

# KENTWOOD 303



## FOR SUBLEASE

6075 N Cotton Lane  
± 71,760 - 143,520 SF (divisible)

Sublease goes through September 30, 2032



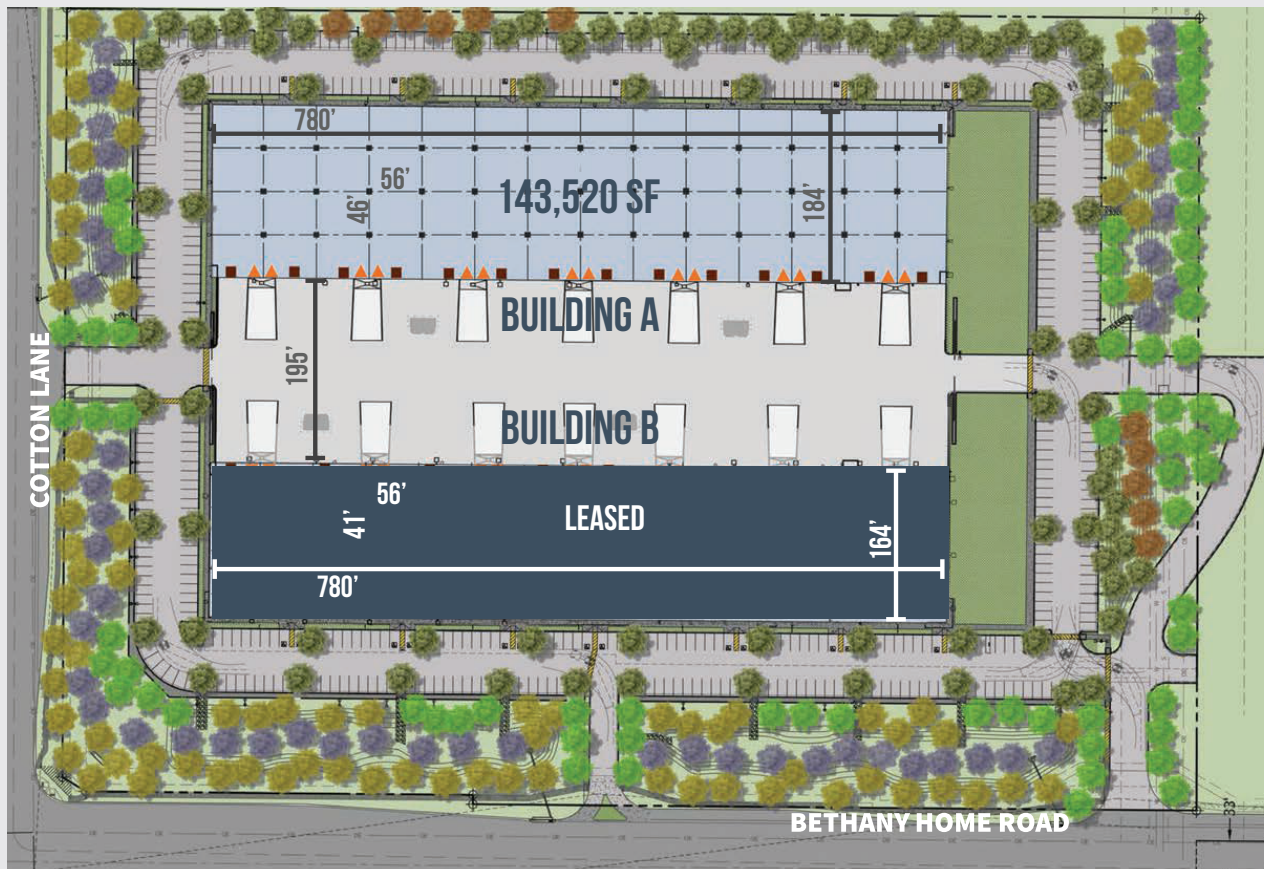
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## 6075 N COTTON LANE; BUILDING A

- ◆ ±143,520 SF (divisible)
- ◆ Clear height: 28'
- ◆ Building dimensions: 184' x 780'
- ◆ (14) (9' x 10') truck wells
- ◆ (14) (12' x 14') grade level doors
- ◆ 195' fully secured/concrete truck court
- ◆ Auto parking: 1.85/1000
- ◆ Sublease goes through September 30, 2032

## PROPERTY FEATURES

- ◆ EVAP and HVAC cooling in the warehouse
- ◆ Dock equipment in place
- ◆ Roof system: 3-Ply built up
- ◆ Roof insulation: R-30 under deck with scrim
- ◆ Flooring: 6" unreinforced over 4" ABC; 3,000 PSI
- ◆ Power: 3,000 Amps 277/480V
- ◆ LED lighting
- ◆ ESFR sprinkler system; K-25.2
- ◆ Interior walls painted white
- ◆ PAD zoning with industrial/flex overlay, City of Glendale



▲ Truck well door

■ Grade level door



## CITY OF GLENDALE

- ◆ Glendale is Arizona's 7th largest city with a population of over 252,000
- ◆ Glendale's Luke Air Force Base is home to F-35 training program, which is the newest jet in the Air Force
- ◆ Glendale is accessible to a workforce of 1.7 million within a 30 minute commute
- ◆ Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University
- ◆ Glendale's colleges and universities provide an economic impact of \$771 million

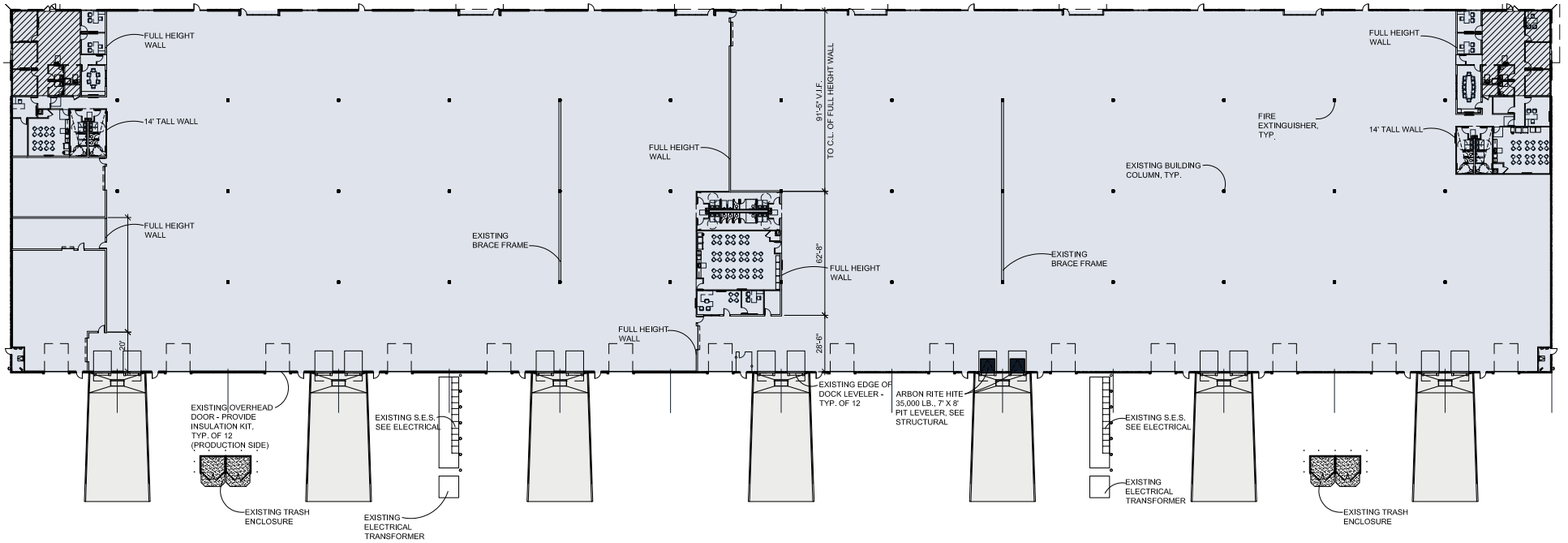
## LOCATION FEATURES

- ◆ Accessible via Loop 303 full diamond interchanges at Bethany Home Road and Glendale Avenue
- ◆ ±2 miles south of Northern Parkway
- ◆ ±4 miles north of Interstate 10

## KENTWOOD 303



# FLOOR PLAN





## DEMOGRAPHICS

	15 min	25 min	35 min
Estimated population (2020)	337,106	1,013,181	1,945,133
Projected population (2025)	376,717	1,103,066	2,094,586
Daytime population	292,988	904,090	1,867,817
Average Household Income	\$93,334	\$78,667	\$77,012
Median Age	35	34.7	34
Median Home Value	\$269,546	\$233,479	\$231,376

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