

4517 E BROADWAY RD

Phoenix, AZ 85040

Industrial
Leasing Opportunity
Leasing Brochure



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

4517 E Broadway Rd
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INVESTMENT HIGHLIGHTS

\$1.15/SF + NNN

Lease Rate

5-Years

Lease Term

Property Highlights

- **±18' Clear Height** throughout warehouse area.
- **Excellent accessibility** with immediate access to Interstate 10 and E. Broadway Road.
- **Strategic location** minutes from Phoenix Sky Harbor International Airport.
- Situated within the **highly sought-after Cotton Business Center** (built in 2006).
- **Flexible front office layout** with options for open floor plan configurations; includes **one restroom and a kitchenette**.
- **Two covered parking stalls** plus **one rear roll-up door** for efficient loading.
- **Prominent business identity** with frontage along E. Cotton Gin Loop at the primary entrance to the business park.



✈ Phoenix Sky Harbor International Airport
±3.6 Miles Away

143



± 246,924 VPD



W Broadway Rd ± 30,626 VPD



4517 E Broadway Rd
Phoenix, AZ 85040

±6,283 SF
RBA

2006
Year Built

±30,626
Vehicles Per Day

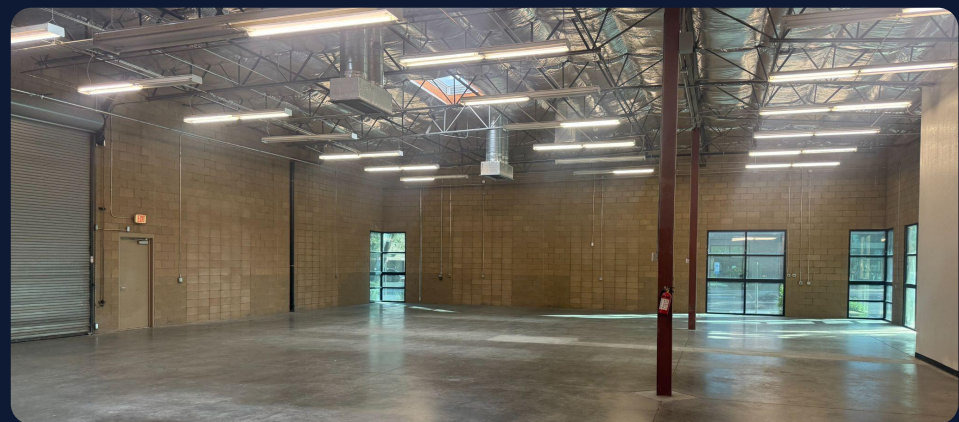
Property Summary

Address	4517 E Broadway Rd Phoenix, AZ 85040
APN	123-06-098
Construction	Block
Ceiling Height	18'
Drive-Ins	1 Total: (12' W x 14' H)
Land Area	±0.14 AC
Zoning/Association	CP/BP Phoenix/Cotton Center Condo Association
Power	400a, 277/480v, 3p
Sprinklered	Yes

NNN Expenses

HOA	\$903.00
Taxes	\$8,883.70
Insurance	\$6,500

Property Photos



MARKET OVERVIEW

4517 E Broadway Rd
Phoenix, AZ 85040



PHOENIX, AZ

Market Demographics



1.62M

Total Population

\$98,009

Average HH Income

631,000

of Households

57%

Homeownership Rate

825,000

Employed Population

36%

% Bachelor's Degree

35

Median Age

\$382,000

Median Property Value

Local Market Overview

The industrial submarket around East Broadway Road in Phoenix sits within a well-established logistics and distribution corridor roughly 10 minutes from Downtown Phoenix, Tempe, and major freeway interchanges. Its proximity to I-10, SR 143, and Loop 202 enhances connectivity to regional markets, including Southern California, Tucson, and the U.S.–Mexico border. Local industrial activity ranges from small manufacturing and warehousing to mid-sized distribution facilities, reflecting demand from e-commerce, third-party logistics, and light industrial users.

Recent listings near this address include multi-tenant warehouse space and proposed new construction on adjacent parcels, underscoring ongoing investor and occupier interest in the submarket. The broader Phoenix market is a major logistics hub within the Southwestern U.S., driven by population growth, expanding consumer demand, and strong inbound freight flows through Phoenix Sky Harbor International Airport and the intermodal network.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,061	83,976	298,417
Current Year Estimate	5,338	85,788	301,376
2020 Census	5,496	83,061	291,631
Growth 2020-Current Year	-2.88%	3.28%	3.34%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,563	35,205	122,697
Current Year Estimate	1,617	35,222	121,340
2020 Census	1,605	33,493	112,515
Growth 2020-Current Year	0.73%	5.16%	7.84%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$79,901	\$95,535	\$98,009

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4517 E Broadway Rd, Phoenix, AZ, 85040** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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