

OWNER/USER SALE 4523 E BROADWAY ROAD

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SITE FEATURES - 4523 E BROADWAY ROAD, PHOENIX, ARIZONA 85040

- +/- 9,024 SF
- Located within the Cotton Business Center
- Built in 2006
- Zoning: CP/BP, City of Phoenix
- Covered Parking
- Warehouse to be Cleared Upon Sale
- Clear Height: 16'
- One (1) 12'x14' Grade Level Door
- Power: 400A 277/480V 3 Phase
- EVAP Cooled Warehouse
- Immediate Freeway Access
- Minutes from Sky Harbor International Airport





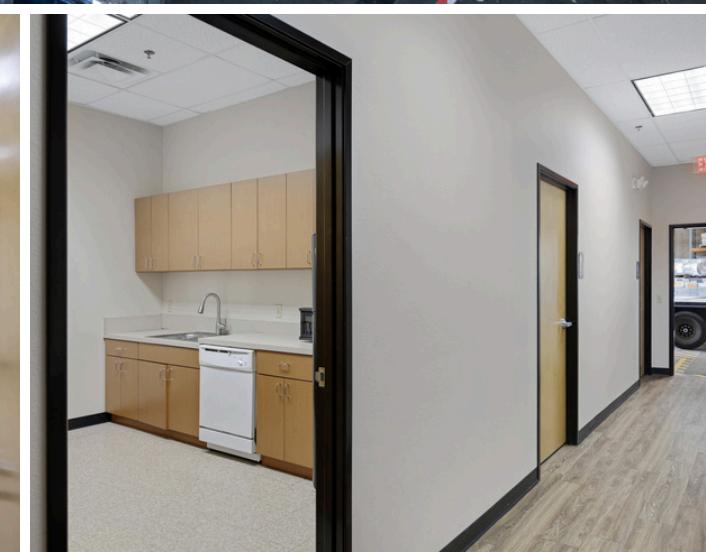
Current Floorplan

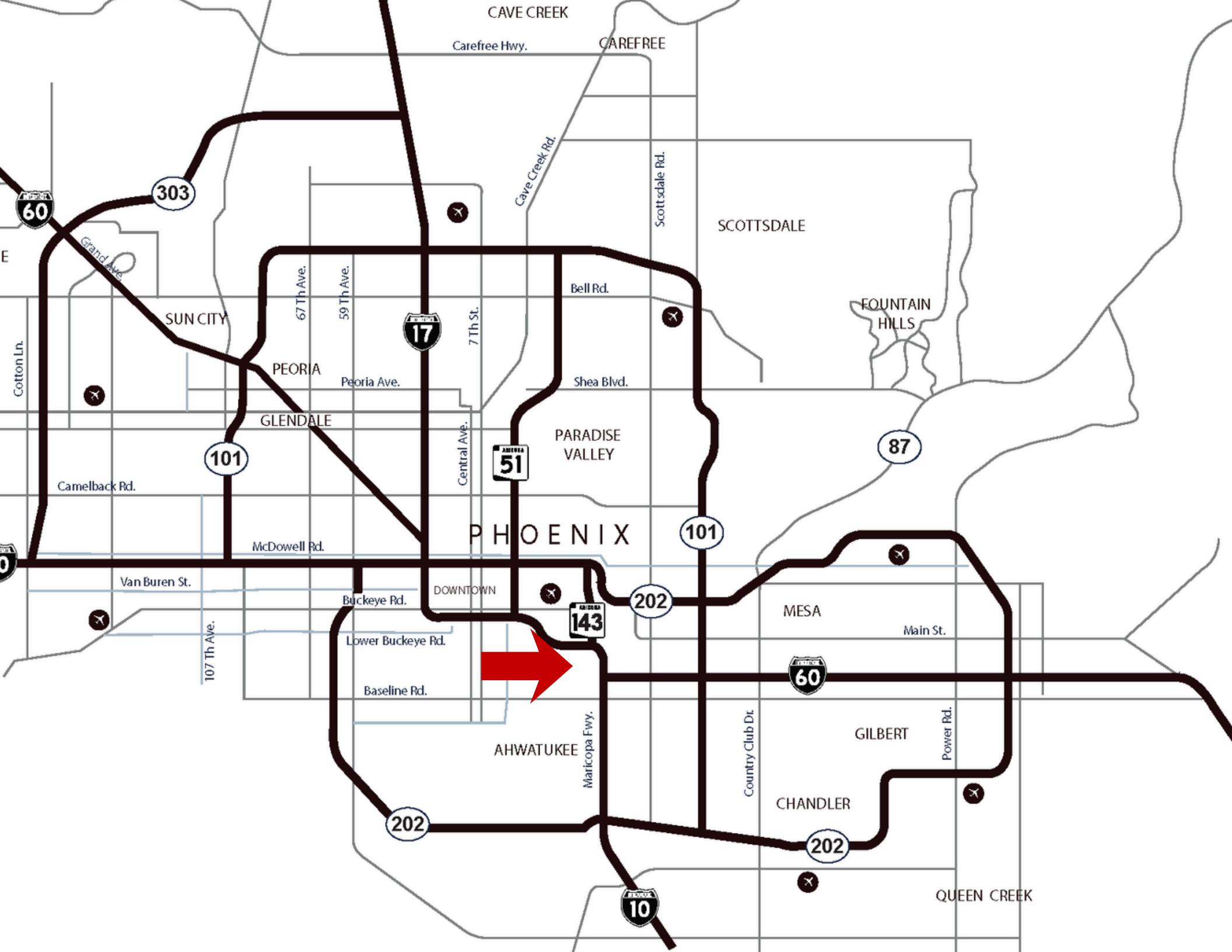


Potential Demo for Larger Warehouse



SITE PHOTOS -4523 E BROADWAY ROAD





Jack Tate

602.810.0437

jtate@rossbrown.com

Kyle McGinley

602.327.3984

kmcginley@rossbrown.com

Payton Kruidenier

480.695.8688

paytonk@rossbrown.com

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