



CLASS A INDUSTRIAL/FLEX BUILDING FOR SALE

COTTON BUSINESS CENTER

4511 E BROADWAY RD | PHOENIX, AZ 85040

Landon McKernan, Partner
480.294.6571
lmckernan@levrose.com

Mark Cassell, Partner
480.868.8003
mcassell@levrose.com

Cameron Miller, Advisor
480.294.6584
cmiller@levrose.com

OFFERING SUMMARY

LevRose Commercial is pleased to present the opportunity to acquire 4511 E Broadway Rd in Phoenix, Arizona, a \pm 7,304 SF industrial/flex building built in 2006. The property is \pm 70% office / \pm 30% warehouse and is partially leased to the largest U.S. franchisee of an international brand under a NNN lease through December 31, 2031. The lease includes a landlord termination option with six (6) months' notice, providing flexibility for an owner/user to occupy the space.

PROPERTY HIGHLIGHTS

- **Owner/user or investment opportunity.**
- **\pm 5,000 SF is leased to the largest cleaning and disinfecting Franchisee in the country. Landlord can terminate lease with 6 months notice.**
- Seller financing available
- Built in 2006
- Power: 400A 277/480V, 3-Phase (Buyer to confirm)
- Parking lot recently resurfaced
- 100% HVAC
- 16' clear height
- Fire sprinklers
- Skylights in warehouse
- 12 offices, 3 bathrooms, 1 reception, 1 kitchenette, 1 conference room
- One (1) grade level door (14' H x 12' W)
- Low-E glass
- LED lights
- 3/4 new HVAC units in past 12 months
- Epoxy floor in warehouse
- Close proximity to SR143, I-10 Freeways and Sky Harbor



PROPERTY DETAILS

PROPERTY TYPE: Industrial/Flex

SALE PRICE \$2,260,000 (\$309/SF)

BUILDING SIZE:
Total: ±7,304 SF
Vacant: ±2,304
Leased: ±5,000 SF

YEAR BUILT: 2006

PARKING: 28 spaces (2 covered)

ZONING: Commerce Park District 

PARCEL: 123-06-095



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

RENT ROLL

**NNN lease structure. Landlord can increase rent every 3 years with next increase available January 1st, 2026.

Current Tenant's lease can be terminated with six (6) months notice.

CURRENT RENT ROLL

| TENANTS | ANNUAL \$/SF | MONTHLY \$/SF | SQ. FT | % OF BUILDING | LEASE BEGIN | LEASE EXPIRATION | CURRENT MONTHLY RENT | CURRENT ANNUAL RENT |
|-------------------------|--------------|---------------|--------------|---------------|-------------|------------------|----------------------|---------------------|
| Current Tenant (Office) | \$20.00 | \$1.67 | 5,000 | 68% | 1/1/21 | 12/31/31 | \$8,333 | \$99,996 |
| Vacant Warehouse | -- | -- | 2,304 | 32% | -- | -- | -- | -- |
| TOTALS: | -- | -- | 7,304 | 100% | -- | -- | \$8,333 | \$99,996 |

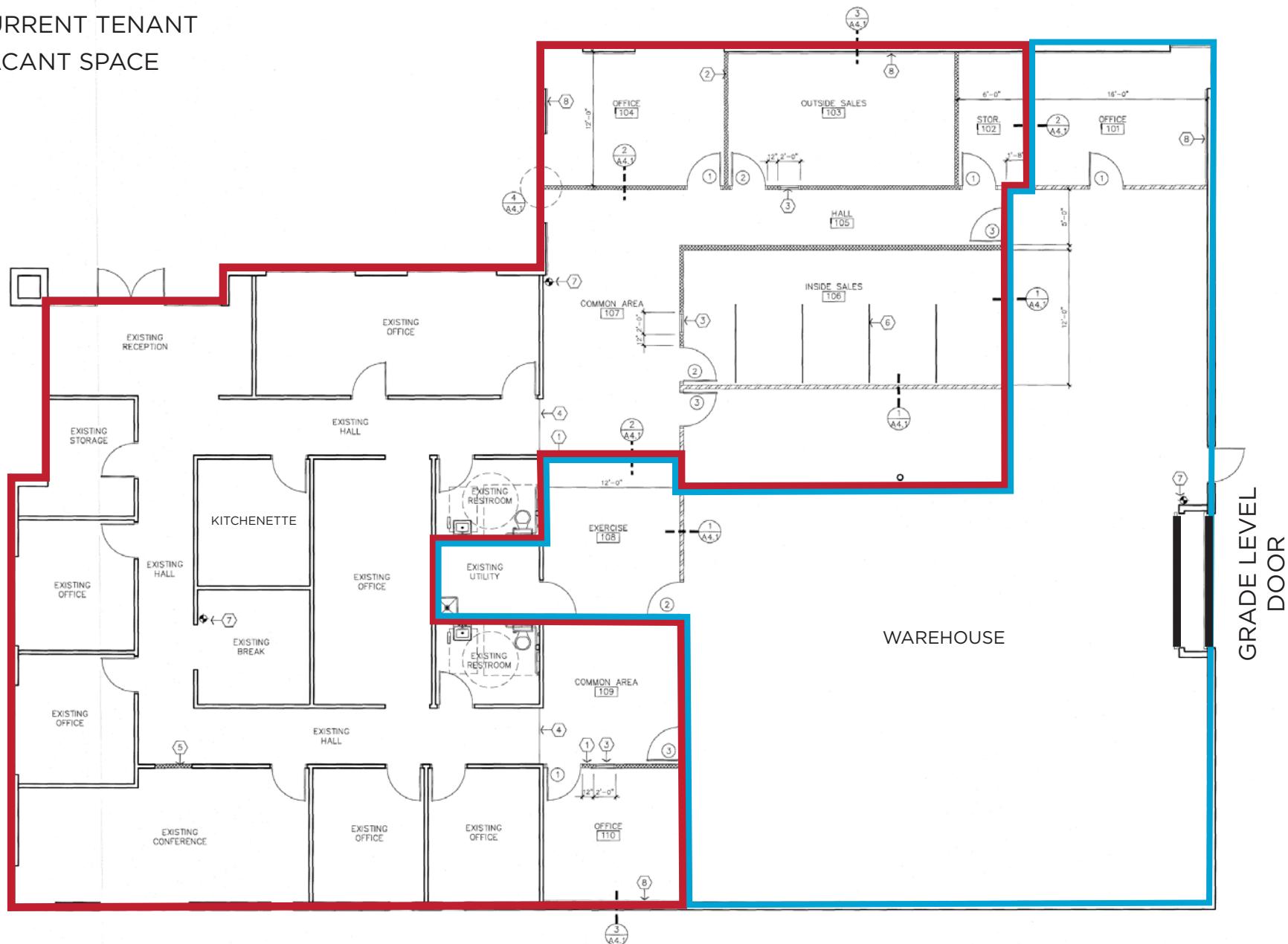
PROFORMA RENT ROLL - JANUARY 2026

| TENANTS | ANNUAL \$/SF | MONTHLY \$/SF | SQ. FT | % OF BUILDING | LEASE BEGIN | LEASE EXPIRATION | MONTHLY RENT | ANNUAL RENT |
|---------------------------|----------------|---------------|--------------|---------------|-------------|------------------|-----------------|------------------|
| Current Tenant (Office) | \$20.00 | \$1.80 | 5,000 | 68% | 1/1/21 | 12/31/31 | \$9,000 | \$108,000 |
| Proforma Warehouse Tenant | \$19.20 | \$1.60 | 2,304 | 32% | -- | -- | \$3,686 | \$44,232 |
| TOTALS: | \$39.20 | \$3.40 | 7,304 | 100% | -- | -- | \$12,686 | \$152,232 |

FLOOR PLAN | CLICK TO VIEW VIRTUAL TOUR 

— = CURRENT TENANT

— = VACANT SPACE



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AERIAL OVERVIEW



INTERIOR PHOTOS



AERIAL



DEMOGRAPHICS

POPULATION



| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 5,290 | 82,904 | 289,371 |
| 2029 | 5,665 | 92,329 | 323,080 |

HOUSEHOLDS

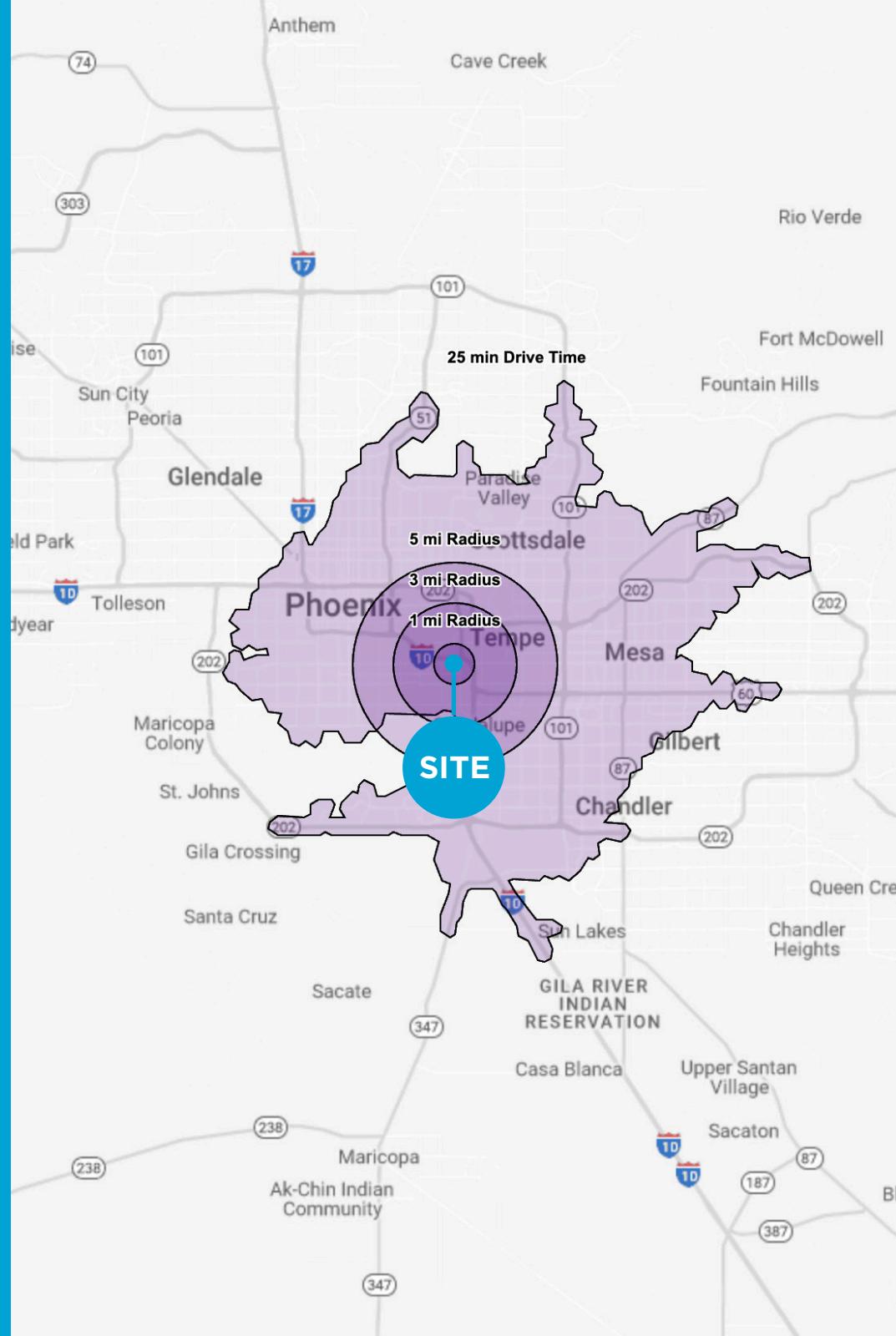


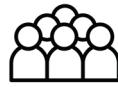
| | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 1,556 | 34,672 | 116,859 |
| 2029 | 1,667 | 37,630 | 126,806 |

AVG. H.H. INCOME



| | 1 MILE | 3 MILES | 5 MILES |
|------|----------|----------|----------|
| 2024 | \$69,839 | \$74,882 | \$78,280 |





1.6M +
TOTAL POPULATION



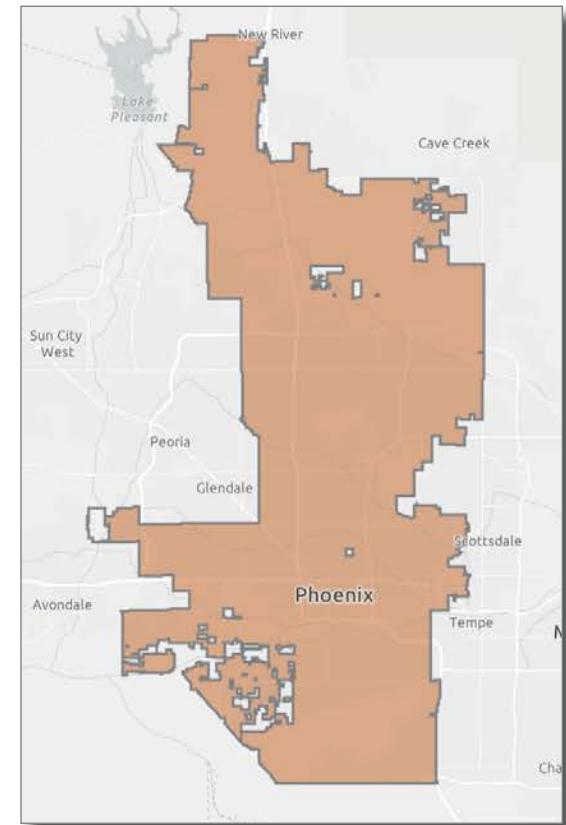
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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