

FOR LEASE |

30,200 SF FREESTANDING BUILDING ON 1.84 ACRES



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, 277/480 V SES
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





PHX

**PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT**
±3.6 MILES (±10 MINUTES)

DTPHX
Downtown Phoenix Inc.

ARIZONA CAPITOL

PHOENIX

Honeywell CenturyLink **GXO** **ups**

REPUBLIC SERVICES FERGUSON ARAMARK Denali MetalWorks SARGON BAY Hot Shot Logistics, Inc.

HILTON PRO-EM PARTY & EVENT RENTALS FRONTIER TRANSPORTATION, INC. GET YOUR MOVE ON

ARMOR CAE

NASH artificial lawns

ATD AMERICAN TIRE DISTRIBUTORY

RWC GROUP

IRON MOUNTAIN ufs SAICO ABC

DISTRIBUTION INTERNATIONAL IMPACT PROPERTY SOLUTIONS ABATIX VISTAR MP MAVERICK POWER canteen FASTENEST FASTENERS

ARIZONA FLOWER

City of Phoenix CAR RENTAL CENTER

enterprise

Crate&Barrel Ryder Ever better. Foam-Daddy Polymershapes

2246 SOUTH CENTRAL AVE

VIKING SupplyNet DIRT Van Marke pitney bowes

TIRE'S WAREHOUSE canteen NATIVE AMERICANS

MASTER ELECTRONICS

SUNLAND COLLINS COLLINS AEROSPACE UTC AEROSPACE SYSTEMS City of Phoenix

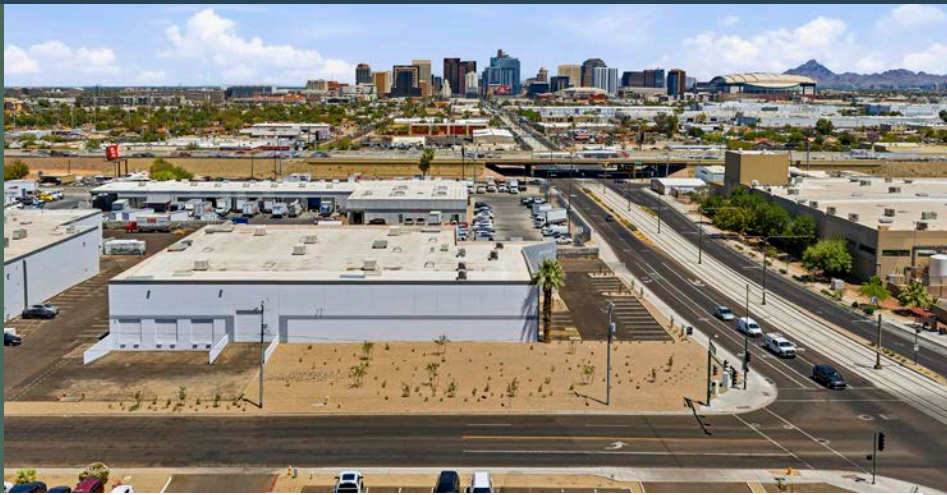
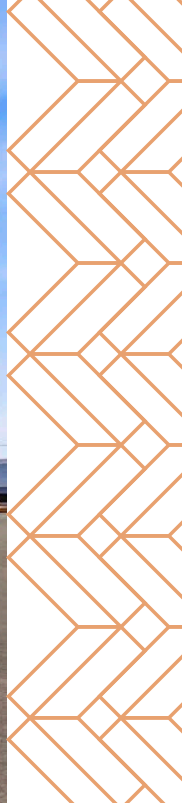
PERFORMANCE EXHAUST IN-N-OUT aff LARON Mechanical FASTENAL XCEL DWF IRON MOUNTAIN amazon western window systems

CALPORTLAND

amazon WEST SHORE



2246



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