



3748 N. EAGLE MOUNTAIN DR., FLAGSTAFF | AZ

## Excellent Warehouse for Lease

*This 5,928 SF warehouse on a .56-acre lot has been fully leased since 2012. This location has never been vacant. The current lease ends December 31, 2025, and the property will be available January 1, 2026. NNN expenses are estimated at \$3.50/SF (property taxes, insurance, and management fee). Tenant is responsible for maintaining the building exterior (snow removal and landscaping).*

*Warehouse features:*

- *High ceilings (17'6" min with 28' max in middle of building)*
- *Clean space*
- *Two roll-up doors and a main door*
- *Bathroom facilities*
- *All metal/block building with insulation throughout*
- *Metal roof*
- *Heated by multiple natural gas ceiling heaters*
- *Fire sprinklers inside warehouse*
- *Warehouse built in 1999*

Lease  
\$18.50/  
SF  
NNN

Contact:

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Agent  
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## Specifications:

**Zoning:** Light Industrial

**Assessor Parcel:** #113-26-012

**Lot size:** .56 acres, 24,393 SF

**Warehouse size:** 5,928 SF

**Access/configuration:** Paved city street with easy access off Industrial Drive to Eagle Mountain Drive.

**Parking:** Concrete parking and curbing with excellent parking spaces and extra on street parking

**Property taxes:** \$8,862.46 (2021)

**Electric:** Arizona Public Service

**Natural gas:** Unisource Energy

**Water/sewer:** City of Flagstaff

**Telecom:** (Fiber) multiple vendors

**Trash:** Multiple vendors available



Subject Property



Industrial Drive



## Contact Us:

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Real Estate and Business Brokerage

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