



2301 E. FIFTH AVENUE, FLAGSTAFF | ARIZONA

Versatile 3-Bay Garage and Office

3,000 SF fully built-out flexible work space



KellyandCall.com

For Lease:
\$16.80 SF/YR

CONTACT:

Rob Gerlak

Principal

Phone: 928 440 5450

Rob@KellyandCall.com

Kevin B. Call, CPA

Designated Broker

Principal

Phone: 928 440 5450

Kevin@KellyandCall.com



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, Arizona 86001



Available Property

This versatile, fully built-out, 3-bay garage with office is perfect for a small business owner, craftsman, artist, or entrepreneur seeking a flexible workspace. Our expansive 3-bay garage with office is tailor-made to accommodate a variety of needs. Whether you're a woodworker, artist, small-scale manufacturer, or simply need room for your creative endeavors, our garage with office offers the ideal setting for your business to thrive.

Lease term is three years. Lease rate is NNN.
Lease rate does not include utilities, property expenses or building services.
Property is available for immediate occupancy.

Features

- Three spacious bay areas perfect for manufacturing, crafting, or storage.
- Welcoming reception area ideal for greeting clients and guests.
- Private closed office room for confidential meetings or focused work.
- Fenced 40 x 50 concrete side yard with 140 SF shed, access via double gate large enough to pull vehicles through.
- Convenient clean, remodeled bathroom facilities.

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Specifications

Building Size	3,000 SF
Lot Size	0.16 acres
Zoning	Commercial (CC)
Year built	1978
Parking	11 standard parking spaces
Construction	Masonry
Lighting	Fluorescent
	Central air and heating: natural gas
Utilities	Water and sewer: City of Flagstaff
	Power supply: phase 3



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