

INDUSTRIAL/FLEX SPACE **AVAILABLE FOR LEASE** AT ARIZONA'S LARGEST BUSINESS PARK

QUATTRO

4320 E COTTON CENTER BLVD
PHOENIX, AZ 85040

4320

(Divisible $\pm 15,920$ RSF - $\pm 57,055$ RSF)

4350

$\pm 15,920$ RSF
AVAILABLE

$\pm 41,135$ RSF
AVAILABLE

JUST
LEASED



COPPOLA • CHENEY
EST. 1984

a team within:



LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ANDREW CHENEY
CCIM, CRE, SIOR
acheney@leeazizona.com
602.954.3769

CONNER LEE
PRINCIPAL, SIOR
cle@leeazizona.com
602.474.9516

GREGG KAFKA
CCIM
gkafka@leeazizona.com
602.954.3777

CRAIG COPPOLA
CCIM, CRE, SIOR
ccoppola@leeazizona.com
602.954.3762

4320 E COTTON CENTER BLVD



4350 E COTTON CENTER BLVD

LEASED



QUATTRO

COTTON CENTRE BUSINESS PARK



2 substations of SRP
– reliable power



Great
Connectivity



Fiber providers:
Cox, Century,
Level 3



Convenient freeway
access to every part
of the valley

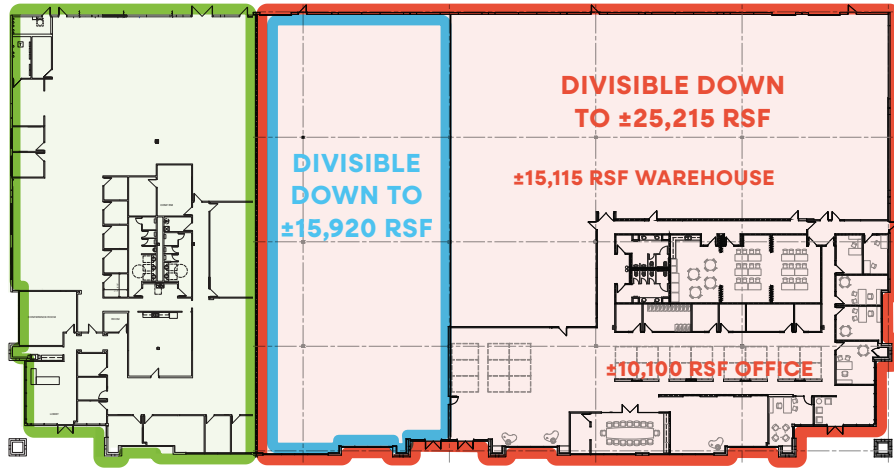


Zoned CP/GCP



±24 Ft Clear Heights

4320 E COTTON CENTER BLVD



LARGER BUILDING LARGER BUILDING
DIVISIBLE TO: ±15,920 RSF - ±57,055 RSF

4350 E COTTON CENTER BLVD



1 FREESTANDING BUILDING | ± 57,108 RSF



Parking:
6/1000 SF



2 Roll Up
Doors



Expandable
Grade Level &
Truck Well Loading



3,600 Amps
of Power



Parking:
6.3/1000 SF
360 Parking Spaces with
50 Covered Spaces



Roll Up
Door



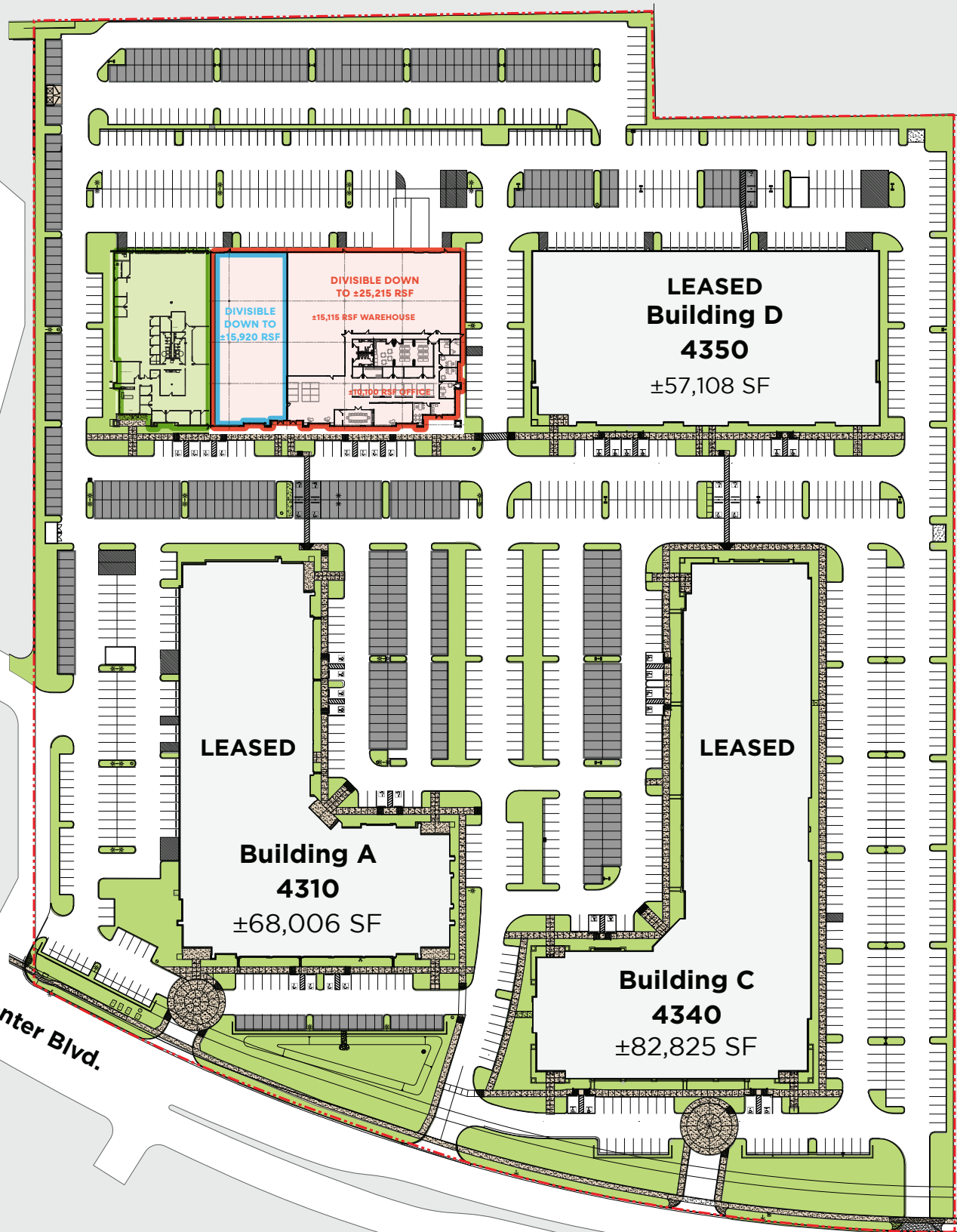
Airconditioned

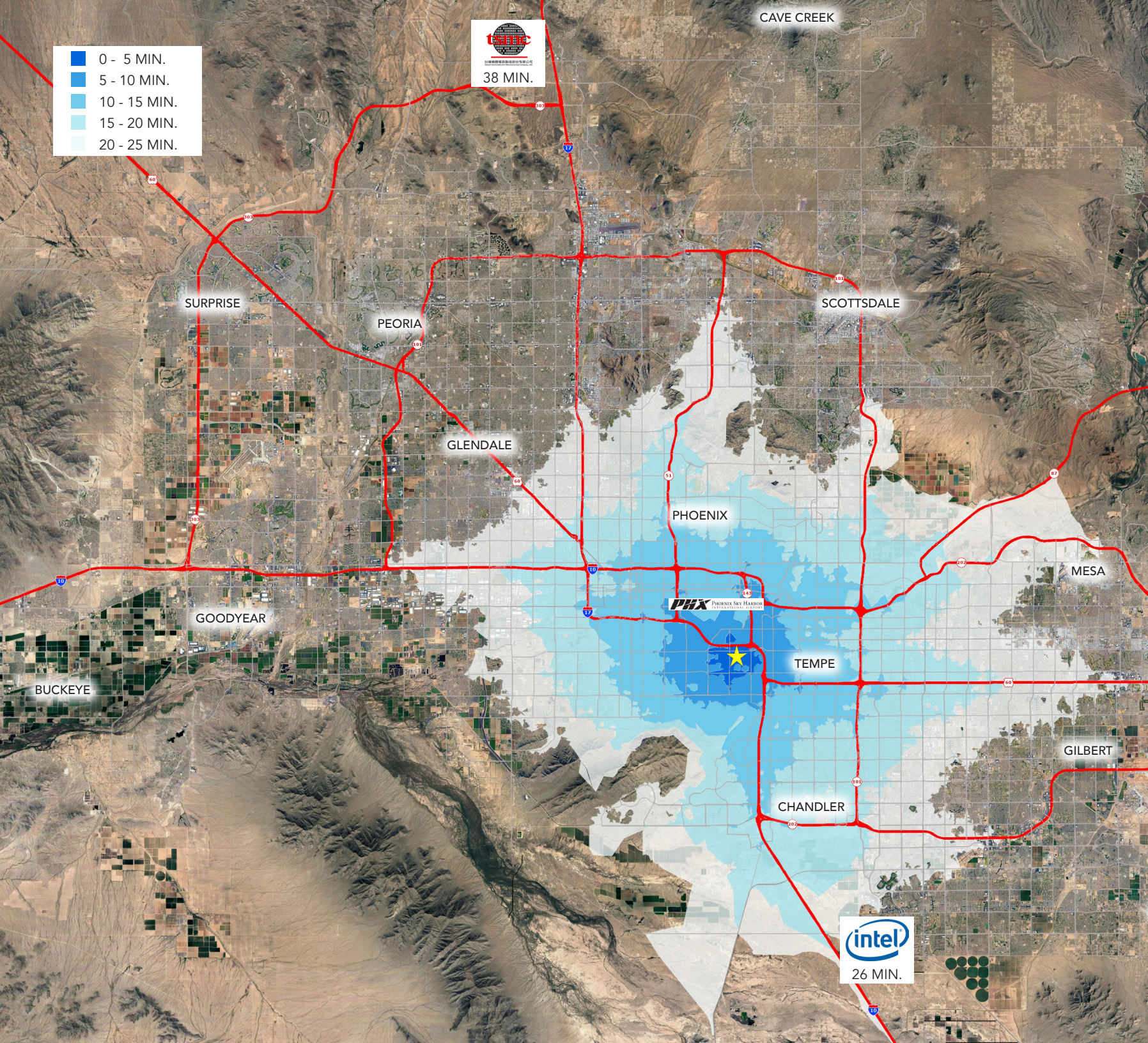


3,600 Amps
of Power

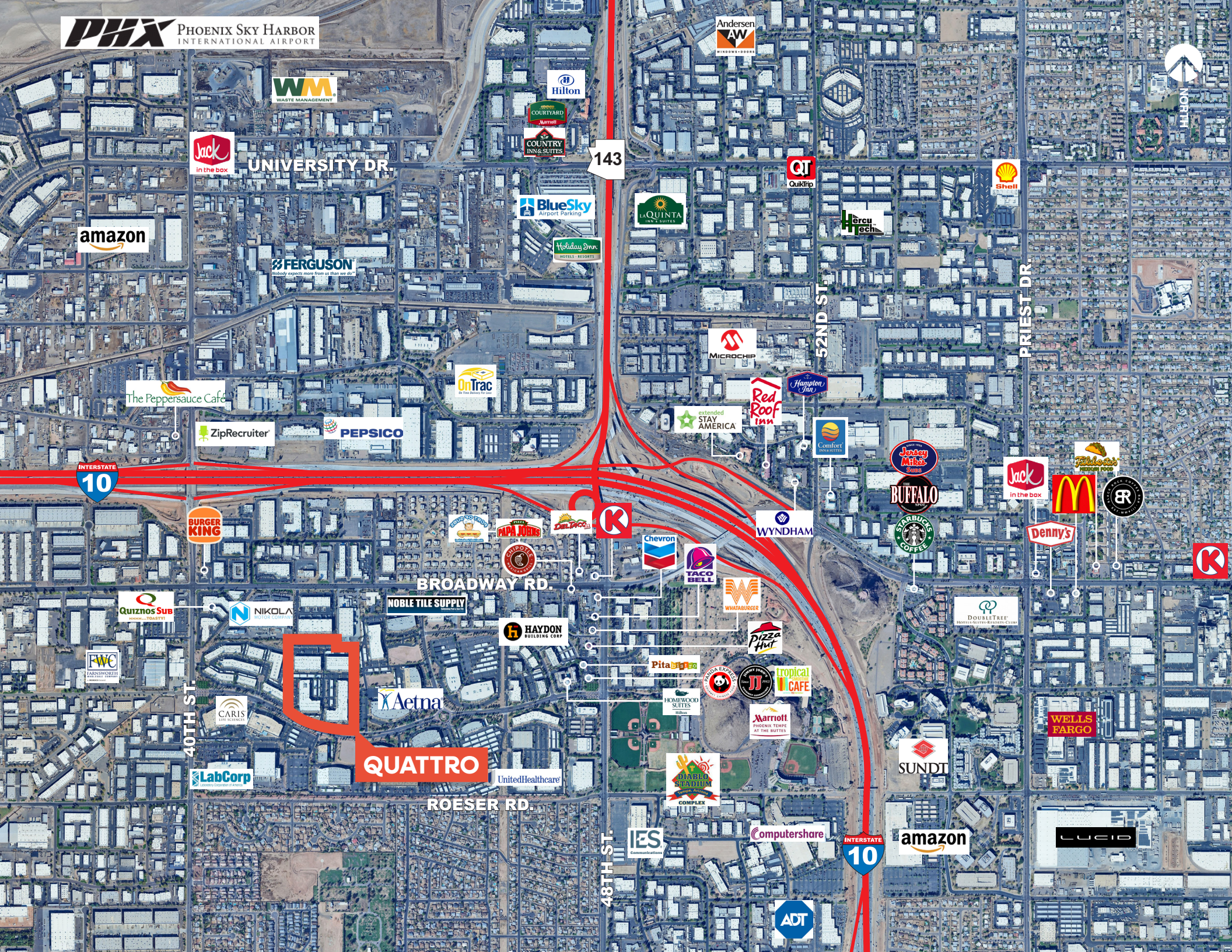
SITE PLAN

E Cotton Center Blvd.





CONNECTED TO ALL



143

52ND ST

PRIEST DR

48TH ST

INTERSTATE 10

40TH ST

UNIVERSITY DR

BROADWAY RD

ROESSER RD

QUATTRO



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