



REAL
ESTATE

**STAND ALONE 40' CLEAR BUILDING IN THE HEART OF THE PHOENIX
SKYHARBOR AIRPORT MARKET**



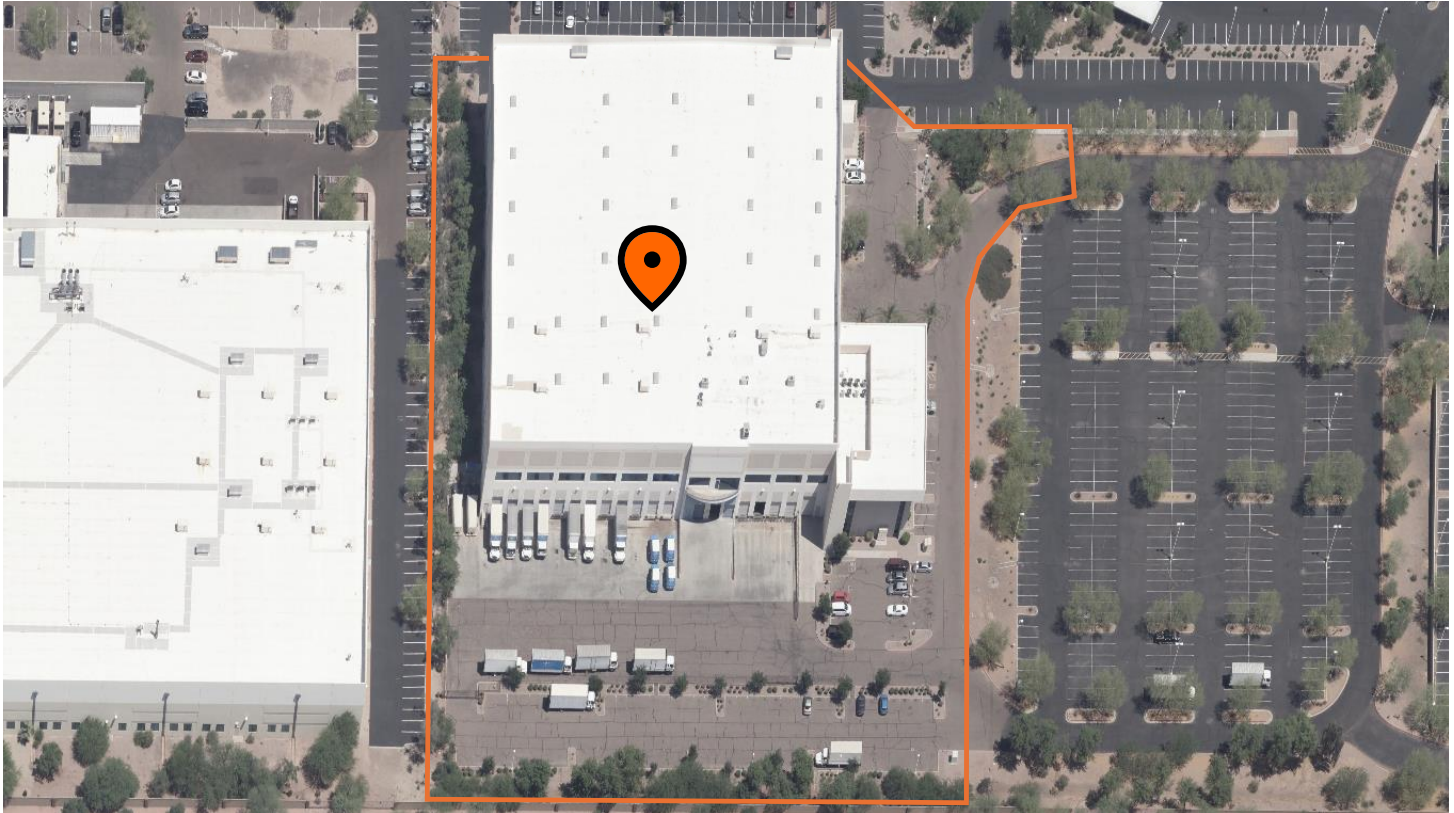
**4135 E Cotton Center
Phoenix, AZ**

Building Size: 102,747 SF | 102,747 SF of Industrial Space Available

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4135 E Cotton Center Phoenix, AZ

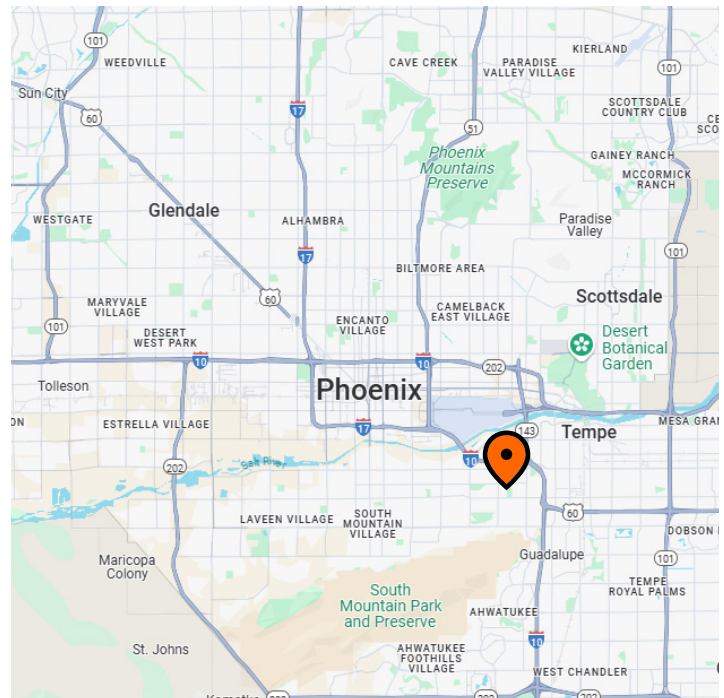
102,747 SF of Industrial Space Available



FULL BUILDING WILL BE AVAILABLE 3Q25

Property Specifications

- 102,747 SF available
- 5.24 acre site
- 2005 construction
- 22k SF office and showroom, elevator served
- 40' clear height
- ESFR sprinklers
- 18 loading docks
- 2 drive in doors
- 169 auto parking spaces



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