

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

QUATTRO

4320 E COTTON CENTER BLVD
PHOENIX, AZ 85040

4320

(Divisible)

4350

±41,135 RSF
AVAILABLE

JUST
LEASED



COPPOLA • CHENEY

EST. 1984

a team within:



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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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



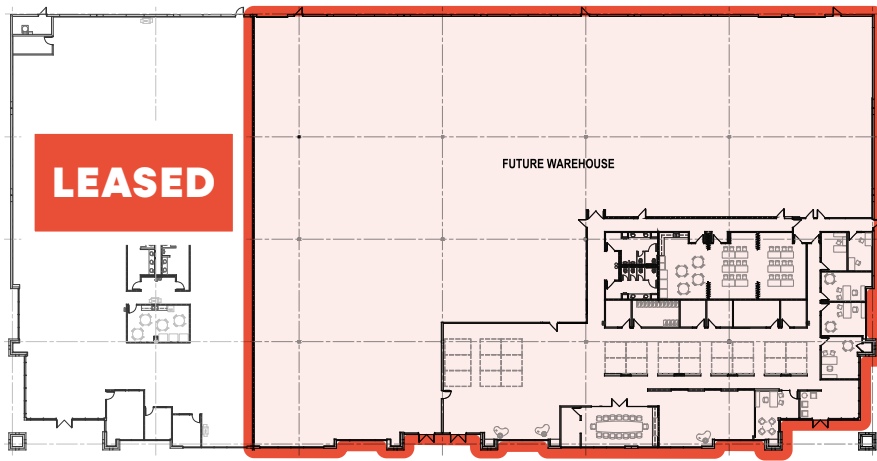
Zoned CP/GCP



±24 Ft Clear Heights

4320 E COTTON CENTER BLVD

4350 E COTTON CENTER BLVD



LARGER BUILDING SHARED WITH TENANT | **+ 41,135 RSF**

1 FREESTANDING BUILDING | **+ 57,108 RSF**



Parking:
6/1000 SF



2 Roll Up
Doors



Truck
Well



3,600 Amps
of Power



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



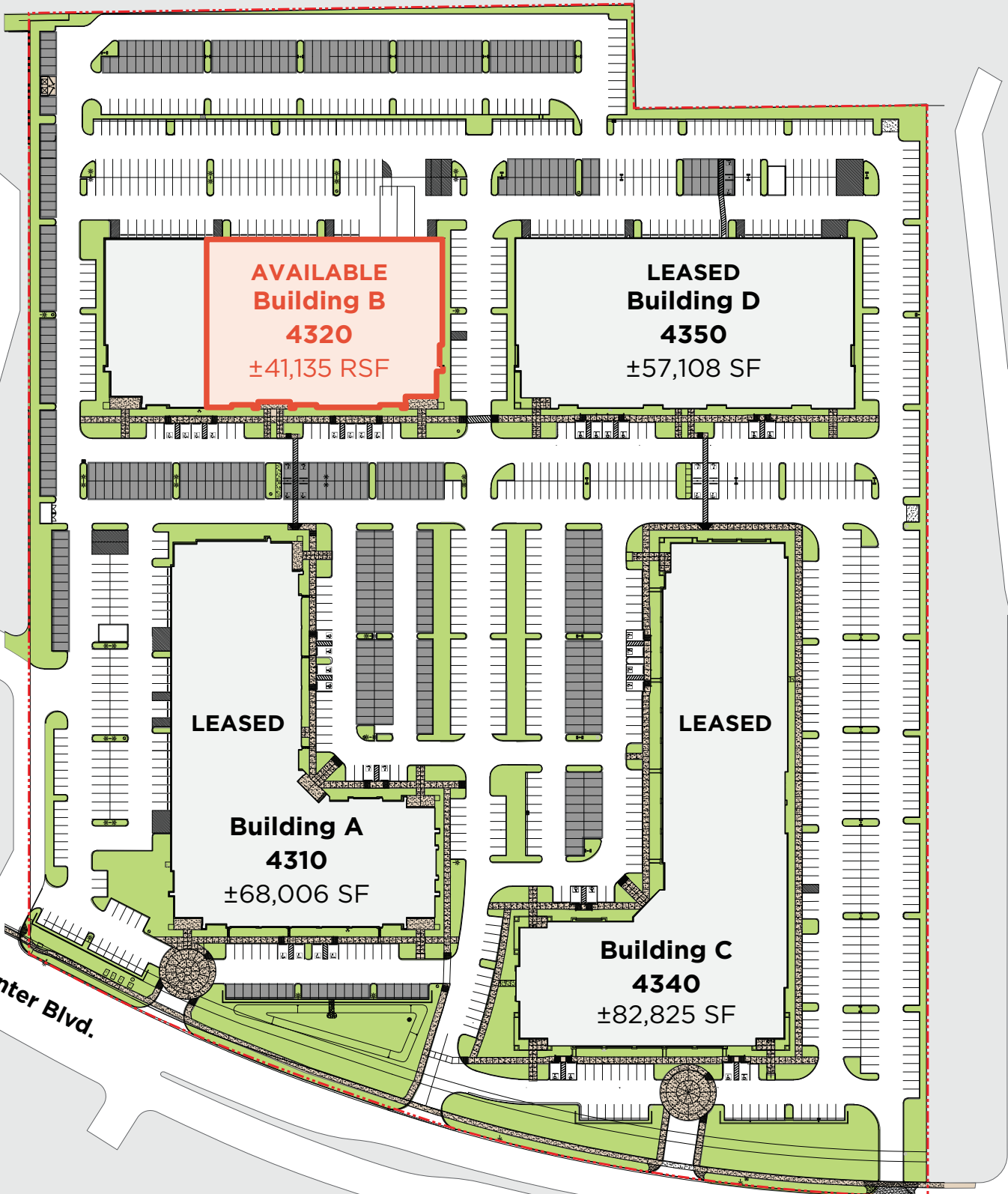
Roll Up
Door



Airconditioned



3,600 Amps
of Power



E Cotton Center Blvd.

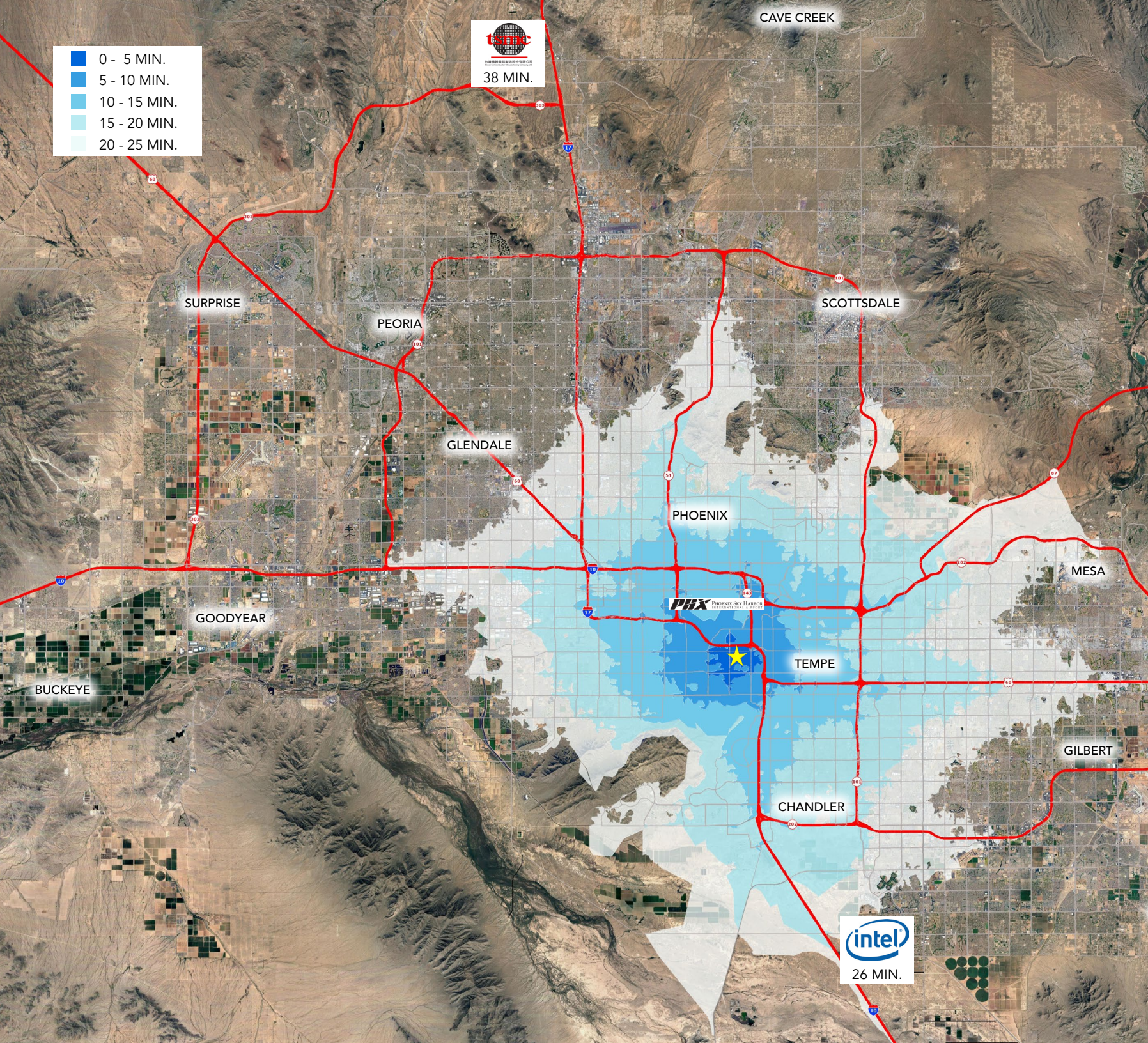
SITE PLAN

- 0 - 5 MIN.
- 5 - 10 MIN.
- 10 - 15 MIN.
- 15 - 20 MIN.
- 20 - 25 MIN.

PHX
PHOENIX SAN MARINO
FIBER OPTICAL NETWORK

38 MIN.

CAVE CREEK



intel
26 MIN.

CONNECTED TO ALL



143



52ND ST

PRIEST DR



BROADWAY RD.



NOBLE TILE SUPPLY



40TH ST



NOBLE TILE SUPPLY



QUATTRO

UnitedHealthcare



ROESER RD.



48TH ST



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