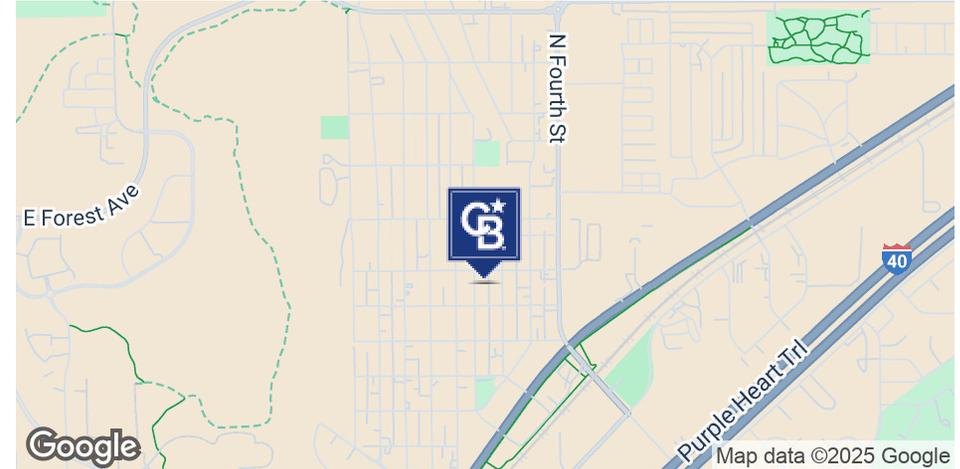


LEASE IDEALLY SIZED AND CENTRALLY LOCATED WAREHOUSE/OFFICE SUITES

2016 N. 1st St Flagstaff, AZ 86004



OFFERING SUMMARY

Lease Rate:	\$1.50 SF/month (MG)
Building Size:	6,000 SF
Available SF:	1,500 - 3,000 SF
Lot Size:	0.32 Acres
Number of Units:	2
Price / SF:	\$18.00/YR
Year Built:	1986
Renovated:	2018
Zoning:	CC

PROPERTY OVERVIEW

Finally, the search is over for adequate small to mid-sized warehouse space. Two of four units are available, each 1500 sf, self contained. Space (s) are ready for a new user of any ilk. Replete with grade level 12' roll-up doors, high ceilings, individual ADA bathrooms, paved front and rear parking, office build-out, and central location, this property can serve a spectrum of uses. Units have the potential of being combined. Unit #2 features drop ceilings, sealed roll-up door, and open space, but the drop can be easily removed to expose the high ceilings and the roll-up door re-opened. Unit #3 has a front roll-up and small office plus mezzanine and can be used in coordination with the adjacent suite or leased separately. At a lease rate of \$1.50/sf/mo modified gross, the sweet gets even sweeter. Flexible lease term. Bring your vision and see it a reality.

PROPERTY HIGHLIGHTS

- Perfectly sized warehouse and office suites
- 1500-3000 sf available

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IDEALLY SIZED AND CENTRALLY LOCATED WAREHOUSE/OFFICE SUITES

2016 N. 1st St Flagstaff, AZ 86004

LEASE RATE

\$1.50 SF/MONTH

LOCATION INFORMATION

Building Name	Ideally Sized and Centrally Located Warehouse/Office Suites
Street Address	2016 N. 1st St
City, State, Zip	Flagstaff, AZ 86004
County	Coconino
Market	Northern Arizona
Sub-market	Flagstaff Industrial Flex
Cross-Streets	Fourth Ave
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	I-40
Nearest Airport	Pulliam

BUILDING INFORMATION

Building Size	6,000 SF
Occupancy %	50%
Tenancy	Multiple
Ceiling Height	20 ft

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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	CC
Lot Size	0.32 Acres
APN #	10703098
Lot Frontage	100 ft
Lot Depth	142 ft
Corner Property	No
Amenities	Roll-up doors, paved parking front and rear, exclusive bathrooms per each suite, mezzanine office/storage, office build-out, flex layout.
Power	Yes
Rail Access	No

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	15

UTILITIES & AMENITIES

Handicap Access	Yes
Fire Alarm	N/A



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LEASE IDEALLY SIZED AND CENTRALLY LOCATED WAREHOUSE/OFFICE SUITES

2016 N. 1st St Flagstaff, AZ 86004



PROPERTY DESCRIPTION

Finally, the search is over for adequate mid-sized warehouse space. Two of four units are available, each 1500 sf, self contained. Replete with grade level 12' roll-up doors, high ceilings, individual ADA bathrooms, paved front and rear parking, office build-out, and central location, this property can serve a spectrum of uses. Units have the potential of being combined. Unit #2 features drop ceilings, sealed roll-up door, and open space, but the drop can be easily removed to expose the high ceilings and the roll-up door re-opened. Unit #3 has a front roll-up and small office plus mezzanine and can be used in coordination with the adjacent suite or leased separately. At a lease rate of \$1.50/sf/mo modified gross, the sweet gets even sweeter. Flexible lease term. Bring your vision and see it a reality.

LOCATION DESCRIPTION

Discover the prime location of the Industrial / Flex Space at 2016 N. 1st St, Flagstaff, AZ. Nestled in the heart of Flagstaff's community commercial hub, this property offers a strategic homebase for any business owner, with easy access to the I-40 and I-17. Tenants will enjoy a convenient mix of urban amenities and natural beauty, making it an ideal location for businesses seeking Industrial/Flex Space in Northern Arizona.

EXTERIOR DESCRIPTION

Front and rear roll-up doors, private entrances, front and rear parking.

INTERIOR DESCRIPTION

Seamless combination of warehouse and office

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LEASE IDEALLY SIZED AND CENTRALLY LOCATED WAREHOUSE/OFFICE SUITES

2016 N. 1st St Flagstaff, AZ 86004



PROPERTY HIGHLIGHTS

- Mid-sized warehouse and office suites
- 1500-3,000 sf
- Front and rear parking
- Central mixed-use location
- Ideal for contractors, fitness, light manufacturing, distribution, office, showroom, etc.
- Lease term negotiable, prefer 36-48 months
- \$1.50/sf/mo modified gross, each unit separately metered
- Front reception space
- ADA bathrooms
- Rear parking/storage
- Ease of access
- Very few of its kind available

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2016 N. 1st St Flagstaff, AZ 86004



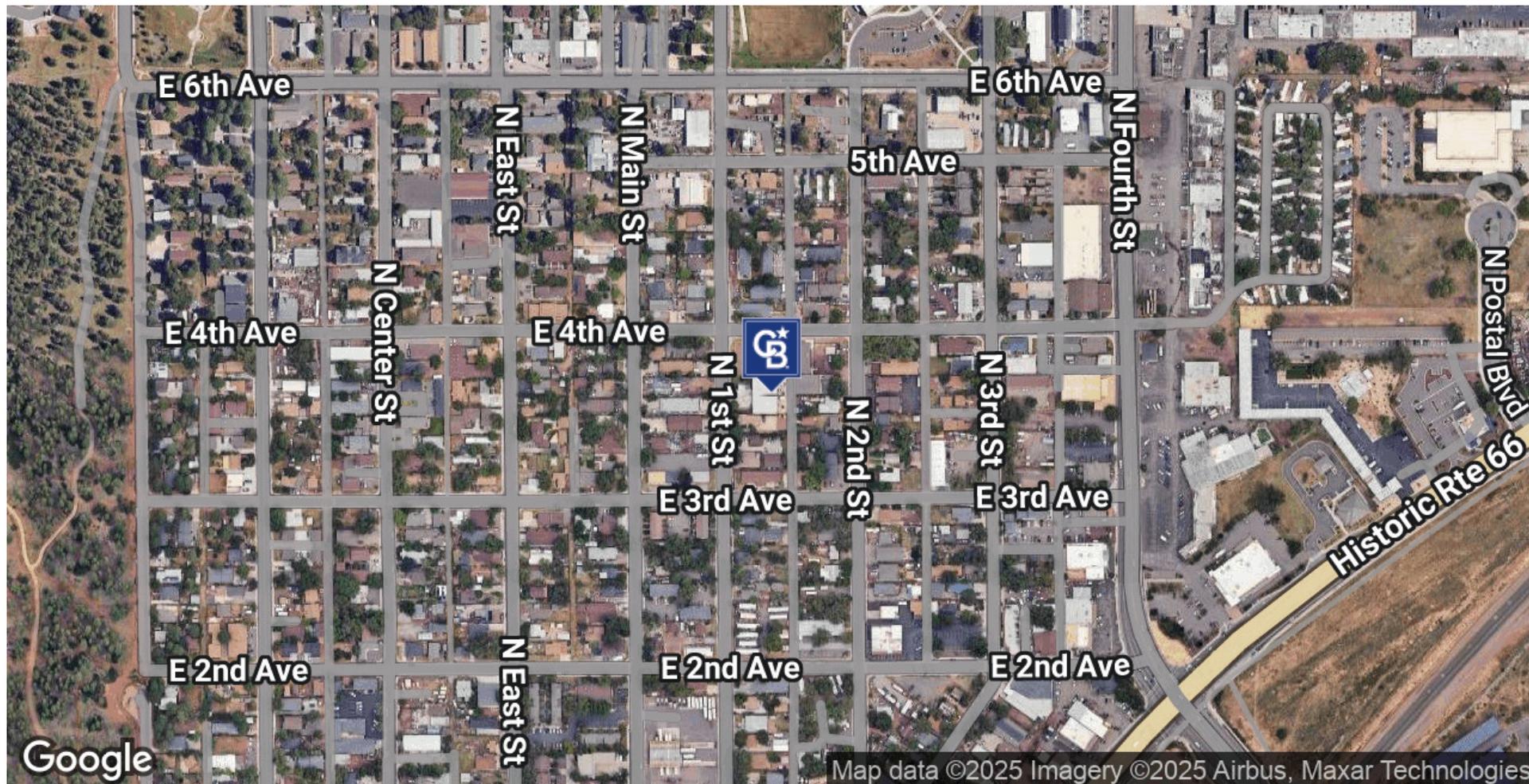
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2016 N. 1st St Flagstaff, AZ 86004

DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: (928) 607-3749 | **Cell:** (928) 607-3749

PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs, Summa Cum Laude

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