

FOR SUBLEASE

**2204 West Southern Avenue
Tempe, Arizona 85282**

**Only \$1.25/Square Foot
BELOW MARKET RATE!**

2204

Offered By:

Steven Schnitzer, Broker

Steven J Schnitzer, Ltd.

(602) 478-1525

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2204 West Southern Avenue, Tempe, Arizona



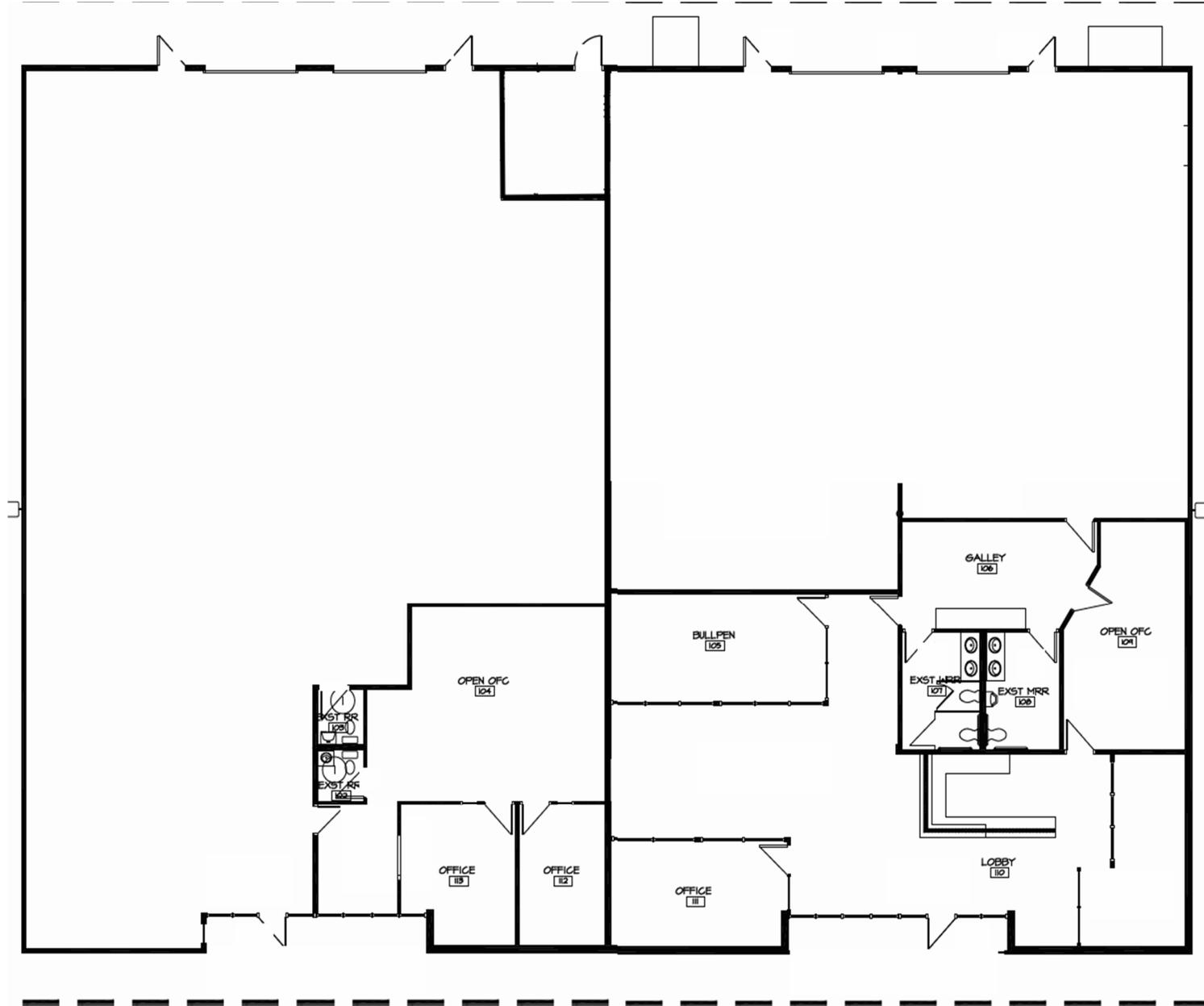
2204 West Southern Avenue, Tempe, Arizona



**2204 WEST SOUTHERN AVENUE
TEMPE, ARIZONA**

RENTABLE SF	±11,520 Square Feet
LEASE RATE	\$1.25/SF; Triple Net (NNN); CAM's \$0.21/SF
SUBLEASE TERM	Expires September 2029
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)

FLOOR PLAN



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Map data é2020