HILTON HARRIS REAL ESTATE

Commercial Real Estate Services

FOR SALE
Industrial Buildings/Property
Flagstaff, AZ.

- *19.2 +/- Acres.*
- *Buildings total 32,800 sf under roof.*
- *Located on Leupp Rd. ten miles east of Flagstaff, AZ*
- *Zoned M2-6,000 (Coconino County).*
- *Electric,, Propane, Phone, Cable, Water, Septic .*
- *Lots of Potential! Currently a truss manufacturing facility.*

Rare heavy industrial zoned property just outside of Flagstaff. Multiple buildings, flat terrain, no vegetation. Easy access to I-40 and N. Hwy 89. Owner would also consider a sale/leaseback or a lease with a purchase option.

$2,900,000

CONTACT PERSON: HILTON HARRIS

HILTON HARRIS REAL ESTATE

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The information contained herein has been secured from sources we believe to be reliable, however, the accuracy is not guaranteed. All information should be independently verified. This offering is subject to prior leasing, sale or withdrawl from the market.

7145 Leupp Rd. Flagstaff, AZ 86004

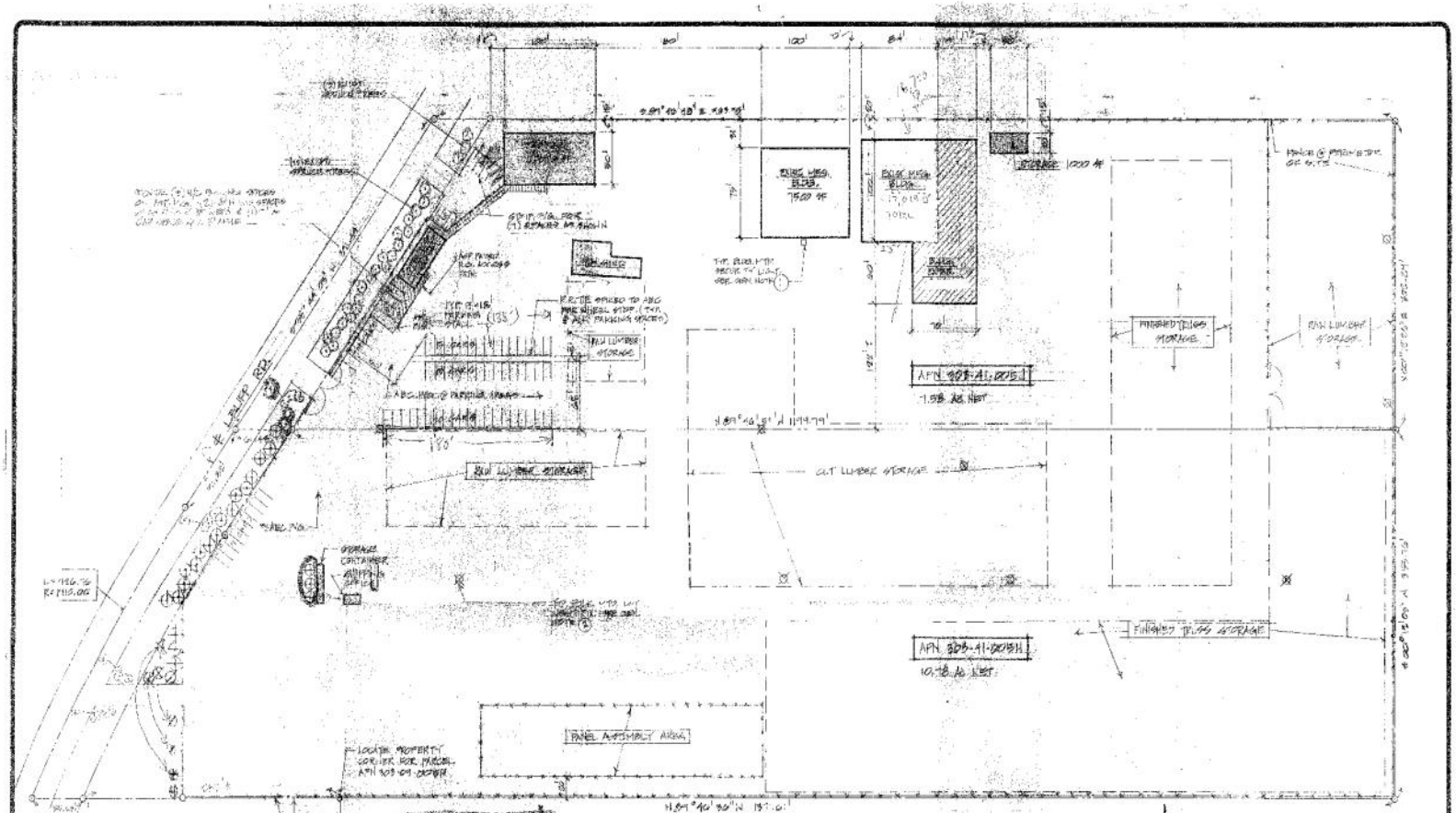
Coconino Parcel Map

March 5, 2014

Feet
0 160 360 720

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION.
IT IS FOR GENERAL PURPOSES ONLY. NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.

COCONINO COUNTY ARIZONA



LANDSCAPE LEGEND

- EXIST. TREE
- NEW 6'H. EVERGREEN
- NEW MIN. 4" CAL. DECIDUOUS
- NEW 2'H. OR 5 GAL. MIN. SHRUB
- (4) QUANTITY @ LOCATION

LANDSCAPE CALCULATIONS

NEW LANDSCAPING REQ'D - 4 PLANT UNITS

USING P.U. ALT. 'B' (2 EVERGREEN, 1 DECIDUOUS, 4 SHRUBS)

REQ'D NEW LANDSCAPING:
- (8) EVERGREEN TREES
- (4) DECIDUOUS TREES
- (16) SHRUBS

PLUS (13) EVERGREEN ALONG LEUPP RD @ PARCEL 303-41-005H ⅓
(3) EVERGREEN @ SHIPPING OFFICE

SITE PLAN 1"=30'

GENERAL NOTES

TOTAL LAND AREA (NET) - 18.36 Ac

TOTAL EXPANDED BLDG. AREA - 16,700 SF

OCCUPANCY - F1

TYPE OF CONST. - I-N

PARKING REQUIRED - 66 SPACES
PARKING PROVIDED 75 SPACES

1. REMOVE EXIST. BLDG. MTD. SECURITY LIGHTS FROM ALL BLDGS. REPLACE W/ 35 H LPS FULLY SHIELDED WALL PACS
2. EXIST. POLE MTD. LIGHT FIXTURES SHALL BE EXAMINED FOR CONFORMITY W/ COUNTY LIGHTING ORDINANCE. PROHIBITED FIXTURES SHALL BE REPLACED WITH CONFORMING FIXTURES
3. LUMEN CALC'S & EXTERIOR LIGHT FIX. CUT SHEETS SHALL BE SUBMITTED FOR APPROVAL DURING BLDG. PERMITTING PROCESS

REVISIONS	BY
4/8/04	E
8/5/04	E

ROBBY R. TOMPKINS
ARCHITECT
891 N. LONE OAK WAY
FLAGSTAFF, AZ 86004
(928) 526-1303
FAX (928) 526-1323

PROPOSED BUILDING EXPANSION
7145 LEUPP RD. FLAGSTAFF, AZ 86004
WESTERN TRUSS - OWNER
(928) 527-0066

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
P.1
OF SHEETS

Modular Offices

Building 1 Exterior

Building 1 Interior

Building 1 Offices

Building 2 Exterior

Building 2 Interior

Building 3 Exterior

Building 3 Interior

Building 3 Interior

Building 3 Interior

Yard and Buildings

Maintenance Building

Summary of Features
Western Truss Facility
7145 Leupp Rd, Flagstaff AZ
APN: 303-41-005H; 005J

Modular Offices:

- Approximately 1,680 sf.
- Paved parking with 7 spaces plus 3 handicapped spaces.

Building 1:

- Approximately 5,652 sf. (includes 800 sf of offices)
- 14'x22' rollup overhead door
- Small receiving door
- Clear height is 13'8" on the side and 16'1" at the center.
- Heat and A/C to both offices and warehouse
- Fiber optics (Building 1 and modular offices)

Building 2:

- Approximately 7,500 sf. plus lunchroom
- Saw shed on side of building
- Three 14'x22' rollup overhead doors
- One 8' x 14' rollup overhead door
- Clear height is 11'2" on the side and 17'2" at the center.
- Radiant heat, florescent lights

Building 3:

- Approximately 17,000 sf (L-Shaped building)
- Two rollup doors connecting to Building 2
- Eight 14'x22' rollup overhead doors
- Clear height is 13'7" on the side and 17'10" at the center.
- Radiant heat, mercury lights
- Two bathrooms

Maintenance Building:

- Approximately 1,000 sf
- Two 10'x11' rollup overhead doors

Yard:

- Approximately 19.2 acres
- Compacted cinder/gravel
- Enclosed with chain link fence
- Lighted yard

General:

- Except for the modular offices, all buildings are metal
- 3 phase power, 800 amps
- Lightning arrestors on all major buildings
- Utilities: Propane, electric, private water company (Doney Park Water), septic

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