



For Sale

\$1,950,000

**FOR SALE** | 6500 E. Route 66 | Flagstaff, AZ

Great industrial potential on  
20 acres of undeveloped land.

**Dennis Kelly**

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## Specifications

Address	6500 East Route 66, Flagstaff, AZ
Acreage	Approximately twenty (20) acres, TBD
Assessor Parcel	A portion of 113-07-004
Sales Price	\$1,950,000
Property Taxes	N/A It is anticipated that the final sale will be a portion of several parcels
Access	US Route 66 USDA Private Road Special Use Permit
Utilities	Electric: Arizona Public Service Water: Haul, City utilities to be extended
Zoning	Operated as a mine under permit Formal zoning classification is Rural Residential Adjacent uses are industrial

## SURROUNDING USES

Materials mine  
City of Flagstaff  
National Forest  
Various heavy industrial uses

## ECONOMIC DRIVERS

Lack of industrial land in city limits  
Direct access to US Highway 66  
Part of East Flagstaff Industrial Park  
Surrounded by heavy industrial users  
Excellent access to Interstate 40

## SPECIAL CONSIDERATIONS

Property is currently occupied by multiple tenants “grandfathered” as a result of the mining permit and historical occupancy. Future occupancy by these tenants is “to be determined”.



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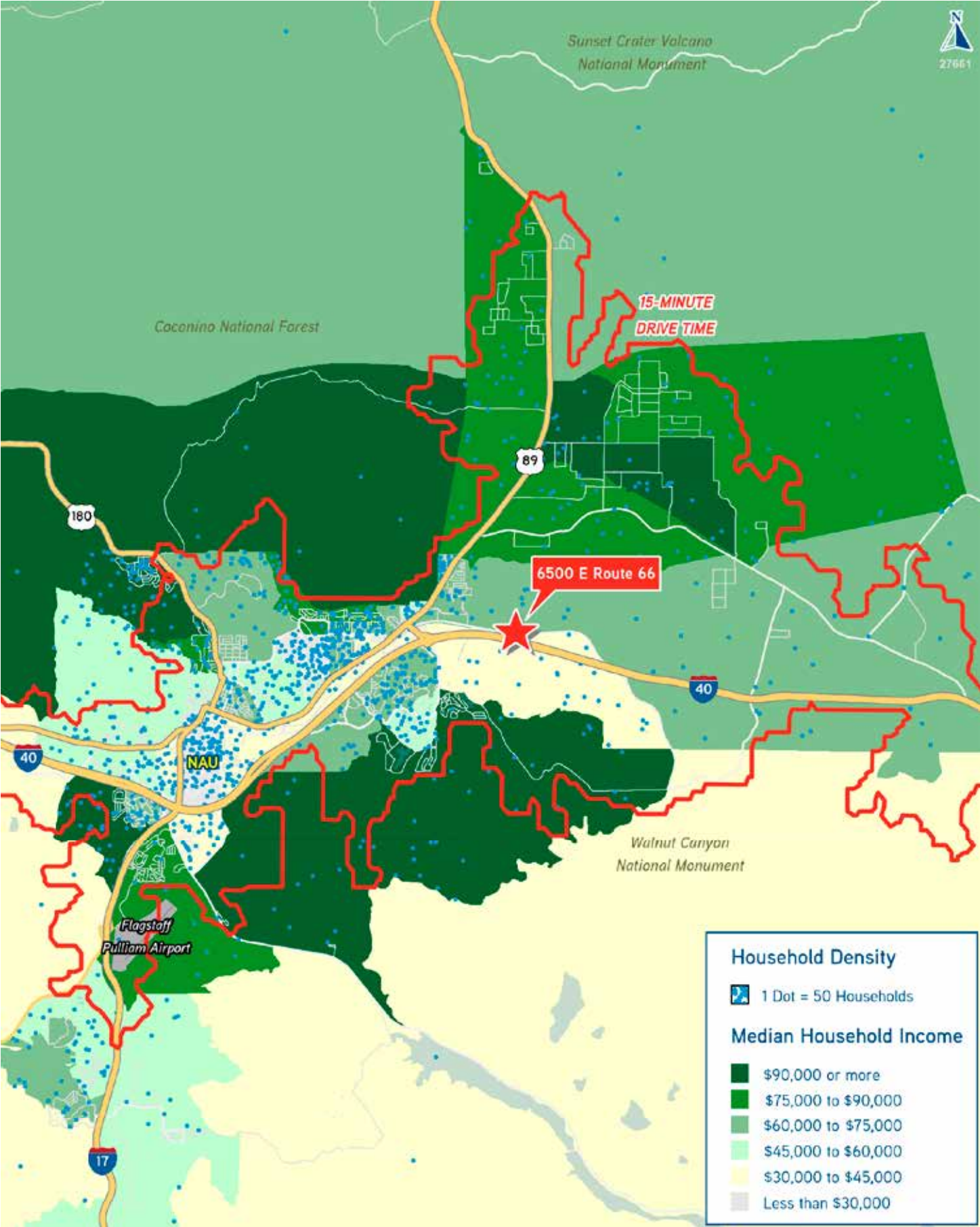


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FOR SALE | 6500 E. ROUTE 66 | Flagstaff | AZ



City of Flagstaff Map

Contact:

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