

# 5280 E. Gibson Ave.

## PRIME INDUSTRIAL SPACE AVAILABLE FOR LEASE

- +Showroom/ Office Space
- +2 Acre Storage Yard

3760 sq. ft. Warehouse, 440 sq. ft. Office and showroom plus over 2 acres of storage yard. Zoned Heavy Industrial which allows for a long list of light and heavy industrial uses such as construction, equipment rental, manufacturing, semi repair shop, mini storage, warehousing, wholesaling and distribution, retail trade and some services. Fully fenced and gated.

### PROPERTY HIGHLIGHTS:

- Four 18 feet Grade Level Overhead doors.
- Fire suppression system
- 3 Phase Electrical
- Shop is heated
- Office/Showroom has central heat and air conditioning
- Ceiling height 20 foot
- Additional power source in Storage Yard.



Exclusively Represented By: Tammara Prager

928-607-4079 MOBILE | 928-773-9300 OFFICE | [Tammara.Prager@gmail.com](mailto:Tammara.Prager@gmail.com)

[www.NorthernAZ.RealEstate](http://www.NorthernAZ.RealEstate)



COMMERCIAL REALTY EXECUTIVES OF NORTHERN ARIZONA | 15 E. Cherry Ave, Suite 101 | Flagstaff, AZ 86001 | 928-773-9300

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 5280 E. Gibson Ave.



## **\$15,500 per month NNN**

**4200 sqft Metal Warehouse in Flagstaff Industrial Park. Heavy Industrial zoning. Over 2 acres of Storage Yard. 3 Phase Electrical with additional power stands in the storage yard. Warehouse has Heat, fire suppression and an alarm system.**



### **LOCATION HIGHLIGHTS:**

Flagstaff Industrial Park  
5 minute freeway turn time  
Fully fenced

### **PROPERTY HIGHLIGHTS:**

2.21 acres  
Level lot with Storage Yard  
Remodeled office space with  
breakroom and a showroom.

### **DEMOGRAPHICS:**

Population: 97137 (10mi)  
Households: 38546(10mi)  
Med Fam Income: \$81,730 (10mi)

**Exclusively Represented By:**

**TAMMARA PRAGER**

**928-607-4079 MOBILE**

**Tammara.Prager@gmail.com**



**COMMERCIAL**

**REALTY EXECUTIVES OF NORTHERN ARIZONA | 15 E. Cherry Ave. | Flagstaff, AZ 86001 | 928-773-9300**

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy. We have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 5280 E. Gibson Ave.



## KEY FEATURES

1. OFFICE SPACE – 440sqft recently remodeled
2. WAREHOUSE SPACE – 3760 sq. ft.
3. STORAGE YARD – OVER 2 ACRES
4. FOUR 18ft. OVERHEAD DOORS
5. 3 PHASE ELECTRICAL
6. TWO BATHROOMS, ONE SHOWER
7. SHOWROOM OR THIRD OFFICE
8. THREE ENTRANCES
9. FULLY FENCED
10. EMPLOYEE PARKING LOT
11. CUSTOMER PARKING SPACES
12. 5 MINUTE FREEWAY TURNAROUND
13. LOCATED IN AN INDUSTRIAL PARK
14. ZONED HEAVY INDUSTRIAL
15. WRAP-AROUND DELIVERY DRIVEWAY
16. 4<sup>TH</sup> BAY IS PARTIONED W/ SEPARATE ENTRANCE AND BATHROOM

Exclusively Represented By:  
Tammara Prager  
928-607-4079 MOBILE  
Tammara.Prager@gmail.com  
www.NorthernAZ.RealEstate



COMMERCIAL

REALTY EXECUTIVES OF NORTHERN ARIZONA | 15 E. Cherry Ave. | Flagstaff, AZ 86001 | 928-773-9300

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy. We have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.