



7810 N. HIGHWAY 89, SUITE 390, FLAGSTAFF | ARIZONA

Industrial Flex Space for Lease in Elden Ridge Business Centre

This 5,484 SF office and warehouse facility offers exceptional visibility and access on one of Flagstaff's busiest corridors, Highway 89, with convenient access to Interstate 40. The property features a versatile layout including professional office space, a spacious warehouse with four loading docks, and immediate availability.

For Lease:
\$15/SF
NNN

Contact:

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Agent

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Property Overview

Strategically positioned on Highway 89, one of Flagstaff's primary commercial corridors, with direct highway access and proximity to Interstate 40. This high-traffic location provides excellent visibility and convenient access for employees, clients, and freight operations.

Key Features

Office Layout:

- Two private offices
- Reception/waiting area
- Kitchen/breakroom
- Two restrooms
- Air conditioning and heating

Warehouse:

- Spacious layout with high ceilings
- Four loading docks with separate roll-up doors for truck access
- Two ceiling-mounted heaters

Signage Opportunities

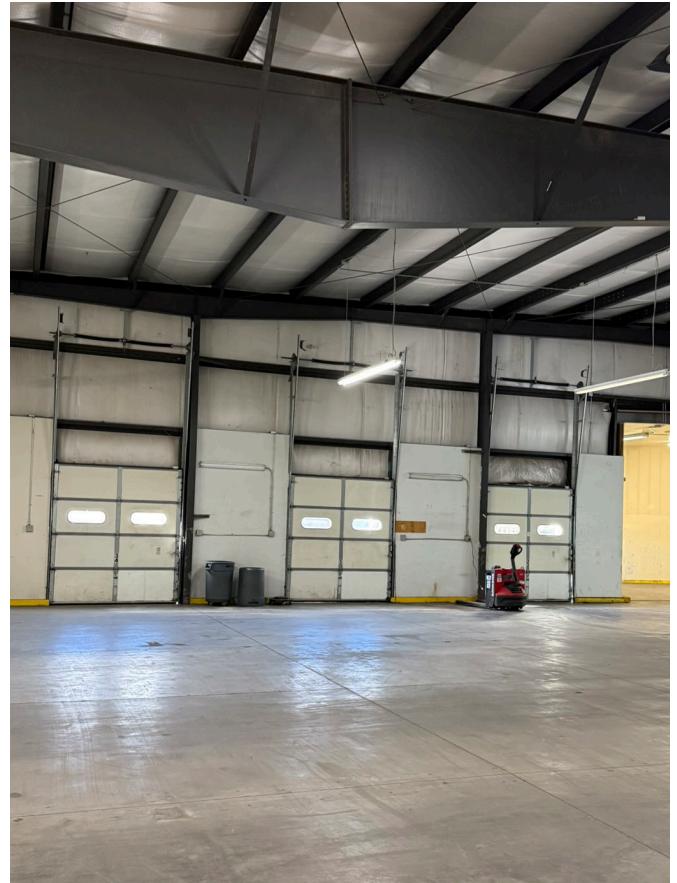
- Building-mounted signage
- Window signage

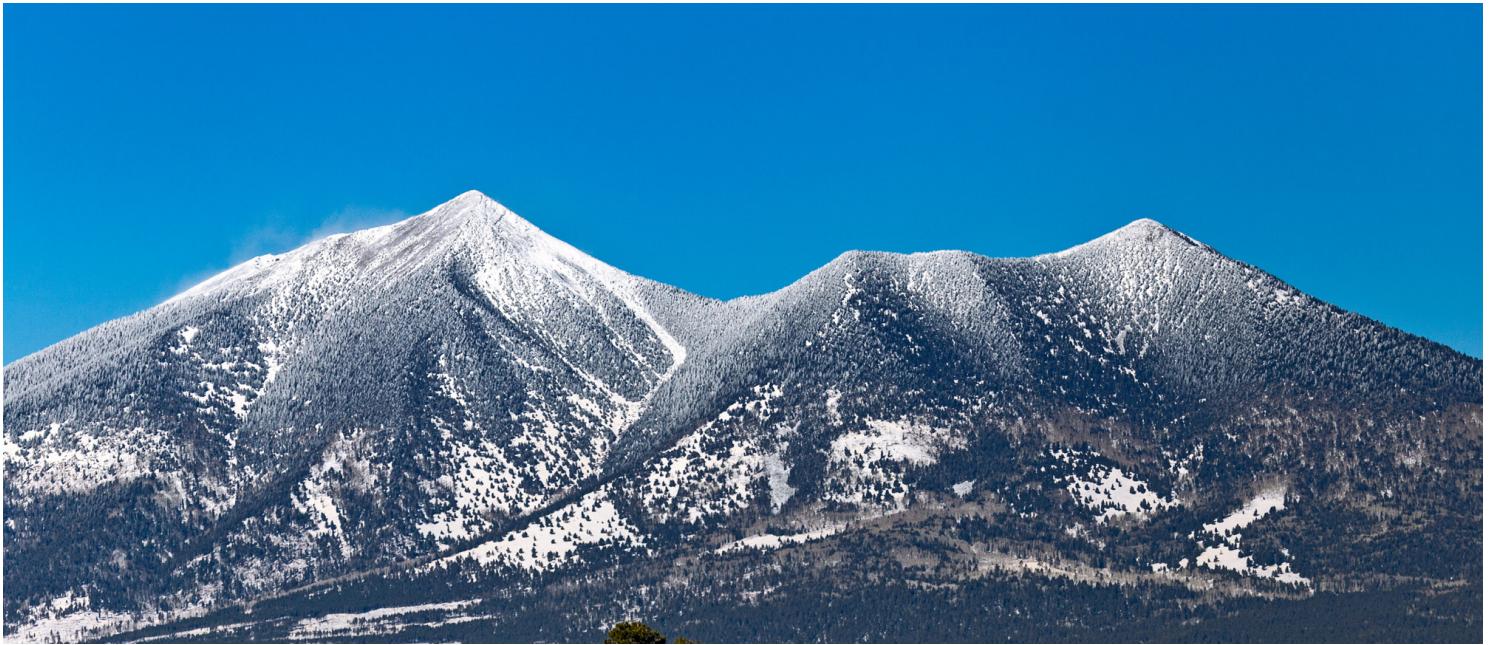
Lease Details

Annual Rental Rate: \$15.00/SF (Base) + \$4.00/SF (NNN)

Utilities: Tenant responsible for all utilities

Terms: Negotiable 3-5 year lease term





Market Summary Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan area population of 144,472.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.

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