

FOR LEASE — NNN GROUND LEASE

2.00 ACRES

Commercial Land · I-40 Frontage · Williams, Arizona

150 East Patel Drive, Williams, AZ 86046

LEASE RATE

\$1.00 /SF/YR NNN
≈ \$87,120/yr

TERM

20–25 Yrs
Rent ramp-up available

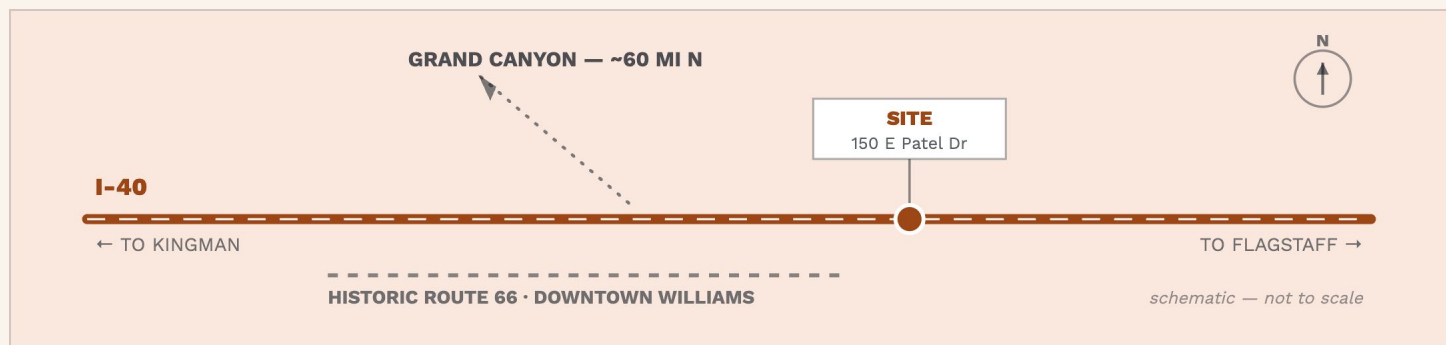
ZONING

Commercial
Buyer to verify with City

UTILITIES

At Site
Former restaurant pad

A rare 2-acre commercial pad site with direct frontage and access off Interstate 40 in Williams, Arizona — the historic Gateway to the Grand Canyon. Utilities are already in place from a prior restaurant use. Ownership will offer a long-term ground lease with rent ramp-up during tenant construction — ideal for an RV park, hotel/motel, retail center, or self-storage development.



WHY WILLIAMS, ARIZONA



Gateway to the Grand Canyon
~60 miles to the South Rim entrance



On Historic Route 66
Last town bypassed by I-40, in 1984



Grand Canyon Railway
Williams is the railway's southern terminus



Tourism-Driven Economy
Dozens of motels, RV parks & Route 66 attractions

IDEAL FOR



RV Park



Hotel / Motel



Retail



Self-Storage

FOR LEASING INFORMATION

SHEETAL

✉ Sheetal@s2-mi.com

S2

Owner · Principal-to-Principal

Information contained herein is from sources deemed reliable but not guaranteed. Prospective tenant to independently verify zoning, acreage, utilities, and all other information prior to lease execution.