

# 2502 North Black Canyon Highway Phoenix, Arizona

Former CBS Outdoor Facility



## FOR LEASE

Building Size: 20,980 SF  
Office: 14,925 SF - 2 story  
Warehouse: 6,055 SF - evap cooled - 24' clear  
Lease Rate: \$0.70/SF NNN  
Parcel Size: 174,240 SF - 4.00 acres  
Additional Storage: The site has an additional 4,462 SF building utilized for extra storage  
Zoning: I-1, City of Phoenix  
Parking: 78 covered stalls - 5 uncovered  
Significant open space available for additional car and truck parking  
Amenities: Outstanding freeway exposure on I-17 freeway  
Excellent Freeway Access  
Daily traffic count on I-17 freeway : 210,000 cars



for more information contact:

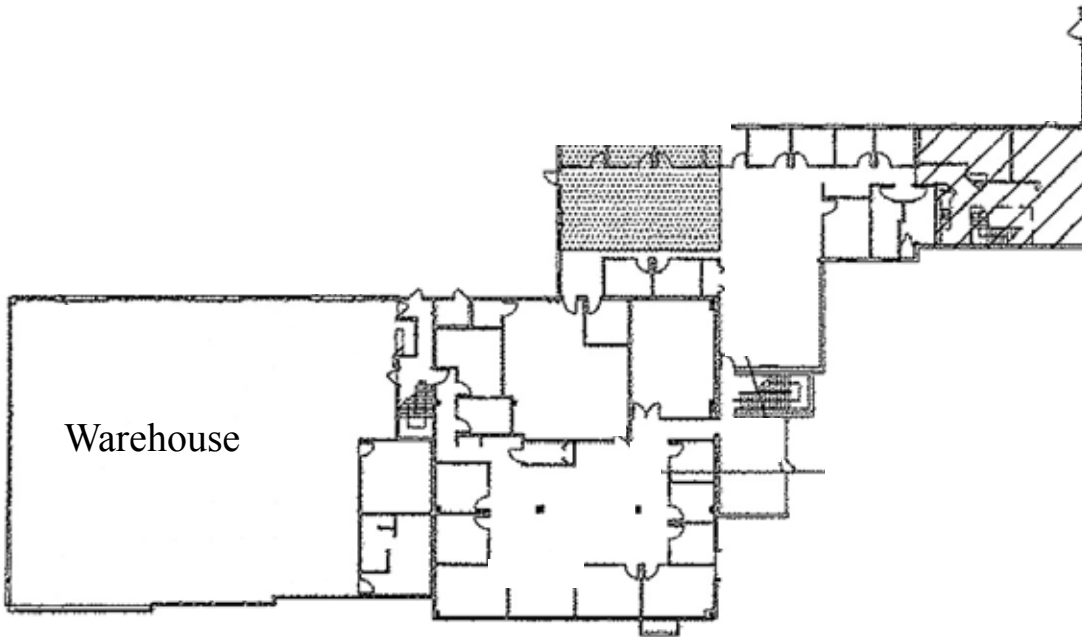
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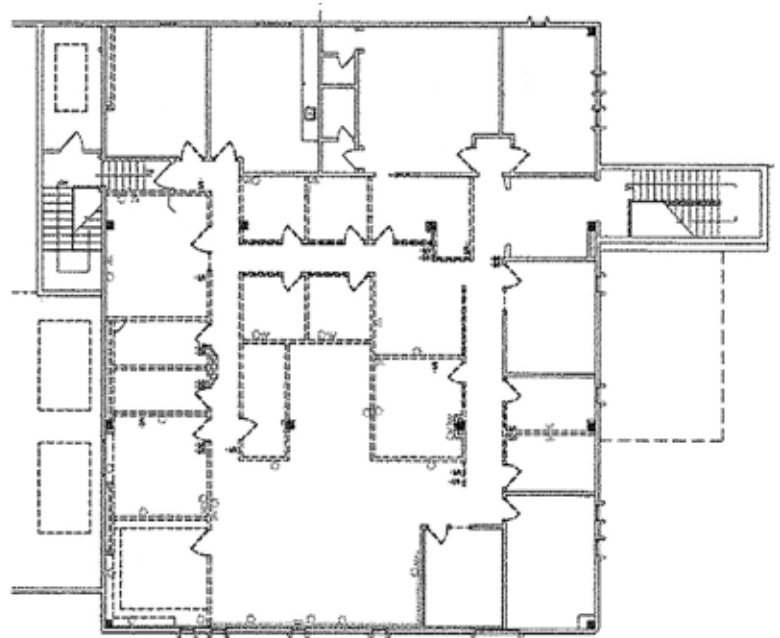
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# 2502 North Black Canyon Highway Phoenix, Arizona

FIRST FLOOR



SECOND FLOOR



Conference Room



Open Office



Warehouse

This facility is ideally suited for an industrial user in need of high end corporate office space and a large fenced yard.

Access is off of 27th Ave or the I-17 access road south of Thomas Road.

The facility is currently occupied by Western Refining. They are tentatively scheduled to move out of the space by September 1, 2008.

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