



Downtown
Flagstaff

Northern Arizona
University

Highway 180 to Grand Canyon
Milton Road

Super 8
Motel

Subject
New Construction

Route 66
Auto Body

Ace Automotive

O'Reilly Auto Parts

West Route 66 to
Interstate 40 and
Los Angeles

Howard Johnson
Motel

800 W. ROUTE 66, FLAGSTAFF | ARIZONA

Route 66 Auto Plaza New Construction on Site Two Suites Available For Lease

 **KELLY & CALL
COMMERCIAL**
Real Estate and Business Brokerage

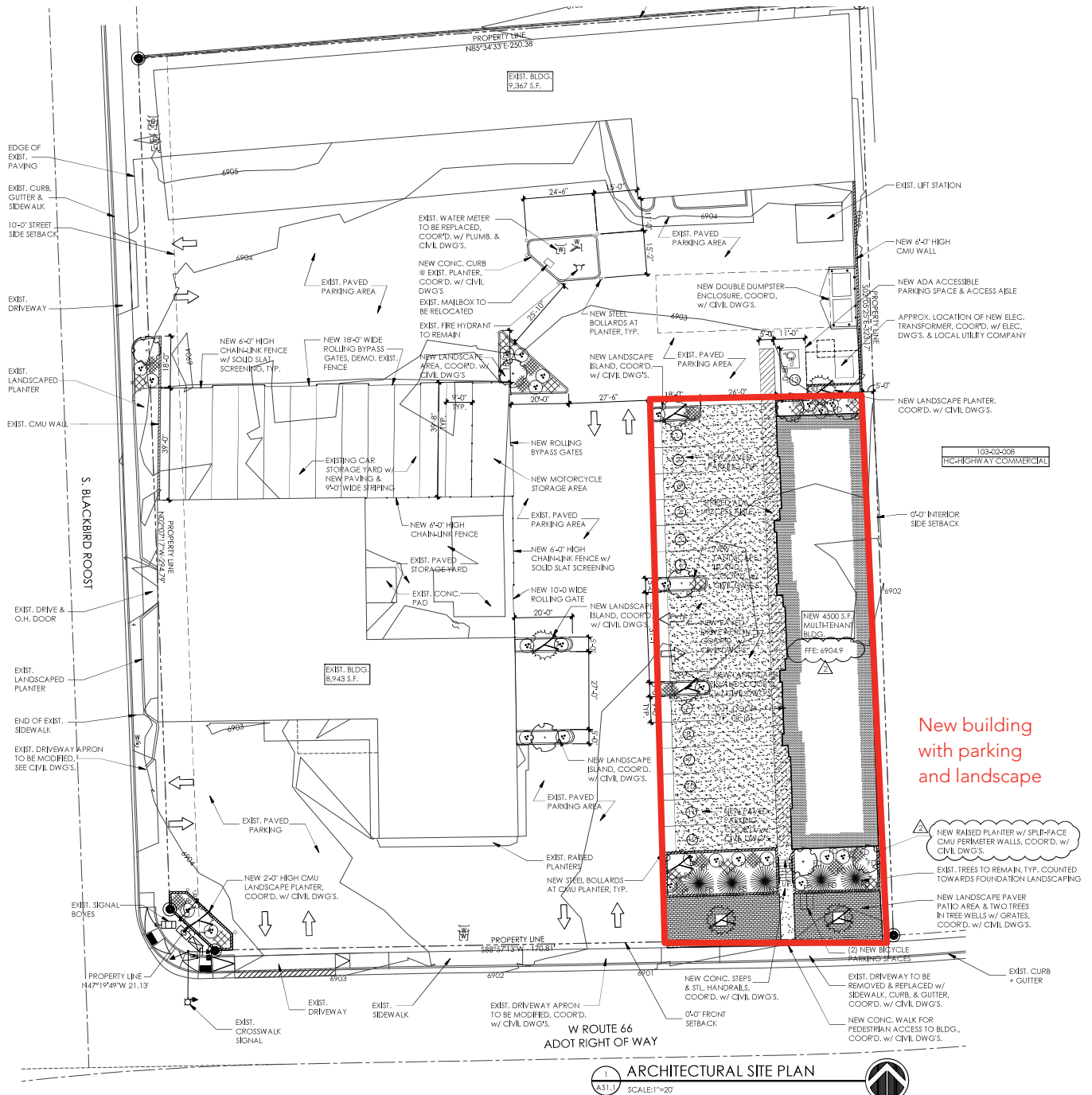
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New 4,500 square foot building to be constructed in prime W. Route 66 location just one block from Northern Arizona University and half block from the highly trafficked intersection of Milton Road and Route 66. New building will be configured as two suites with 2 or 3 service bays exclusively for automobile associated business.

ARCHITECTURAL SITE PLAN

AS1.1 SCALE: 1/8"=20'

SITE PLAN LEGEND

-  HATCH INDICATES NEW BUILDING FOOTPRINT
 -  HATCH INDICATES NEW CONCRETE PAVED AREA
 -  HATCH INDICATES NEW LANDSCAPING PAVER PATIO
- THIS SITE IS LOCATED OUTSIDE OF THE RESOURCE PROTECTION OVERLAY ZONE
- COORD. w/ CIVIL DRAWINGS PREPARED BY WOODSON ENGINEERING FOR ALL SITE & UTILITY IMPROVEMENTS, TYP.



Lease Terms and Conditions:

Lease term: 5 year minimum

Lease rate: \$24.00 SF

Lease type: Modified gross (LL pays taxes and insurance)

Annual increase: 3% of base rent

Owner finish: Move in condition office and service bay

Parking: To be determined

Site Description:

Street address: 800 W. Route 66, Flagstaff, AZ

Property use: Exclusively automotive business

Zoning: HC Highway Commercial

Frontage: West Route 66

Parking: 13 spaces, 1/350 SF building

Internal circulation: Asphalt paved parking and driveway with concrete aprons

Utilities: Electric, natural gas, city water/sewer, private waste service

Building Features:

Age: New construction

Configuration: Two suites with roll-up door to service bays, office, and two restrooms

Construction: Block construction with 18' x 10' roll-up doors, store front windows, and office doors

Shop ceiling height: 15' ceiling service bay height

Office build-out: Drywall with suspended acoustical ceiling tiles

Floors: Finished concrete

Roof: Built-up membrane




Suite 201:
 184 s.f. office
 2,385 s.f. shop (3-bays)
 2 single occ. restrooms
 2,704 s.f. gross total

Suite 101:
 184 s.f. office
 1,580 s.f. shop (2-bays)
 2 single occ. restrooms
 1,900 s.f. gross total

FLOOR PLAN NOTES:

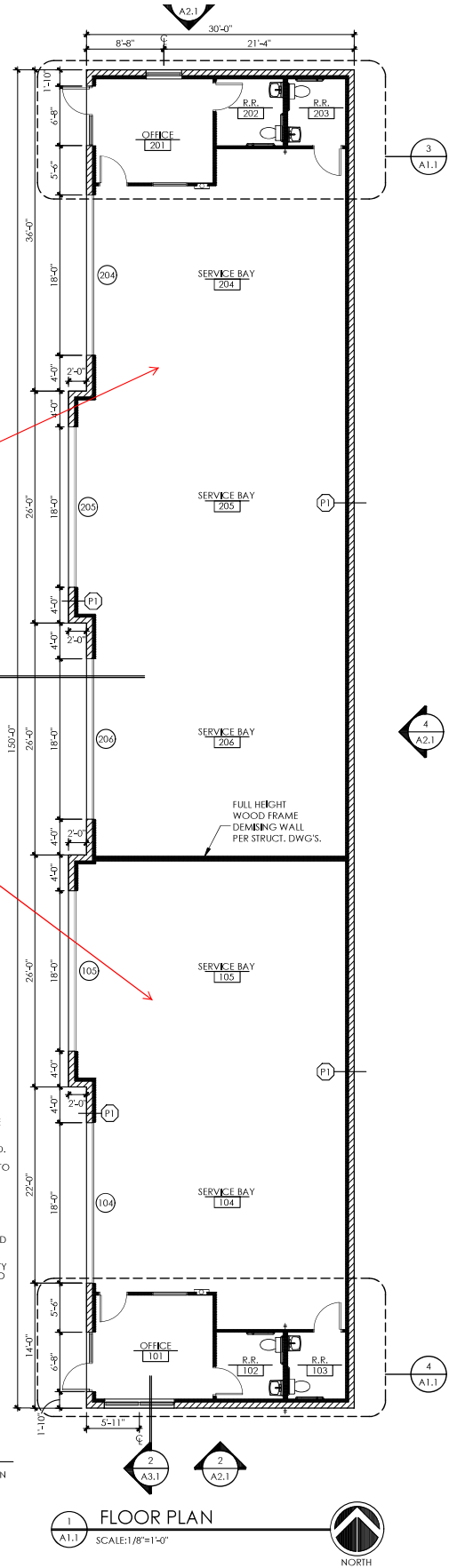
- DO NOT SCALE THE DRAWINGS. IN THE EVENT THAT THERE IS A DISCREPANCY IN DIMENSIONS, OR A DIMENSION IS NOT SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- DIMENSIONS TO MASONRY WALLS ARE TO FACE OF MASONRY. U.N.O. DIMENSIONS TO EXTERIOR STUD WALLS ARE TO FACE OF EXTERIOR SHEATHING. U.N.O. DIMENSIONS TO INTERIOR STUD PARTITIONS ARE TO FACE OF STUD. U.N.O.
- DOOR OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES MINIMUM FROM THE ADJACENT WALL. U.N.O.
- CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS FOR ALL CASEWORK, SHELVING, DOOR HARDWARE, TOILET ACCESSORIES AND ANY OWNER SUPPLIED EQUIPMENT.
- CONTRACTOR SHALL COORDINATE WITH OWNER PROVIDED SECURITY SYSTEM VENDOR AND TELEPHONE/DATA VENDOR, AS NECESSARY TO PROVIDE A COMPLETELY FUNCTIONING SYSTEM AT COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR LOCATION & REQUIREMENTS OF ALL OWNER SUPPLIED EQUIPMENT.
- REFER TO SHEET A4.1 FOR DOOR SCHEDULE, FRAME SCHEDULE, WINDOW SCHEDULE, ROOM FINISH SCHEDULE & PARTITION TYPES.

FLOOR PLAN LEGEND:

-  INTERIOR WOOD STUD PARTITION. REFER TO PARTITION TYPES FOR CONSTRUCTION
-  INTERIOR WOOD STUD FURRING @ MASONRY WALL
-  MASONRY WALL

F.E.C.
T.O.T.

NEW FIRE EXTINGUISHER IN SEMI-RECESSED CABINET, MIN. SIZE: 2-A:10 BC, COORD. W/ FLAGSTAFF FIRE MARSHAL FOR EXACT REQUIREMENTS.



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