



1850 E **Butler Ave**
Flagstaff, AZ | 86001

PROPERTY
FOR LEASE

\$18.75/SF
YEARLY

NNN

CONTACT

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1 Overview



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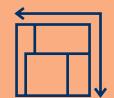
Overview

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**

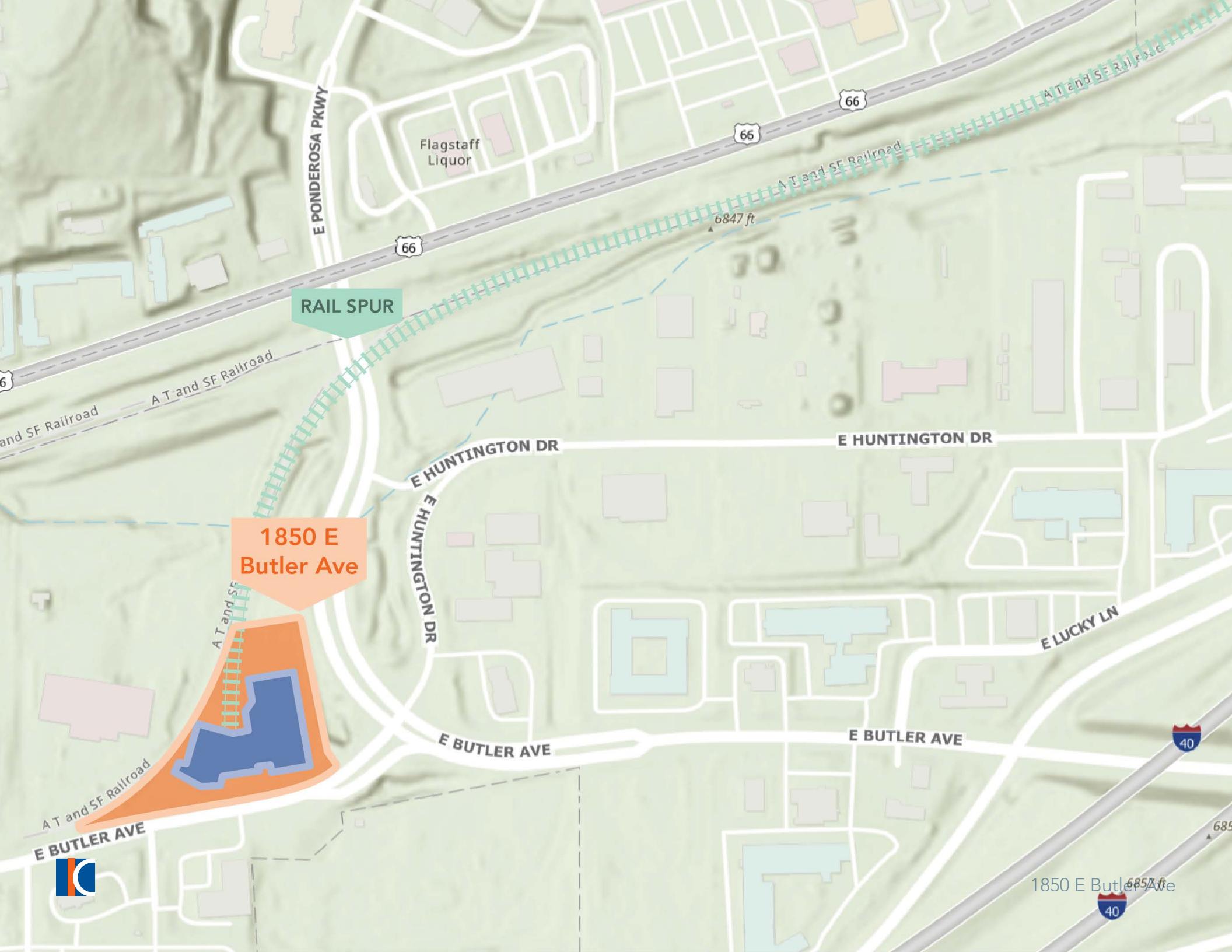


**LOT SIZE
2.66 ACRES**



**ZONING
LIGHT INDUSTRIAL**

1850 E Butler Ave



1850 E
Butler Ave



1850 E Butler Ave
6857 ft
40



2 Investment Highlights

1850 E

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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 $\frac{1}{2}$ mile east of the property.



EXPANSIVE FENCED YARD

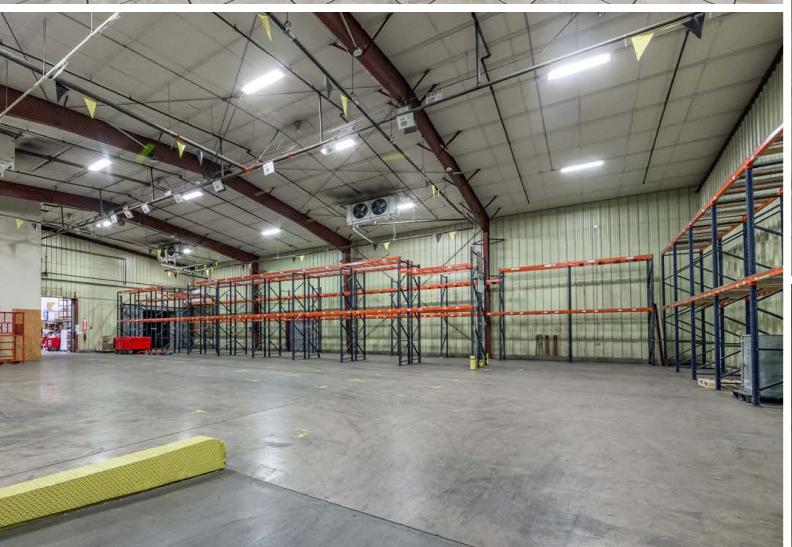
Large fenced yard with concrete/paved parking, loading docks, and a storage yard.



PLENTIFUL OFFICE SPACE

$\pm 4,000$ SF office space buildout with a large break room.

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