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**1st Brokers Realty**  
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DOWNTOWN  
FLAGSTAFF



Butler Ave



**Industrial Space for Lease**

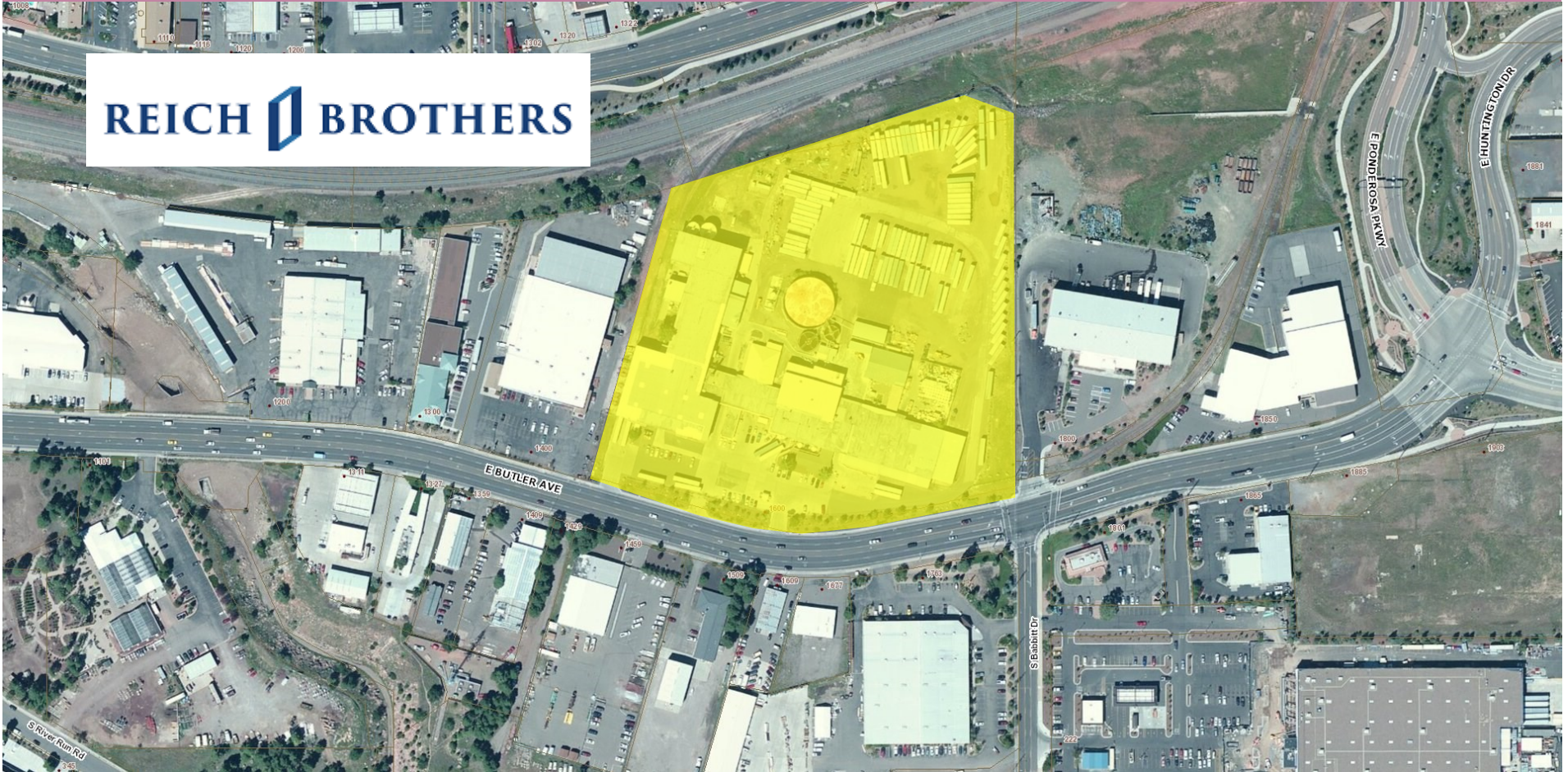
Located in Downtown Flagstaff on the major traffic corridor of Butler Road with over 15,000 cars per day and within 3/4 of a mile of Northern Arizona University with over 23,000 on campus students. Spaces available include 10,000 sq. to 120,000 sq ft. Permitted Uses include: Manufacturing, Constr. Yards, Equipment Rental Yards, Business Parks, Truck/Freight, Food Prep., Auto repair, Manufacturing, Micro Brewery, Mini Storage, R&D, Warehouse, Med. Marijuana, Vehicle Towing.

\$6.50 ft/yr plus CAMS

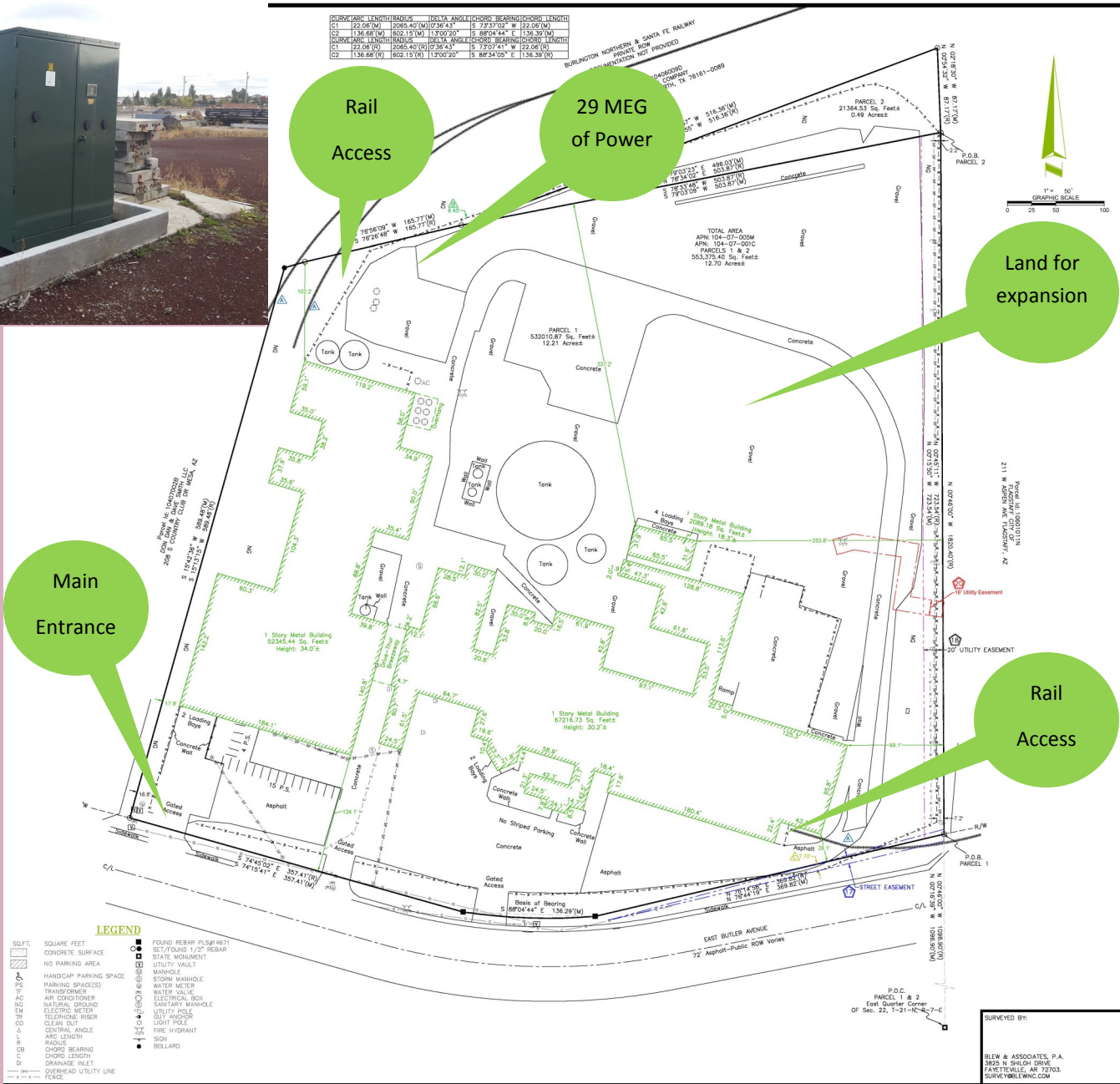
**ALL SQUARE FOOTAGE QUOTES AND PRICING ARE APPROXIMATE AND SUBJECT TO CHANGE.**

# Butler Commons Industrial Lease Space Flagstaff Arizona.

10,000 sq ft to 120,000 sq ft



# Site Survey and Parcel details



SURVEYED BY:  
BLEW & ASSOCIATES, P.A.  
3263 N. SHILOH DRIVE,  
FAYETTEVILLE, AR 72703,  
SURVEY@BLEW.COM

# 52,000 sq ft West Warehouse Space

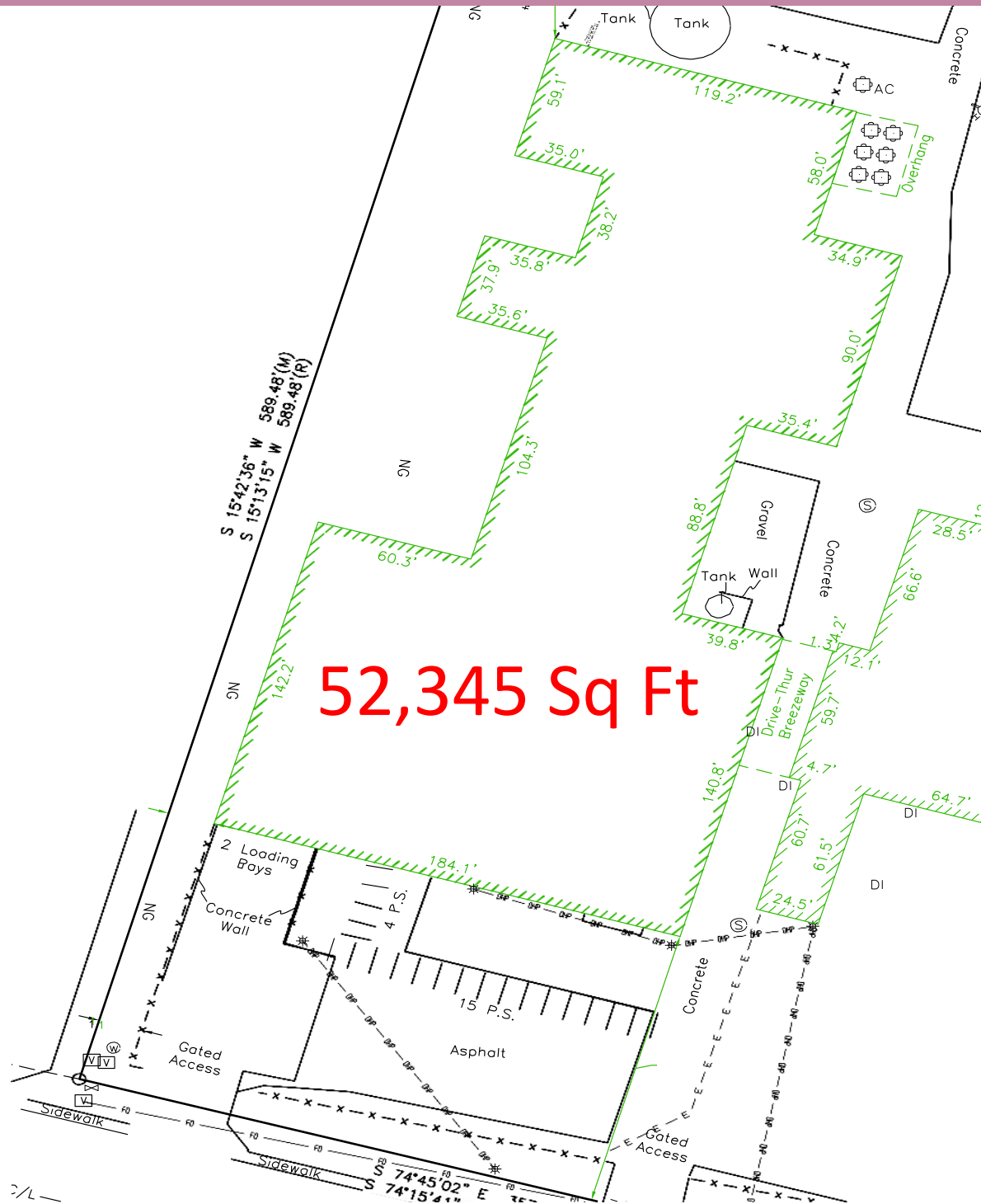
## Two High Docks with Dock Levelers

REICH  BROTHERS



West Warehouse Space-52,345 sq ft

Two High Docks with Dock Levelers, 34' Height metal building.



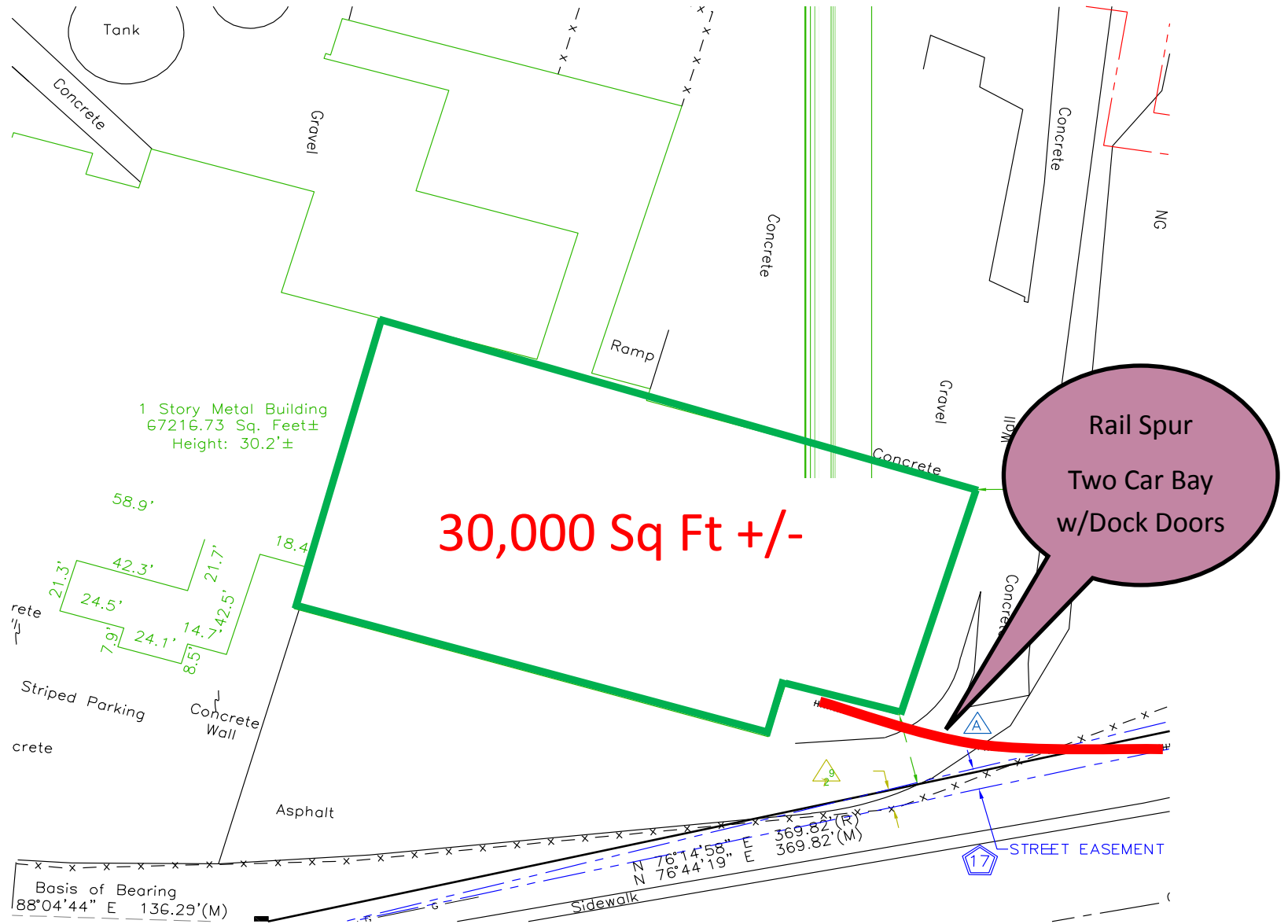
# 50,000 sq ft East Warehouse Space

## Two High Docks with Dock Levelers



East Warehouse Space-30,000 sq ft+/-

Two Car Rail Access, Two High Docks with Dock Levelers, 30' Height metal building.

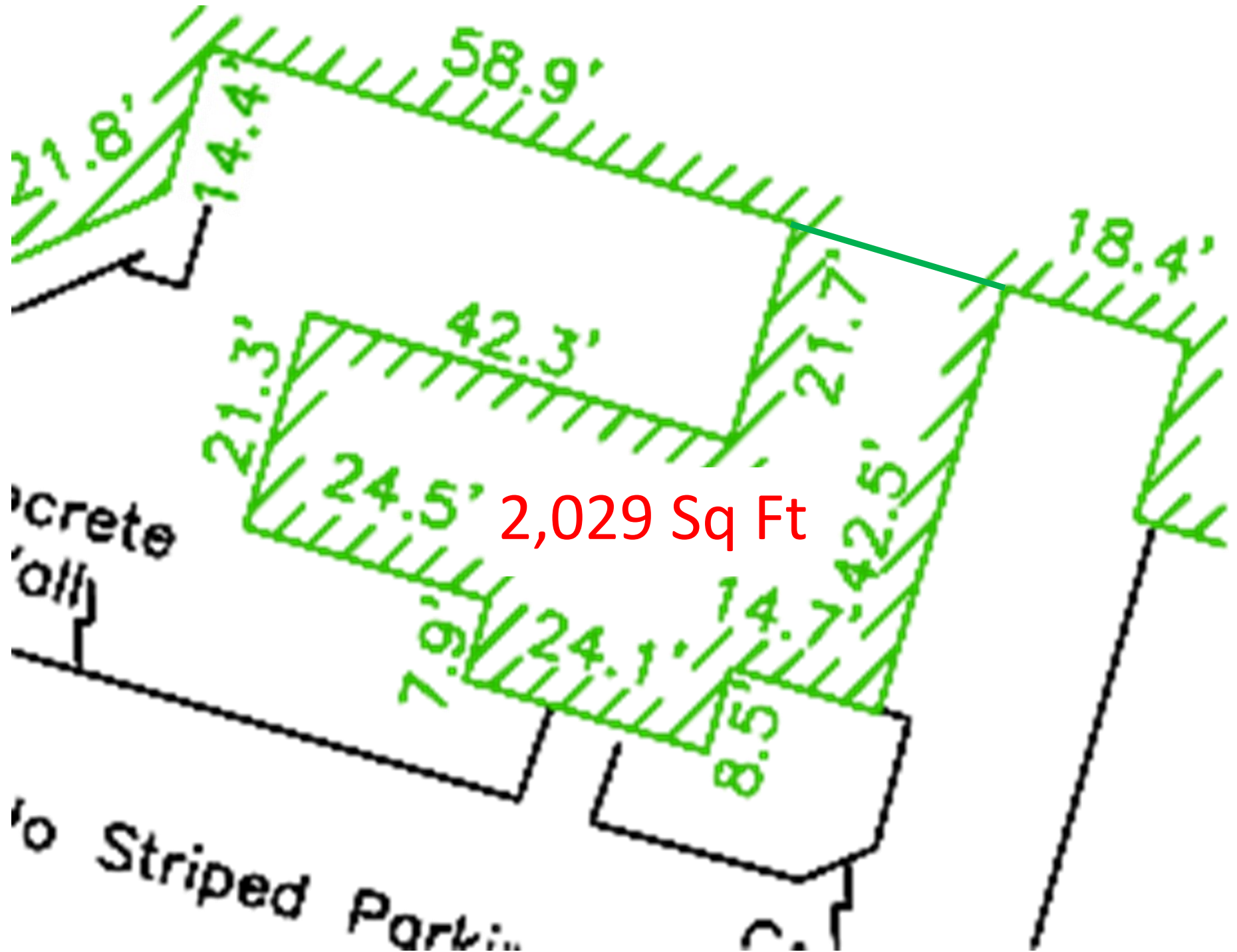


# Office Space

2,029 sq ft







Middle Warehouse

8,340 sq ft

