

FOR LEASE OR SUBLEASE

2204 West Southern Avenue
Tempe, Arizona 85282

Only \$1.50/Square Foot
11,520 Square Feet

2204

Offered By:

Steven Schnitzer, Broker

Steven J Schnitzer, Ltd.

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2204 West Southern Avenue, Tempe, Arizona



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**2204 WEST SOUTHERN AVENUE
TEMPE, ARIZONA**

RENTABLE SF	±11,520 Square Feet
LEASE RATE	\$1.50/SF; Triple Net (NNN); CAM's \$0.21/SF
PROPERTY TYPE	Industrial Building
OFFICE & WORKSTATION BUILDOUTS	±2,500 Square Feet
YEAR BUILT	1980; Renovated in 2024
LOT SIZE	±0.92 Acres
PARCEL NUMBER	123-28-078A
ZONING	I-1 (Light Industrial)
ENCLOSED YARD	Rear yard w/2 access gates
LOADING	Four (4) ±10' x ±12' Grade Level
CEILING HEIGHT	±16'
ROOF	Flat w/ Elastomeric Coating (Redone 2025)
POWER	600 Amps 277-480V, 3 Phase
HVAC	HVAC in Offices (Evaporative Coolers in Warehouse)
FIRE SPRINKLERS	Yes
CONSTRUCTION	Masonry
PROPERTY TAXES	\$17,197.12 (2025)

1st FLOOR

ROOMS:

- OFFICE 107
- OFFICE 108
- OFFICE 109
- OFFICE 110
- OFFICE 111
- OFFICE 112
- LOBBY 113
- BULLPEN 105
- OPEN OFC 104
- GALLEY 106
- EXIST. HRR 107
- EXIST. MRR 108

DOOR SWINGS:

- 107: In
- 108: In
- 109: In
- 110: In
- 111: In
- 112: In
- 113: In
- 105: In
- 104: In
- 106: In
- 107: In
- 108: In

North Arrow

LOCATION MAP

