



# C 303 GLENDALE

5501 North Cotton Lane  
Glendale, Arizona

## Building Features:

- ±959,373 SF
- Multiple Divisibility Options
- 40' Clear Height
- 169 Dock Doors
- 4 (14' x 16') Drive-in Ramp Doors
- 221 Trailer Parking
- 561 Car Parking
- 8" Reinforced Slab
- FM Global Compliant
- 6,000 amps; 277/480v, 3 phase (expandable); APS
- Insulated Metal Roof Deck
- R-11 Wall Insulation System at 10' to Roof Deck

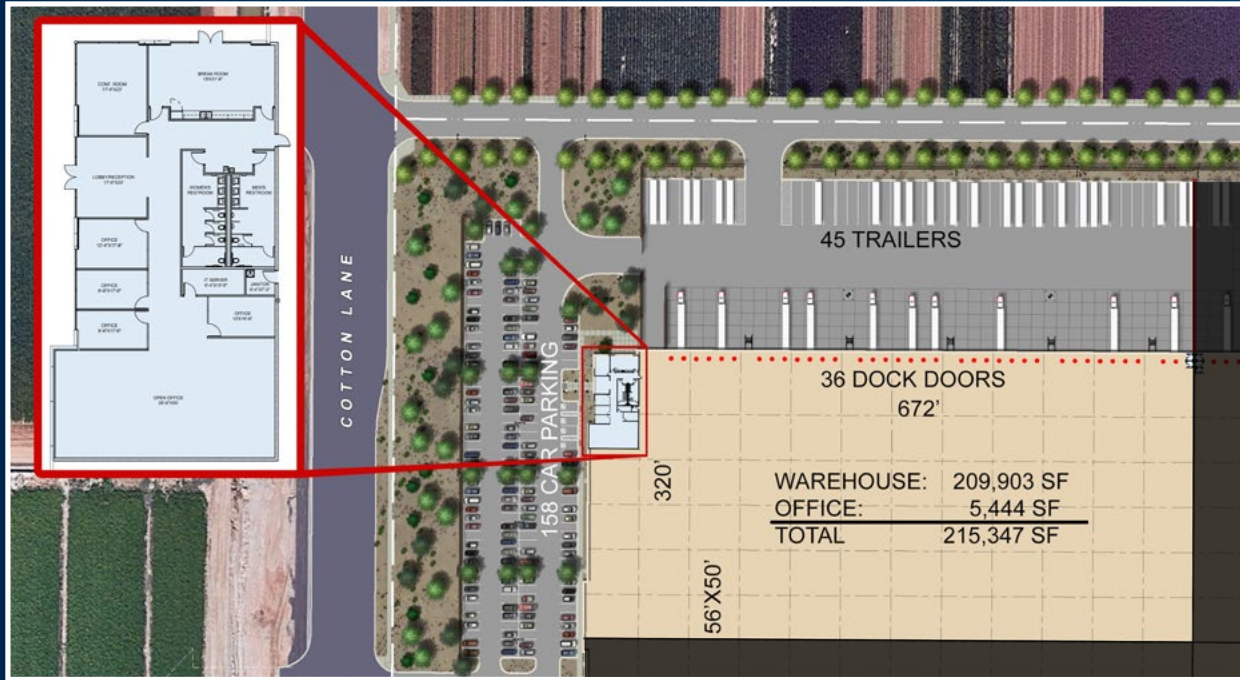
## Make-Ready Improvements:

- Four Spec Offices:
  - Northwest Corner: 5,444 SF
  - Southwest Corner: 3,867 SF
  - Northeast Corner: 5,444 SF
  - Southeast Corner: 4,224 SF
- Warehouse HVAC to Maintain 85 Degrees on the Hottest Day of the Year
- Full Dock Packages for Half the Dock Doors
- Warehouse LED Lighting with 30 Foot Candles
- Includes Code Compliant Warehouse Restrooms
- Full Notification Fire Alarm System with Horns and Strobes



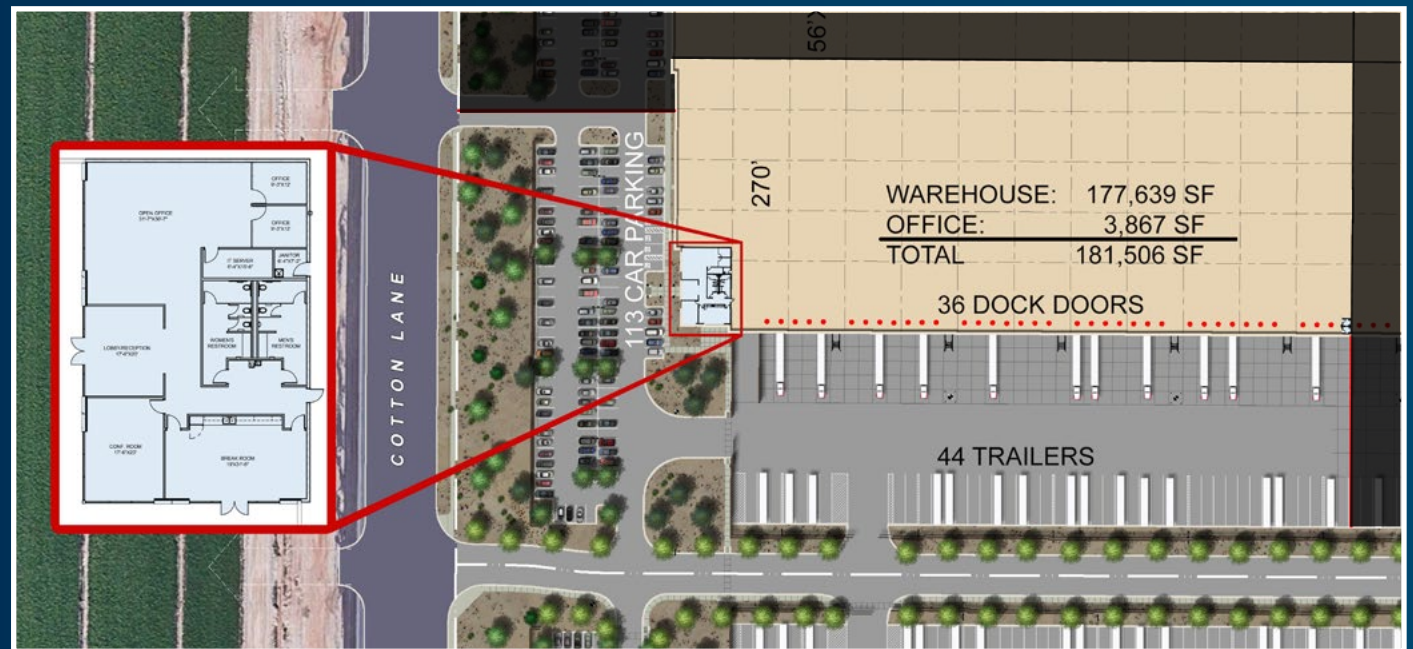


# Divisibility Options



## Northwest Corner

215,347 SF Total  
5,444 SF Office  
36 Dock Doors  
45 Trailer Parking  
158 Car Parking



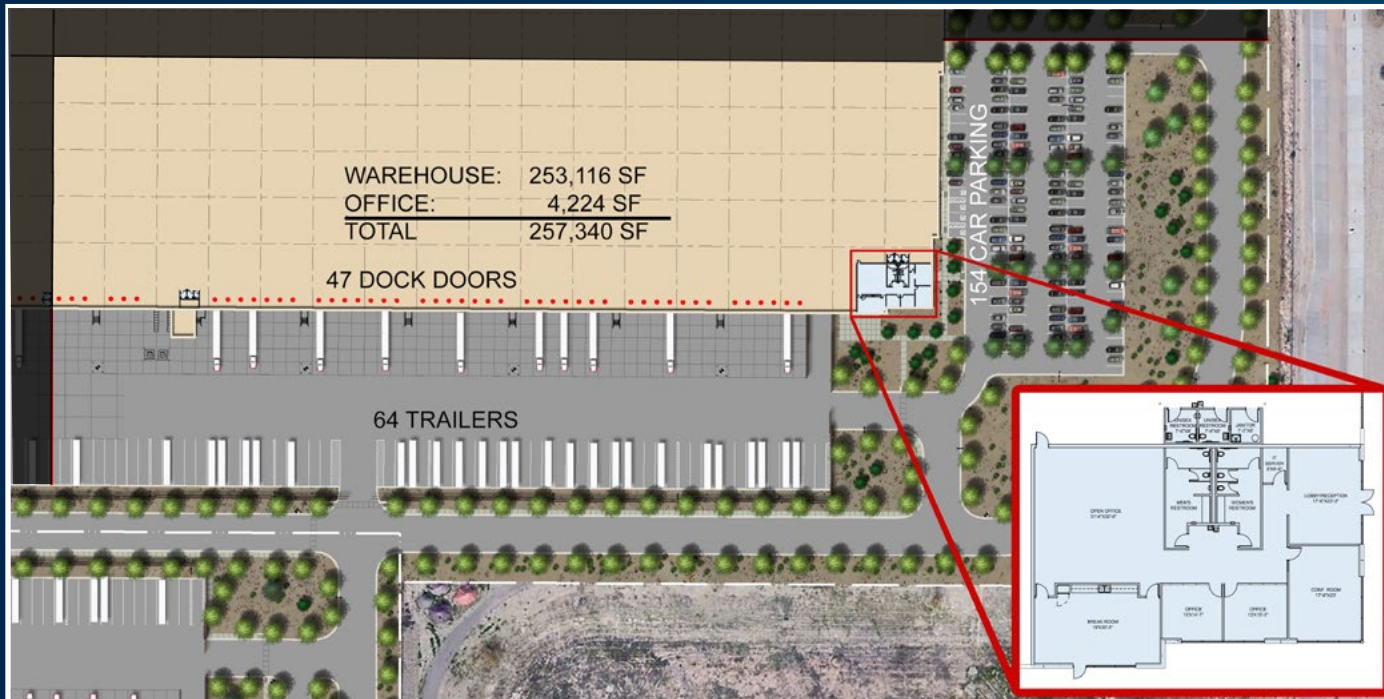
## Southwest Corner

181,506 SF Total  
3,867 SF Office  
36 Dock Doors  
44 Trailer Parking  
113 Car Parking

# Divisibility Options

## Northeast Corner

305,180 SF Total  
5,444 SF Office  
50 Dock Doors  
68 Trailer Parking  
136 Car Parking



## Southeast Corner

257,340 SF Total  
4,224 SF Office  
47 Dock Doors  
64 Trailer Parking  
154 Car Parking





C|303 Building C

## About C|303

Camelback 303 sits along the west side of Loop 303, offering extensive freeway frontage between the Camelback Road and Bethany Home Road interchanges. With ample land and multiple access points along Camelback Road, Cotton Lane and Bethany Home Road, the site provides the physical and logistical advantages to serve tenants ranging from mid-size users to the region's largest industrial operators.

## Convenient location

- Less than a four hour drive from the Inland Empire submarket of Southern California; providing proximity to the ports of Los Angeles and Long Beach
- 30 minutes from Sky Harbor International Airport
- 2.5 miles from Northern Parkway; an I-10 reliever expressway providing workforce connectivity between the Loop 303, Central Phoenix and Glendale
- Within 30 minutes of 1.5 million residents

## Foreign Trade Zone capable

- 72% reduction in real property tax
- 72% reduction in personal property (equipment) tax
- Duty deferral
- Duty elimination
- Reduced customs reporting entries

### JLL:

**Anthony J. Lydon, CSCMP**  
+1 602 282 6268  
aj.lydon@jll.com

**Riley A. Gilbert, SIOR**  
+1 602 282 6271  
riley.gilbert@jll.com

**Marc D. Hertzberg, SIOR**  
+1 602 282 6269  
marc.hertzberg@jll.com

### Merit Partners:

**Joe Czerwinski**  
joe@mpiaz.com

**Nic Fischer**  
nic@mpiaz.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.