

1850 E Butler Ave
Flagstaff, AZ | 86001

PROPERTY
FOR LEASE

\$18.75/SF
YEARLY

NNN

BUTLER AVE

CONTACT

Kevin B. Call, CPA

Principal

Designated Broker

928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

928 440 5450

Rob@KellyandCall.com

Becki Whitehead

Agent

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Becki@KellyandCall.com







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Overview

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Located just off Interstate 40, near the Butler Ave exit, this 2.66-acre, light-industrial-zoned property lies along the main travel corridor in the heart of Flagstaff. It includes approximately 34,573 SF of office and warehouse space, large, covered loading docks, ample yard space, and an exclusive rail spur. The yard is ideal for truck/trailer or material storage, while the rail spur provides seamless connections across the United States. Two rooms are currently refrigerated with modifications available.

Originally developed in 1981, the site has been utilized as a beverage distribution center for over 15 years. The commercial space will be available upon agreement with the existing tenant and landlord.



AVAILABLE SPACE

±20,539 SF



LOT SIZE

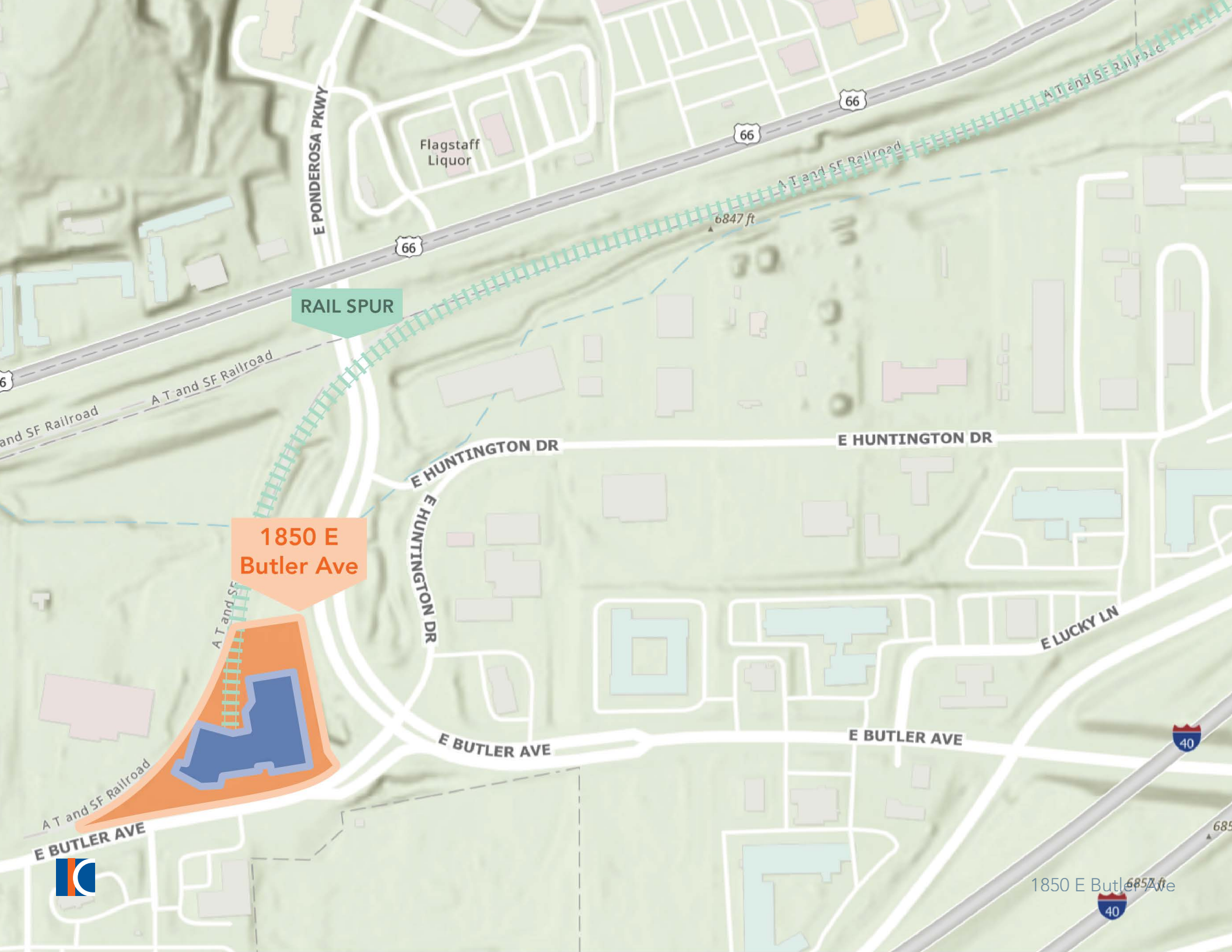
2.66 ACRES



ZONING

LIGHT INDUSTRIAL

1850 E Butler Ave



RAIL SPUR

1850 E
Butler Ave



2 Investment Highlights

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INVESTMENT HIGHLIGHTS



EXCLUSIVE RAIL SPUR

Served by BNSF Railway, the largest freight railroad in the U.S., with 33,400 miles of track spanning 28 states and three transcontinental routes.



PRIME ACCESSIBILITY

Located off I-40, with full interchange access just ½ mile east of the property.



EXPANSIVE FENCED YARD

Large fenced yard with concrete/paved parking, loading docks, and a storage yard.

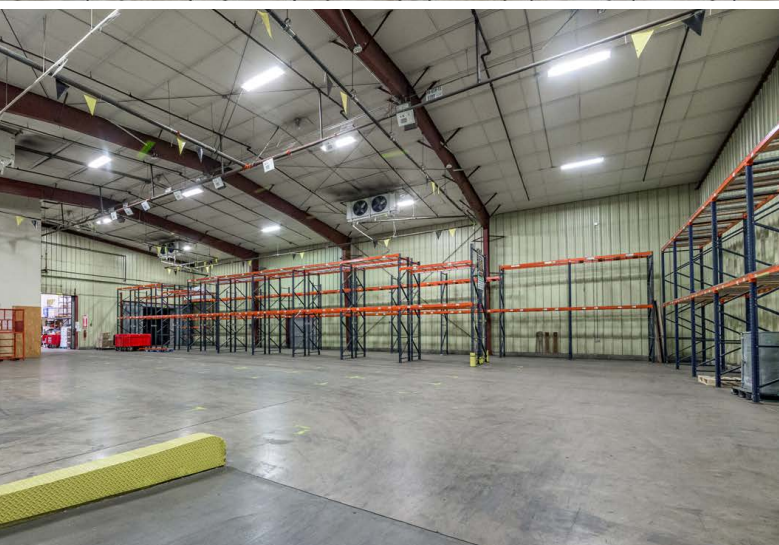


PLENTIFUL OFFICE SPACE

±4,000 SF office space buildout with a large break room.



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For more information, contact

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