



BROADWAY TECH CENTER

3906 E BROADWAY RD | PHOENIX, AZ

**SUITES AVAILABLE FOR LEASE
INDUSTRIAL USE**

**ZONED CP/GCP
AMPLE PARKING (2.4/1,000 SF)**

**22' CEILING HEIGHT
12'x14' LOADING DOORS**

EXCLUSIVE CONTACTS

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

Clifford Jenkins

D 480.634.2332

M 480.888.6017

cjenkins@cpiaz.com

Caleb Allen

D 480.621.3290

M 480.622.4174

callen@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPI

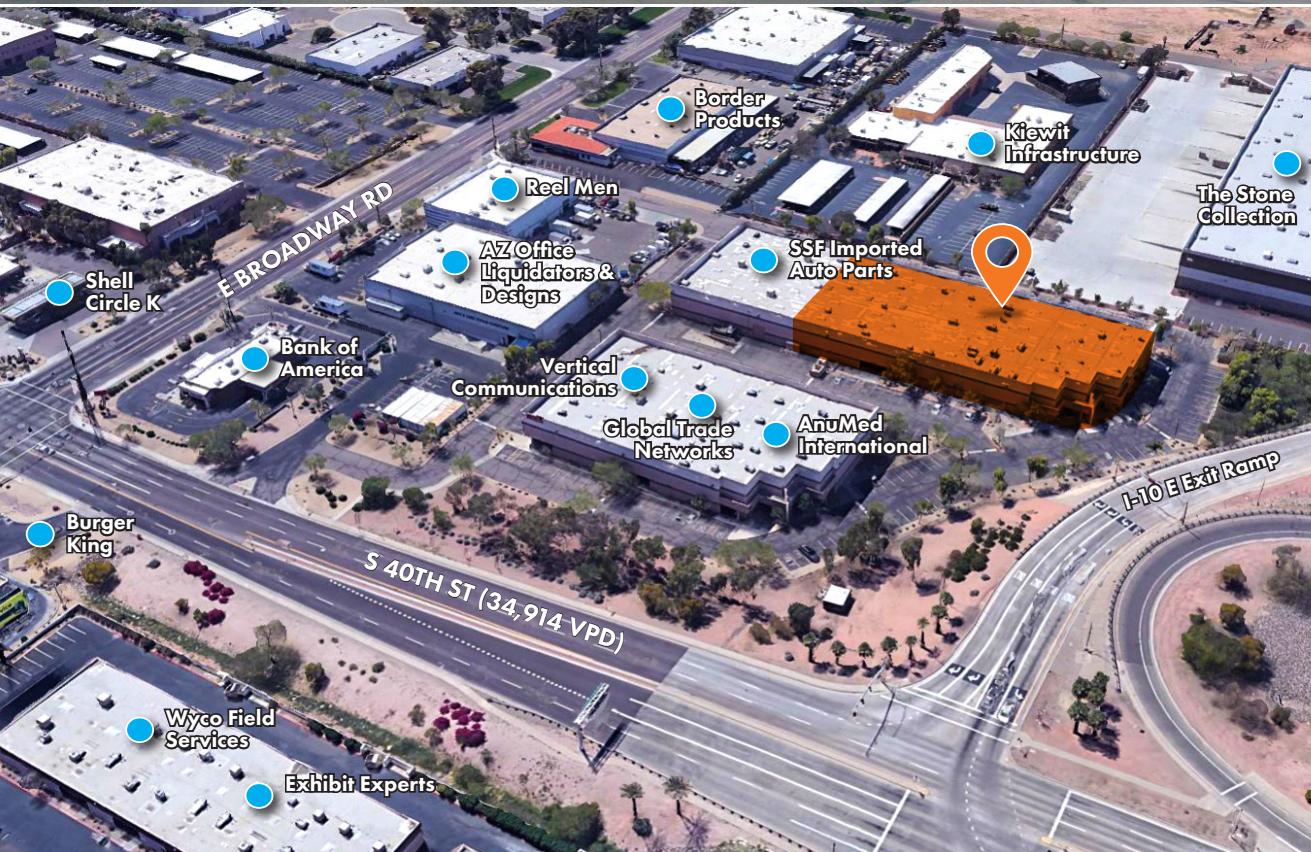
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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BROADWAY TECH CENTER FOR LEASE



PROPERTY OVERVIEW

±54,122 SF Freestanding Building
Zoned CP/GCP
Ample Parking (2.4 / 1,000 SF)
22' Ceiling Height

±26,582 SF Total Available



Evap Warehouse



AC'd Offices



22' Clear Height



1,200a / 277-408v / 3p

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DEMOGRAPHICS

POPULATION

4,484 (1M)
64,695 (3M)
320,155 (5M)



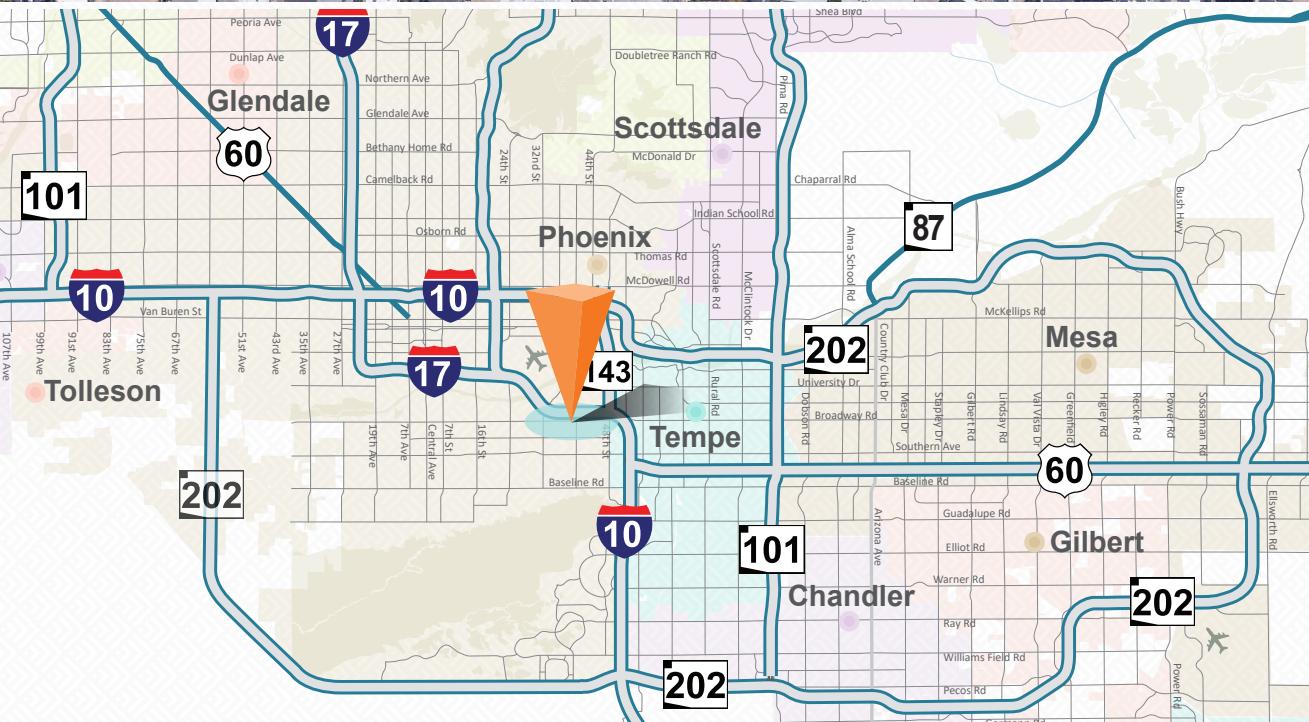
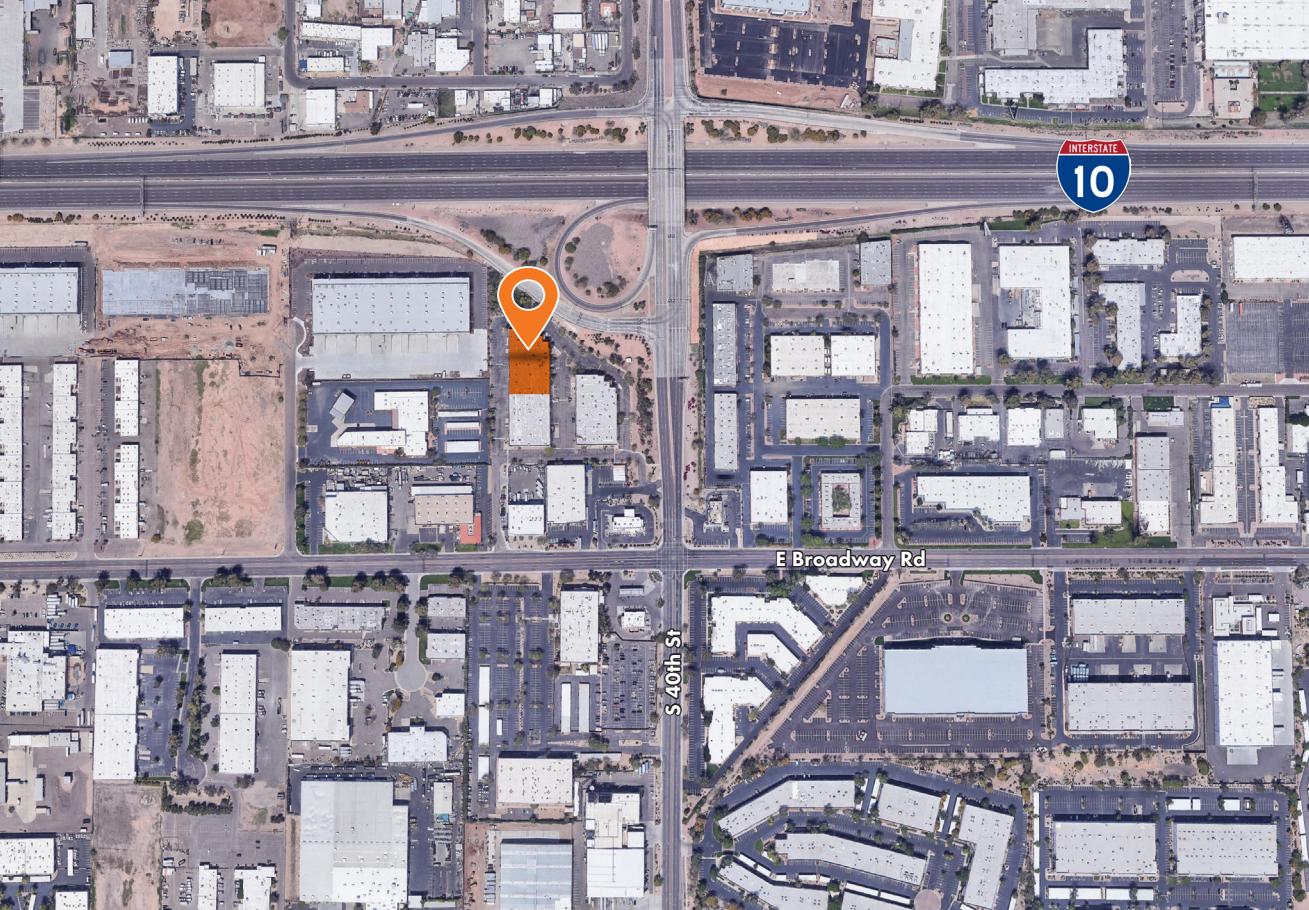
HOUSEHOLDS

1,326 (1M)
23,013 (3M)
115,020 (5M)



AVG HH INCOME

\$38,511 (1M)
\$44,465 (3M)
\$42,750 (5M)



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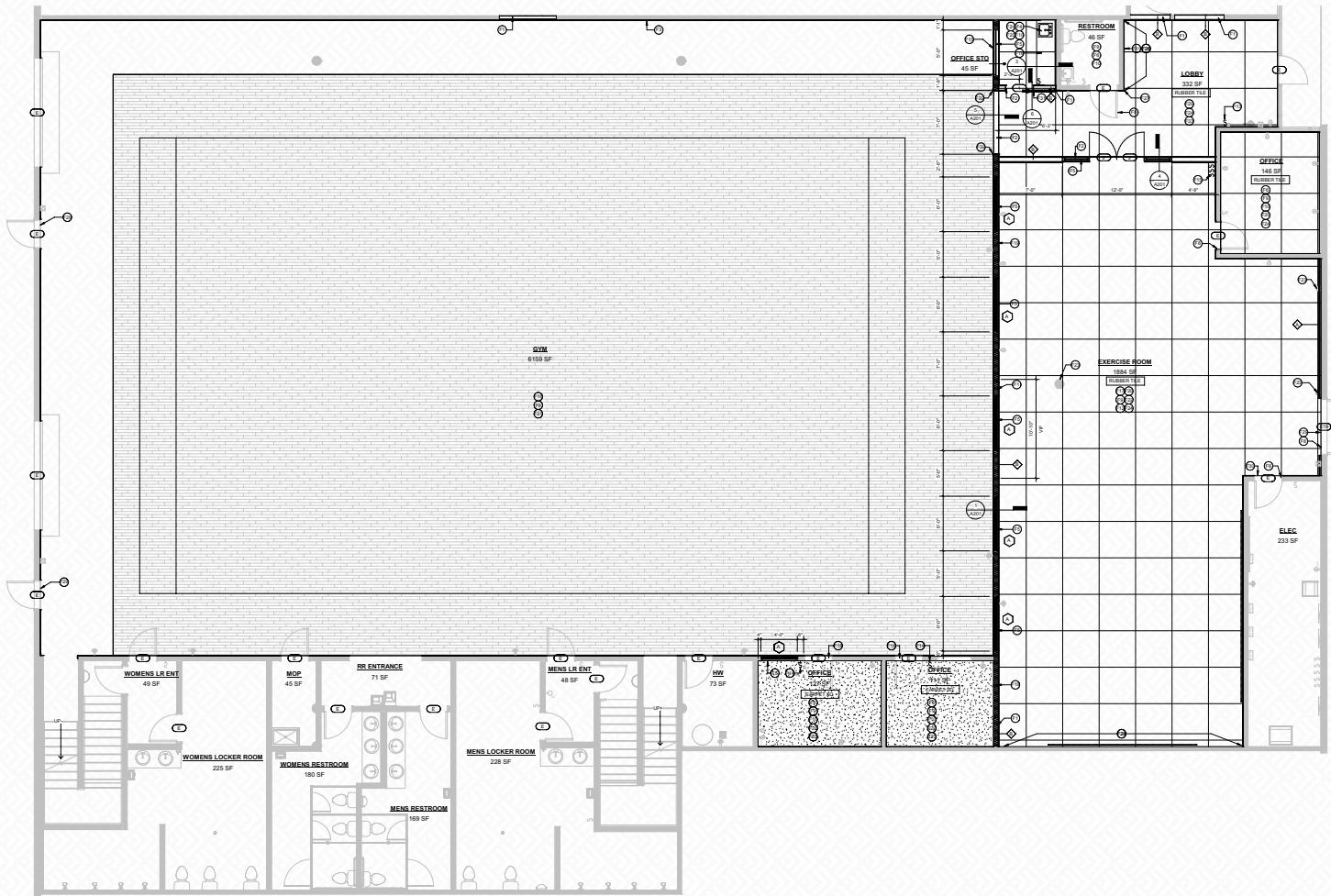
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BROADWAY TECH CENTER FOR LEASE

AVAILABILITY

**SUITE 102: ±12,404 SF
\$ 1.10 NNN**



SUITE 102

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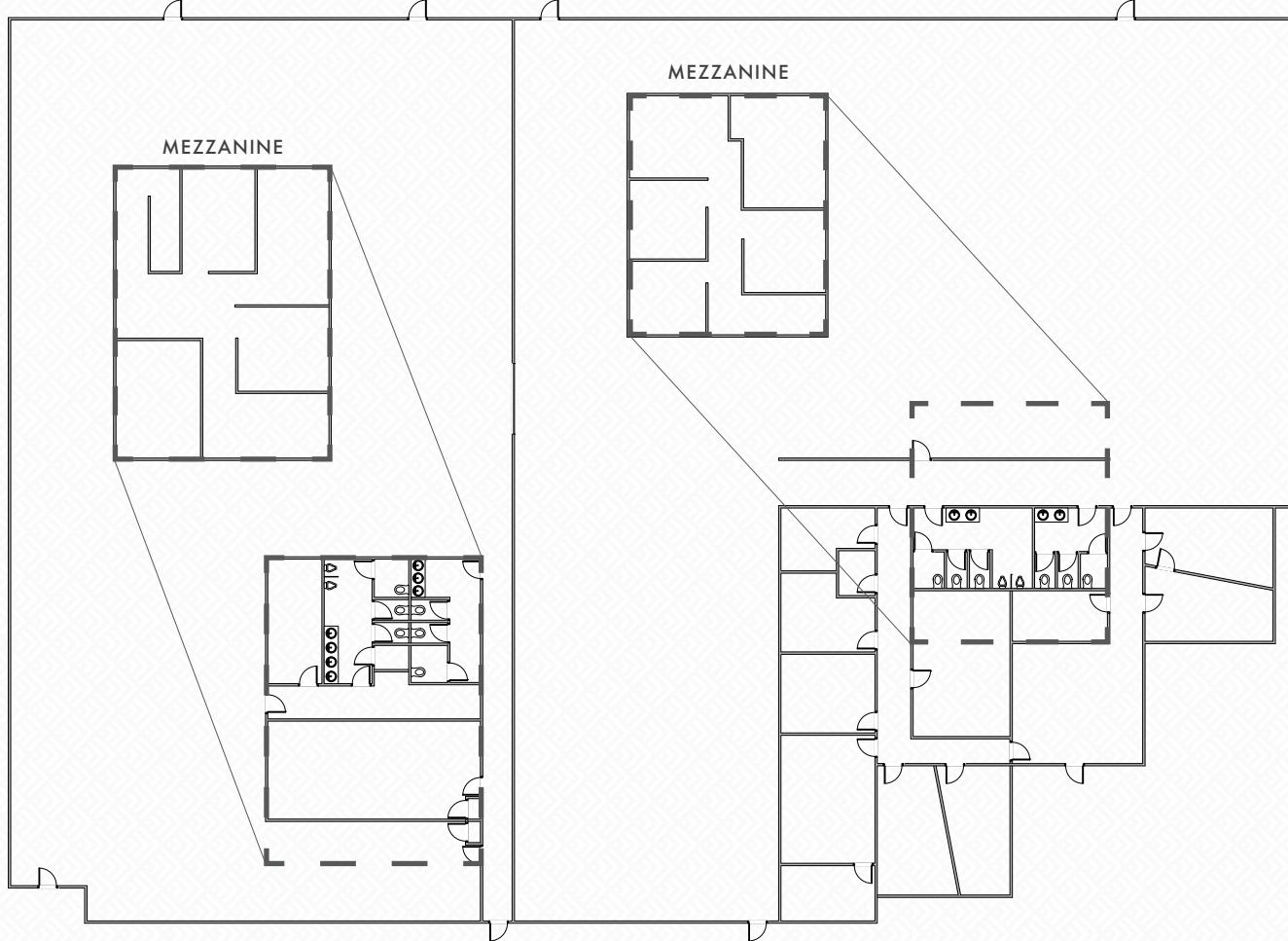
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AVAILABILITY

SUITE 103 / 104: ±26,582 SF
\$1.10 NNN



SUITE 103

SUITE 104

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