

# FOR LEASE |

30,200 SF FREESTANDING BUILDING ON 1.84 ACRES

2246  
SOUTH  
CENTRAL



# 2246 S CENTRAL AVE

PHOENIX, AZ 85004

CBRE

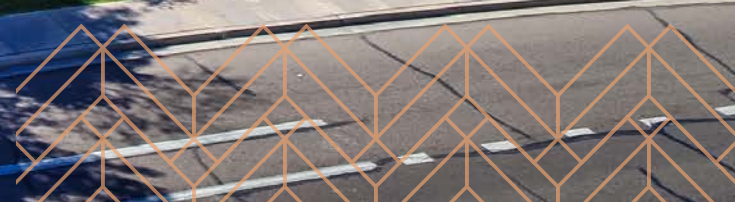




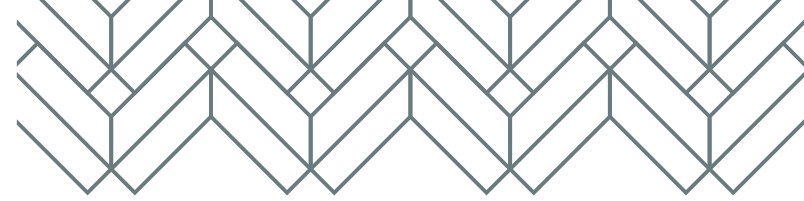
# PROPERTY FEATURES

Building Size	±30,200 SF
Loading	7 Truckwell doors 1 Grade level door with ramp to grade
Power	400 Amps, 120/208 V
Office SF	±5,381
Clear Height	±24' - 26'
Cooling	Evap Cooled
Parking	±43 parking spaces 1.42/1,000
Zoning	C-3, City of Phoenix
Rental Rate	\$1.00/SF NNN





# FLOOR PLAN



VIRTUAL TOUR





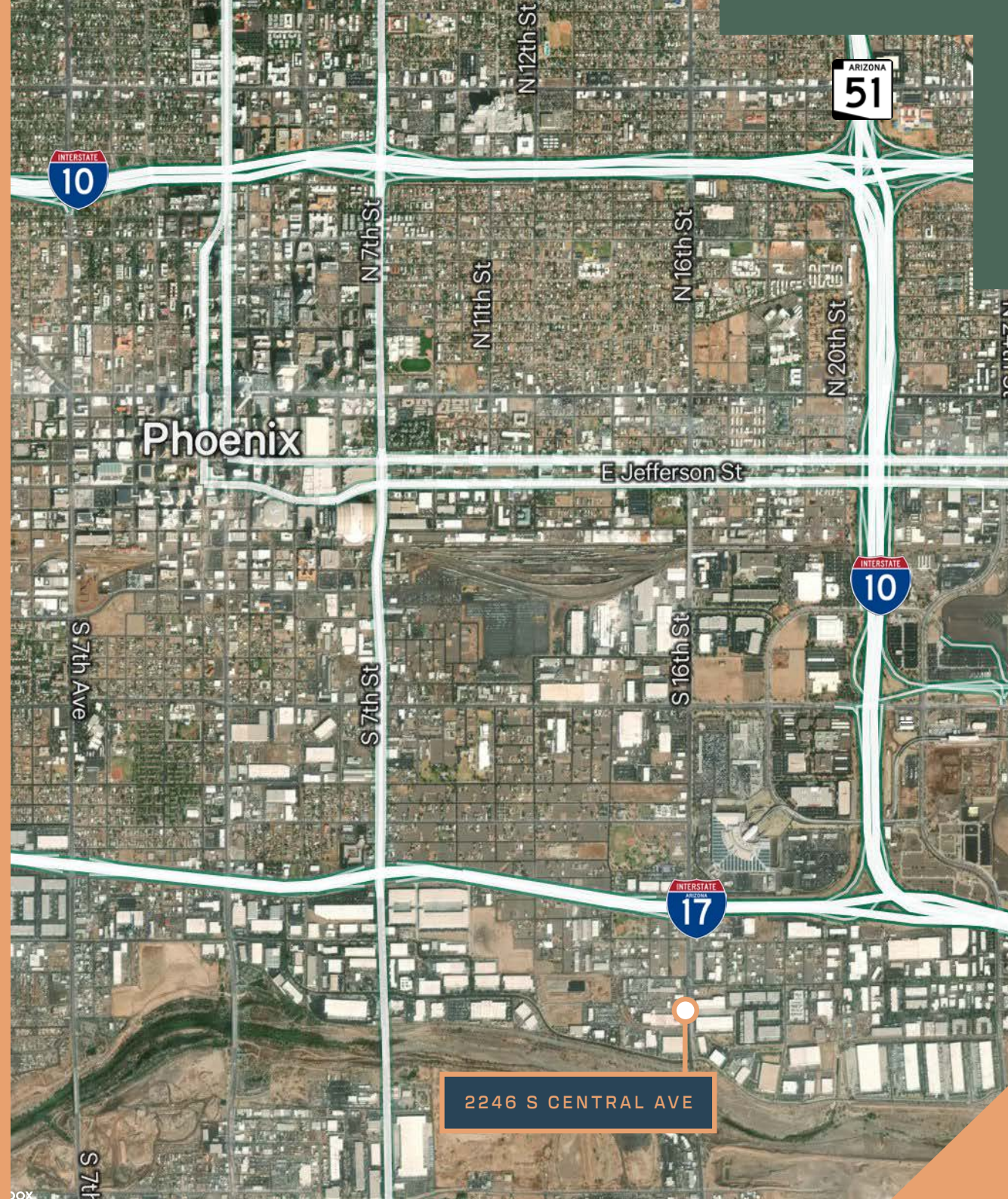
# MAP

2246 S CENTRAL AVE

Centrally located with  
easy access to I-17

2.5 miles from SR-51

3 miles from Sky  
Harbor International  
Airport and I-10







**MIKE PARKER**  
EXECUTIVE VICE PRESIDENT  
602 614 7877  
MIKE.PARKER6@CBRE.COM

**COOPER FRATT**  
EXECUTIVE VICE PRESIDENT  
602 684 8770  
COOPER.FRATT@CBRE.COM

**JOHN WERSTLER, SIOR**  
EXECUTIVE VICE PRESIDENT  
602 735 5504  
JOHN.WERSTLER@CBRE.COM

**TANNER FERRANDI**  
FIRST VICE PRESIDENT  
602 735 5624  
TANNER.FERRANDI@CBRE.COM