



1655 S SULLIVAN LN | CAMP VERDE, ARIZONA

Prime Industrial Warehouse Available

This is a rare opportunity to secure highly flexible, institutionally configured warehouse space along the high-traffic Arizona State Route 260 corridor. Whether you are a cannabis cultivator, specialty manufacturer, or industrial operator, this newly renovated facility delivers the infrastructure, zoning versatility, and strategic location to support your business from day one.



Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, AZ 86001
Phone: 928 440 5450

Lease:
\$12/SF
NNN

Contact:

TREVOR CALL
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Property Overview

Strategically positioned along Arizona State Route 260, this property enjoys exceptional regional connectivity along one of the state's most important east-west corridors. Route 260 serves as a primary arterial link between the I-17 corridor and key communities including Prescott Valley, Cottonwood, Camp Verde, and the White Mountains, making it an ideal hub for operators who need reliable access to markets across central and eastern Arizona. Whether you are moving product, receiving materials, or serving a distributed customer base, this location puts you at the crossroads of the region's most active commercial and industrial traffic patterns.



Lease Details

| | |
|---------------------|--|
| Total Building Size | 18,000 SF |
| Available Unit Size | 2,000 SF (expandable in 2,000 SF increments) |
| Base Rent | \$12/SF* NNN |
| Availability | Immediate |

**Discounted rates available for tenants committing to larger space configurations.*

NNN Breakdown

| | |
|---------------------|---------------------|
| Property Taxes | \$13,647 (\$.62/SF) |
| Insurance | \$6,625 (\$.30/SF) |
| Property Management | \$.72/SF |
| Total | \$1.64/SF |



Zoning & Approvals

Zoned M1 / R1-35 / C3, this property carries one of the most versatile entitlement profiles in the region. Cannabis cultivation and processing are fully approved, and the zoning further supports manufacturing, industrial, commercial, mixed-use, and residential-compatible operations. This breadth of permitted uses gives tenants both immediate utility and the flexibility to grow and evolve without zoning constraints.

Additional Details

Building Features & Infrastructure

- Large open warehouse
- 18-foot clear heights throughout
- Grade-level drive-in doors for easy access
- Fully air-conditioned with multiple HVAC units
- 3-phase electrical power — 200 Amps per 2,000 SF unit, individually metered; additional capacity available as needed
- Floor drains throughout
- Full fire sprinkler system
- Massive fenced and secured yard

Approved & Ideal Uses: Cannabis Operations

This facility has been purpose-built to accommodate institutional-grade cannabis cultivation and processing:

- Verified cannabis cultivation approval
- Flexible build-out options for grow rooms, processing, and ancillary space

Secondary Use Opportunities

This property is equally well-suited for a broad range of alternative users:

- Controlled Environment Agriculture (CEA)
- Food Production / Commercial Kitchen Preparation
- Beverage Production
- Nutraceutical & Supplement Manufacturing
- Laboratory / R&D Operations
- Cold Storage & Distribution
- Specialty Manufacturing
- Data & Technology Storage with Conditioned Rooms
- Government or Municipal Operations





Contact:

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Principal

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Real Estate and Business Brokerage