



KellyandCall.com

120 E. PHOENIX AVENUE, FLAGSTAFF | ARIZONA

Clean Warehouse and Office Space in Excellent Location. For Lease

Newly remodeled offices and clean warehouse space located just one block east of San Francisco Street and one block south of Route 66. This stand-alone one tenant building will be an excellent business location for the right small business owner.

The warehouse has 2,000 SF with heat, high ceilings with 18' in the middle and 13' on the side, front 10' x 12' rollup door and small private office upstairs overlooking the warehouse.

The newly remodeled office space has 860 SF, A/C and heat, and a clean bathroom easy to access from office space and warehouse.

**\$4,500/Month
Gross Rent, plus
utilities and TPT**

**Minimum
Five-Year lease.
Available
June 1, 2022**

Contact:

KEVIN B. CALL, CPA
Principal
928 440 5450
Kevin@KellyandCall.com



Kelly & Call Commercial
1150 N. San Francisco Street
Flagstaff, AZ 86001
Phone: 928 440 5450

DENNIS KELLY
Principal
928 440 5450
Dennis@KellyandCall.com

120 E. PHOENIX AVENUE, FLAGSTAFF | ARIZONA



Utilities: Electric: Arizona Public Service
Natural gas: Unisource Energy
Water/sewer: City of Flagstaff
Telecom: (Fiber) multiple vendors
Trash: City of Flagstaff-shared with landlord
Internet: High speed, Suddenlink

Snow removal: Landlord will remove snow from parking area at no additional charge

Zoning: Commercial Service (CS)

Assessor parcel: 101-27-002D

Parking: Four spaces in front of building