

5055

Ken Morey Dr

Bellemont, AZ 86015

BUILDING & LAND
FOR SALE

±129,938 SF
BUILDING

±24.26 ACRES
LAND



CONTACTS

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1 Overview

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Overview

Located directly off the Interstate 40, this property is positioned on the main travel corridor for east to west traffic. There is a large residential development and new RV park located directly north of the property on the north side of Interstate 40. This 24.26 acre industrial zoned property is improved with approximately 129,938 SF of office and warehouse space, significant yard space, and an exclusive rail spur. The yard space is ideal for material storage and could also be utilized for additional building expansion if desired. The exclusive rail spur provides effortless connections across the United States.

This site was originally developed in 1994 and has been utilized by two owners since development, including the current owner that has utilized the facility for the past 15+ years.



BUILDING SIZE

±129,938 SF



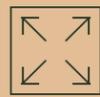
OFFICE AREA

±18,338 SF



WAREHOUSE AREA

±111,600 SF



LOT SIZE

±24.26 ACRES



ZONING

M-1 / LIGHT INDUSTRIAL & MANUFACTURING ZONE



BNSF RAIL SERVED





OFFICE
**FLOOR
 PLAN**

NOT TO SCALE

NOT TO SCALE

8 | 5055 Ken Morey Dr



2 Investment Highlights

5055

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Investment Highlights



BNSF Rail Served (BNSF Railway is the largest freight railroad in the United States, with 33,400 miles of track, across 28 states and three transcontinental routes that provide rail connections between the west coast and east coast of the US).



Easy access to transportation, off of I-40 with full-diamond interchange less than 1 mile at Hughes Ave.



Less than 12 miles to Flagstaff for easy access to labor



Large Fenced Yard and concrete paved parking and storage



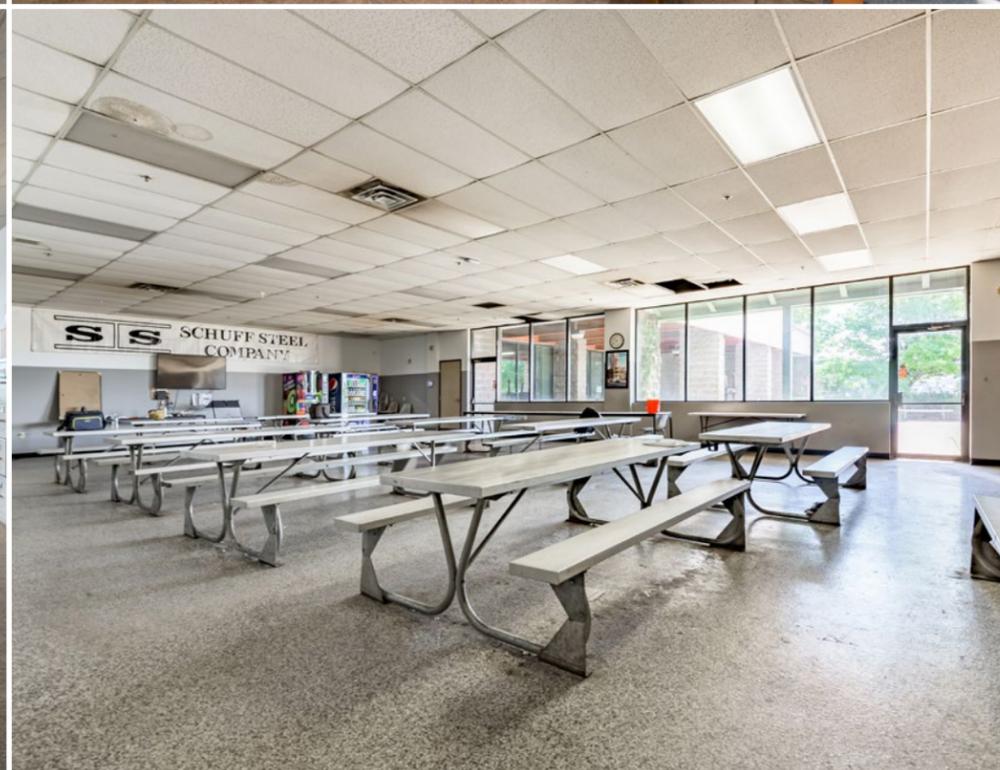
Plentiful office space buildout



An additional ± 2 acres to the north, which can be used for additional expansion, parking, or development.



Exclusive rail spur





3 Location & Specifications

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5055
Ken Morey Dr

BSNF Rail Line

40

180

89

40

Flagstaff

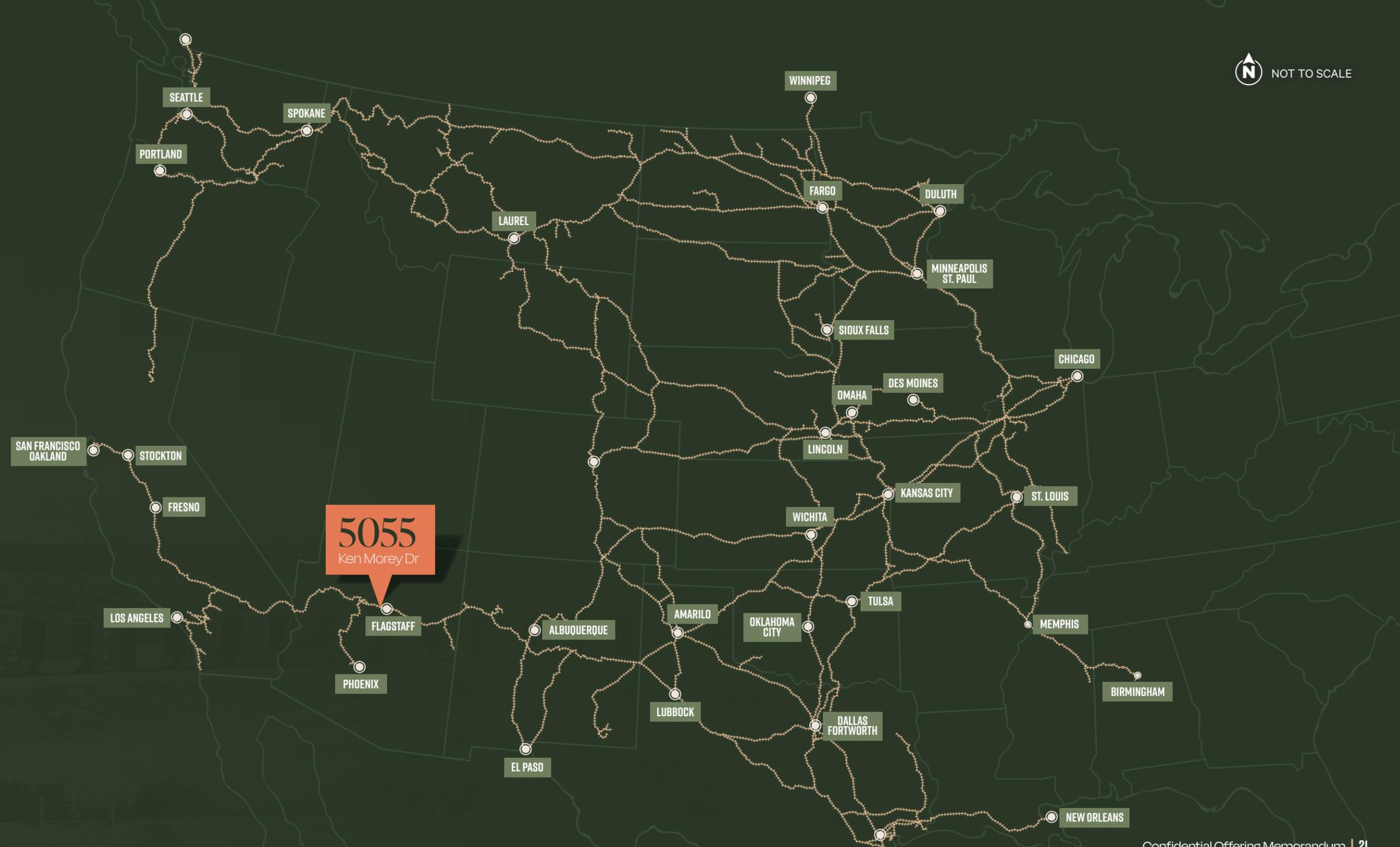
40

17

Easily Accessible to the Flagstaff Population Pool

12 MILES | 20 MINUTE DRIVE

Connected To the BNSF Rail Network





4 Market Overview

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Market Overview

Flagstaff has a population of 73,319 and a metropolitan area population of 139,097. The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College. In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource. This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.



The Flagstaff Industrial market is nearly at capacity, with just 0.8% of inventory being vacant.



Over the past year, vacancy has increased 0.6%. Meanwhile, the national average increased by 1.9%.



During this period, 72,000 SF has delivered, and 44,000 SF has been absorbed.



Total availability, which includes sublease space, is 1.1% of all inventory.



Within this market, logistics space is the largest subtype with 2.4 million SF in this category, followed by 1.7 million SF of specialized space and 450,000 SF of flex space.



With total inventory at 4.5 million SF, Flagstaff is much smaller than the average industrial market.



For more information, contact

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