



303  
COMMERCE  
CENTER

PHASE I READY FOR OCCUPANCY  
388,260 SF

PHASE II  
388K SF or BTS



6235 NORTH COTTON LANE · GLENDALE, ARIZONA

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# PROPERTY FEATURES

## MAKE-READY WORK INCLUDES:

- + **±2,932 SF** spec office
- + **Lighting:** LED
- + **Pit levelers:** (26) 40,000 LB
- + **HVAC** (80-85 degrees)

**Zoning:** M1, City of Glendale

**Clear height:** 36'

**Building dimensions:** 470' x 810'

**Typical column spacing:** 50' x 54' with 60' speed bays

**Power:** (2) 3000A, 480/277V (APS) panels (expandable) per building

**Dock high doors:** 92 per building

**Grade level doors:** 4 (12' x 14') per building

**Fully secured / concrete truck courts**

**Truck court depths:** 185'

**Trailer parking:** 127 per building

**Auto parking:** 243 on Phase I building;  
264 on Phase II building

**Roof insulation:** R-38 with white scrim sheet

**Roof deck:** Metal

**Floor slab:** 7" reinforced

**Sprinklers:** ESFR sprinkler system, K16.8 sprinkler head

**Onsite** queuing lanes

**Foreign Trade Zone capable**

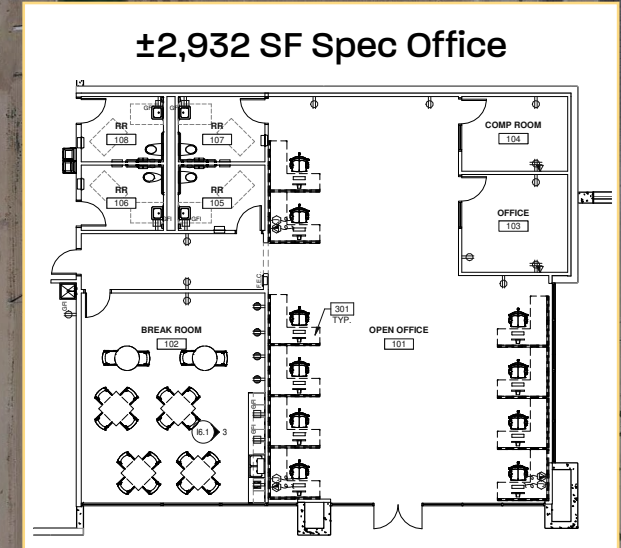
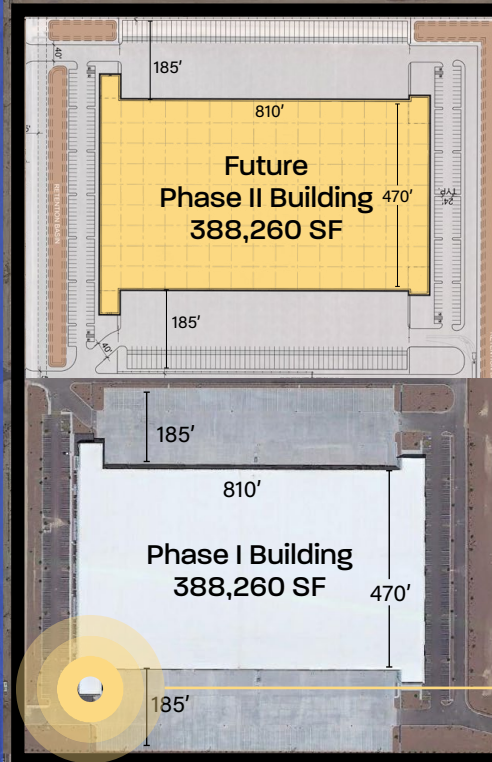
**Accessible via Loop 303** full diamond interchanges at Bethany Home Road and Glendale Avenue

**2 miles south** of Northern Parkway

**4 miles north** of Interstate 10

388,260 SF on  
22.35 acres  
PHASE I BUILDING

388,260 SF (or BTS)  
on 22.35 acres  
PHASE II BUILDING



COTTON LANE

BETHANY HOME ROAD ACCESS ROAD

BETHANY HOME ROAD

303





# ALL ABOUT GLENDALE



Glendale is Arizona's 5th largest city with a population of over 260,000



Glendale's Luke Air Force Base is home to the 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

## DEMOGRAPHICS

WITHIN A 15, 25 AND 35-MINUTE DRIVE FROM SITE



	15 MIN	25 MIN	35 MIN
ESTIMATED POPULATION (2023)	362,675	1,119,069	2,113,239
PROJECTED POPULATION (2028)	389,111	1,172,757	2,189,593
DAYTIME POPULATION	289,558	933,276	2,015,518
AVERAGE HOUSEHOLD INCOME	\$115,171	\$100,707	\$96,282
MEDIAN AGE	36.3	35.9	34.7
MEDIAN HOME VALUE	\$381,902	\$348,931	\$343,474





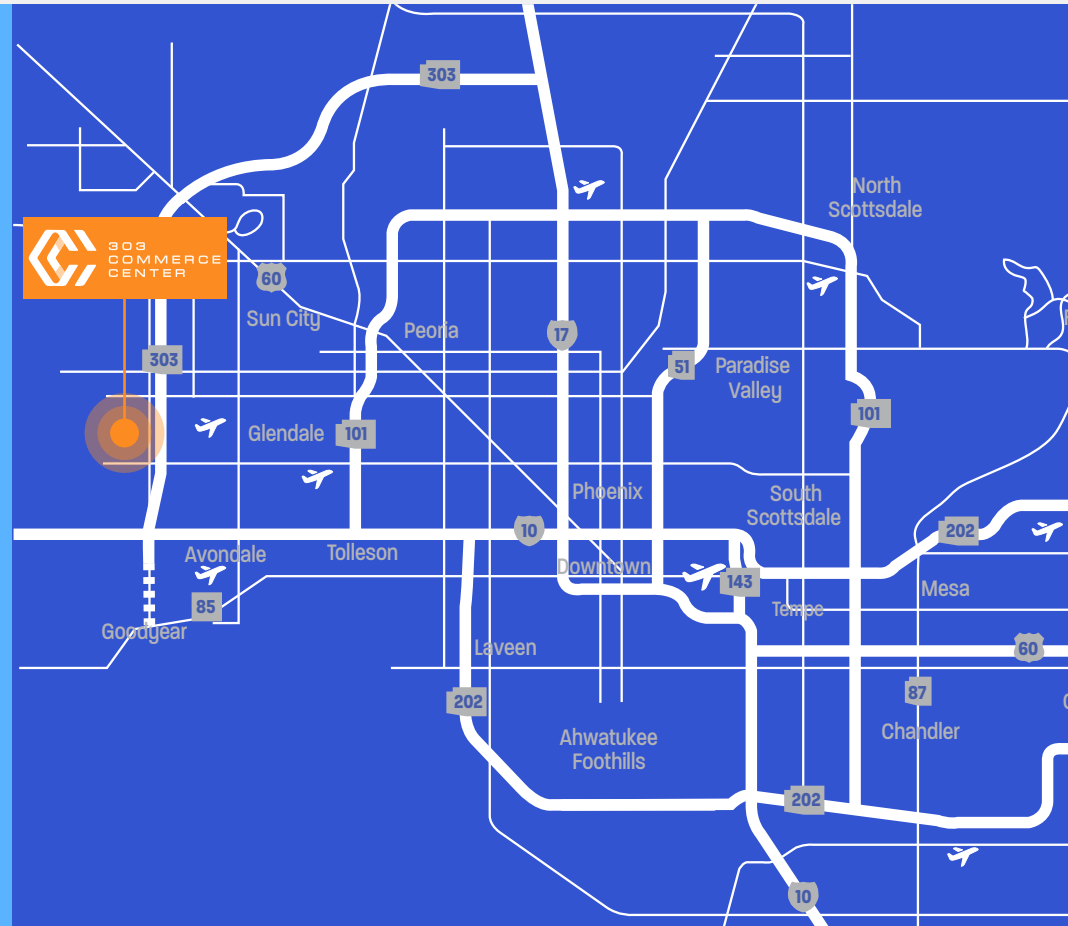
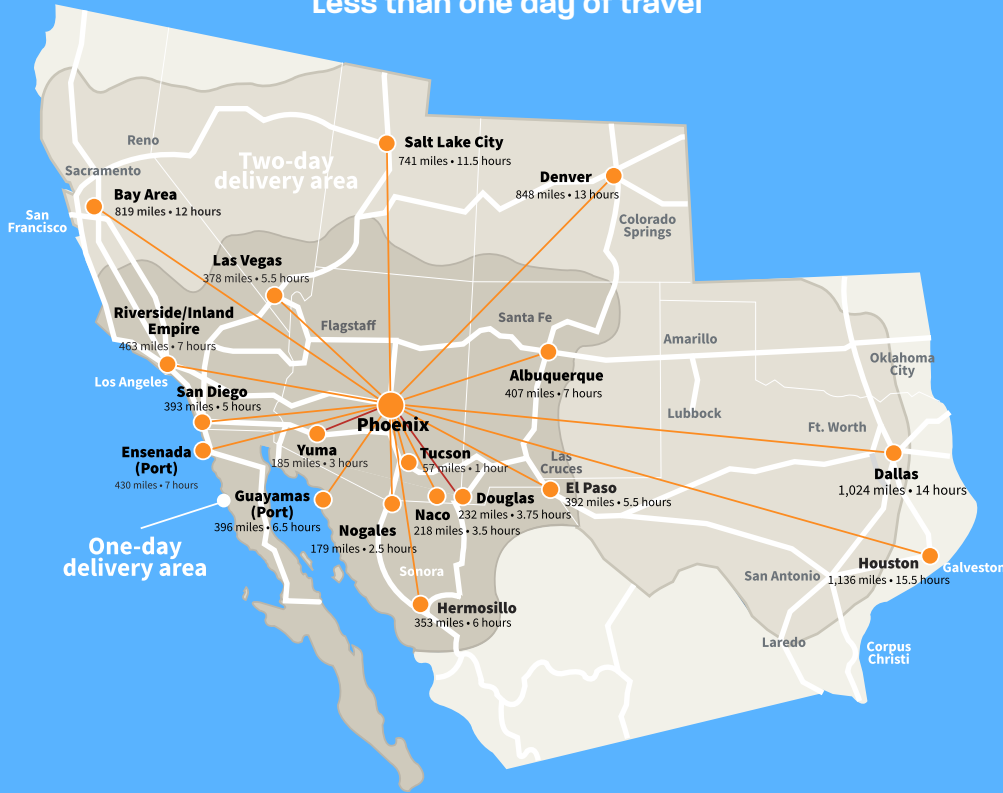
# ARIZONA COMPETITIVENESS

Quality jobs income tax credits  
 Job training reimbursable grants  
 R&D tax credit  
 Foreign Trade Zone capable

Qualified facility tax incentives  
 Renewable energy tax program  
 100% electable sales factor for  
 multi-state corporations

30% reduction in corporate  
 income tax rate  
 Improved accelerated  
 depreciation schedule

Multi-modal access to key western U.S. markets:  
**Less than one day of travel**



For more information:

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