2  
Spaces 1-3  
5040 SF

\$10.68 SF Modified Gross as of September 2024 - Term 1/1/2024 - 12/31/2028

Lessee shall pay to Lessor as base rent for the leased premises the sum of \$4,379.14 or \$.87 per square foot per month plus \$30.00 for water and water service per month for the first year of this lease, for a total of \$4,409.14 per month. Rent shall be payable in advance on the first day of each month commencing on January 1, 2024 and continuing on the first day of each succeeding month during the term of this lease.

Lessee shall pay to Lessor as base rent for the leased premises the sum of \$4,510.51 or \$.89 per square foot plus \$30.00 for water and water service for a total of \$4,540.51 per month for the second year (2nd) year of this lease commencing on January 1, 2025.

Lessee shall pay to Lessor as base rent for the leased premises the sum of \$4,645.83 or \$.92 per square foot per month plus \$30.00 for water and water service for a total of \$4,675.83 per month for the third (3rd) year of this lease commencing on January 1, 2026

Lessee shall pay to Lessor as base rent for the leased premises the sum of \$4,785.20 or \$.95 per square foot per month plus \$30.00 for water and water service for a total of \$4,815.20 per month for the fourth (4th) year of this lease commencing on January 1, 2027.

Lessee shall pay to Lessor as base rent for the leased premises the sum of \$4,928.76 or \$.98 per square foot per month plus \$30.00 for water and water service for a total of \$4,958.76 per month for the fifth (5th) year of this lease commencing on January 1, 2028.

Warehouse 2  
Space 4  
1680 SF

\$15.60 SF Modified Gross as of September 2024- Term 6/1/2024 - 5/31/2027

Lessee shall pay the Lessor the base rent for the leased premises, the sum of \$2,184 or \$1.30 per square foot per month plus \$30.00 per month for water and water service for a total of \$2,215 the first year commencing June 1, 2024

Lessee shall pay the Lessor the base rent for the leased premises, the sum of \$2,249.52 or \$1.24 per square foot plus \$30.00 for water and water service for a total of \$2,279.52 per month for year two commencing on 6/1/2025.

Lessee shall pay to Lessor the base rent for the leased premises, the sum of \$2,317.00 or \$1.40 per square foot plus \$30.00 for water and water service for a total of \$2,347. Per month for year three commencing on 6/1/2026.

Lessee also pays for natural gas, electricity, internet and trash service.

Warehouse 2  
Space 5  
840 SF  
Owner Occupied

# 4860 N Ken Morey Dr., Bellemont, AZ 86015



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Addresses

County Boundary

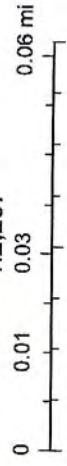
County Land Ownership

• Primary

Coconino County Parcels

Private

1:2,257



Coconino County, County of Yavapai, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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Coconino County GIS



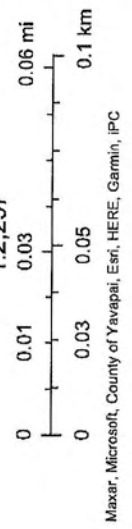
# 4860 Ken Morey, Belmont, AZ 86015



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- Addresses  Coconino County Parcels  Private
- Primary  County Land Ownership
- County Boundary  Private

1:2,257



Maxar, Microsoft, County of Yavapai, Esri, HERE, Garmin, IPC

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