

OWNER/USER SALE

4523 E BROADWAY ROAD

**ROSS
BROWN**



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

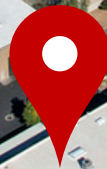


ARIZONA
143

INTERSTATE
10

Broadway Road

Cotton Gin Loop



Current Floorplan

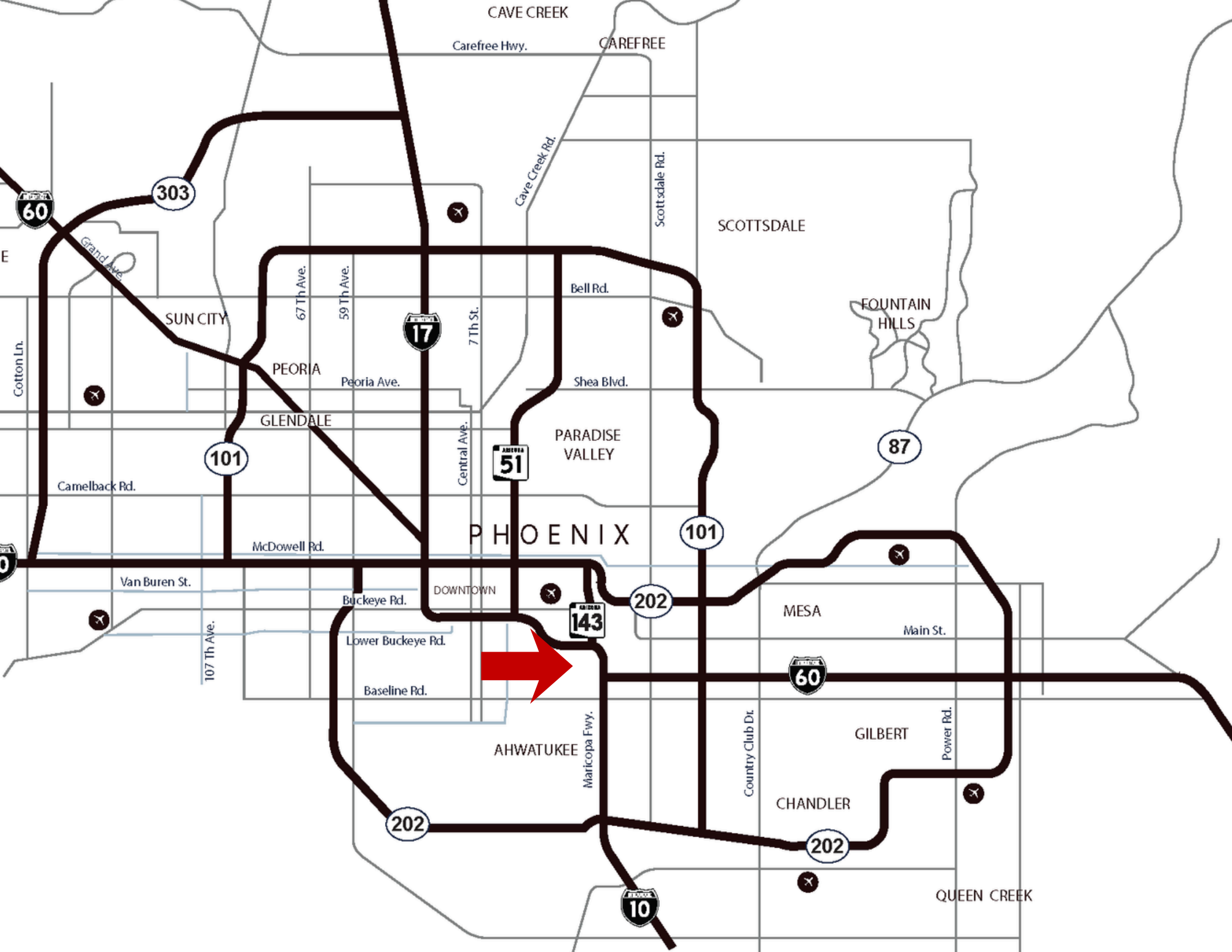


Potential Demo for Larger Warehouse



SITE PHOTOS -4523 E BROADWAY ROAD





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