



# BROADWAY TECH CENTER

3906 E BROADWAY RD | PHOENIX, AZ

**SUITES AVAILABLE FOR LEASE  
INDUSTRIAL USE**

**ZONED CP/GCP  
AMPLE PARKING (2.4/1,000 SF)**

**22' CEILING HEIGHT  
12'x14' LOADING DOORS**

## EXCLUSIVE CONTACTS

**Tyson Breinholt**

D 480.966.7513

M 602.315.7131

tbreinholt@cpiaz.com

**Clifford Jenkins**

D 480.634.2332

M 480.888.6017

cjenkins@cpiaz.com

**Caleb Allen**

D 480.621.3290

M 480.622.4174

callen@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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# BROADWAY TECH CENTER FOR LEASE

## PROPERTY OVERVIEW

±54,122 SF Freestanding Building

Zoned CP/GCP

Ample Parking (2.4/1,000 SF)

22' Ceiling Height

±26,582 SF Total Available



Evap Warehouse



AC'd Offices



22' Clear Height

1,200a / 277-408v / 3p

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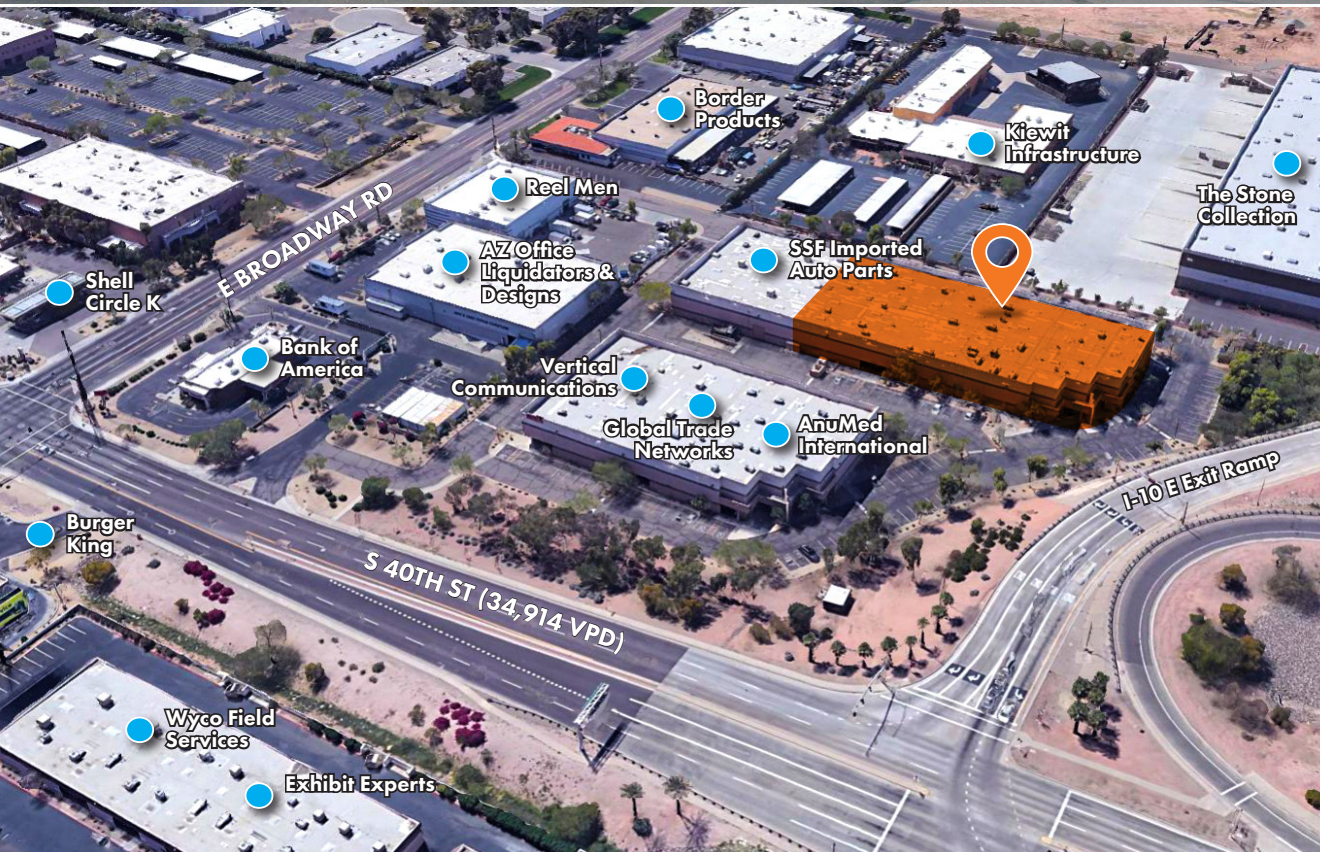


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## DEMOGRAPHICS

### POPULATION

4,484 (1M)

64,695 (3M)

320,155 (5M)



### HOUSEHOLDS

1,326 (1M)

23,013 (3M)

115,020 (5M)

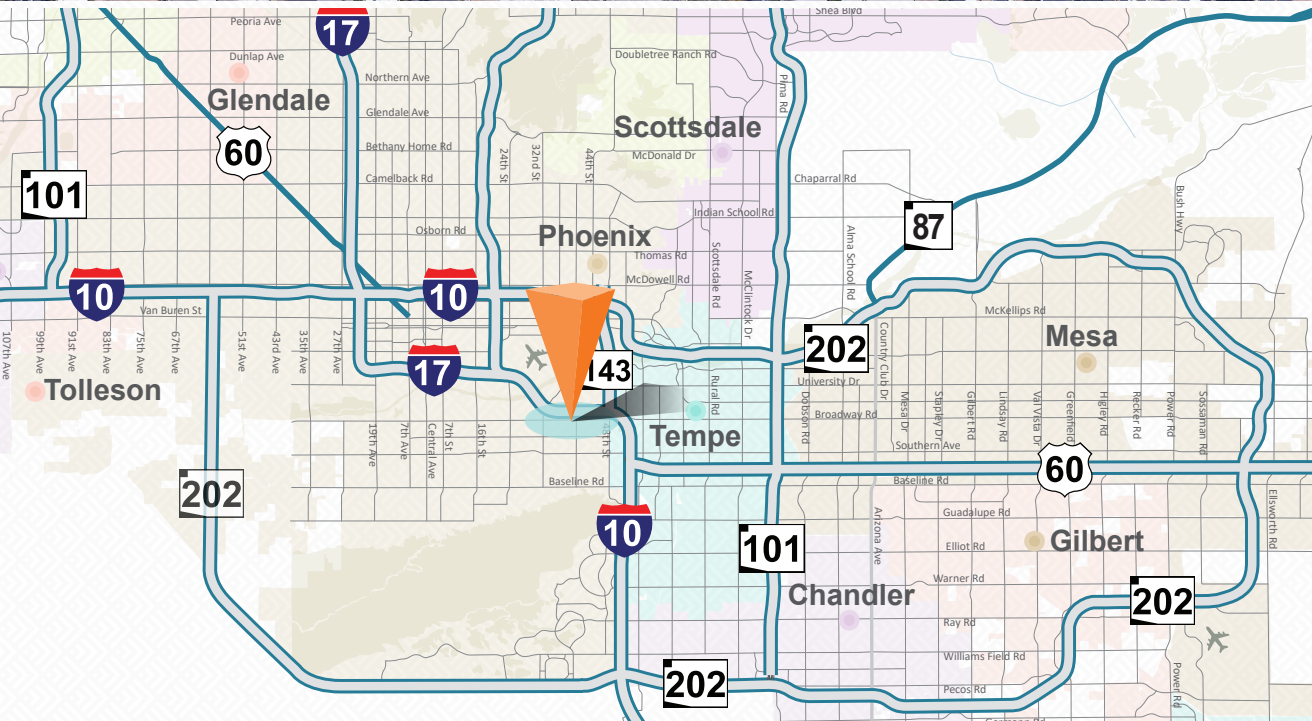
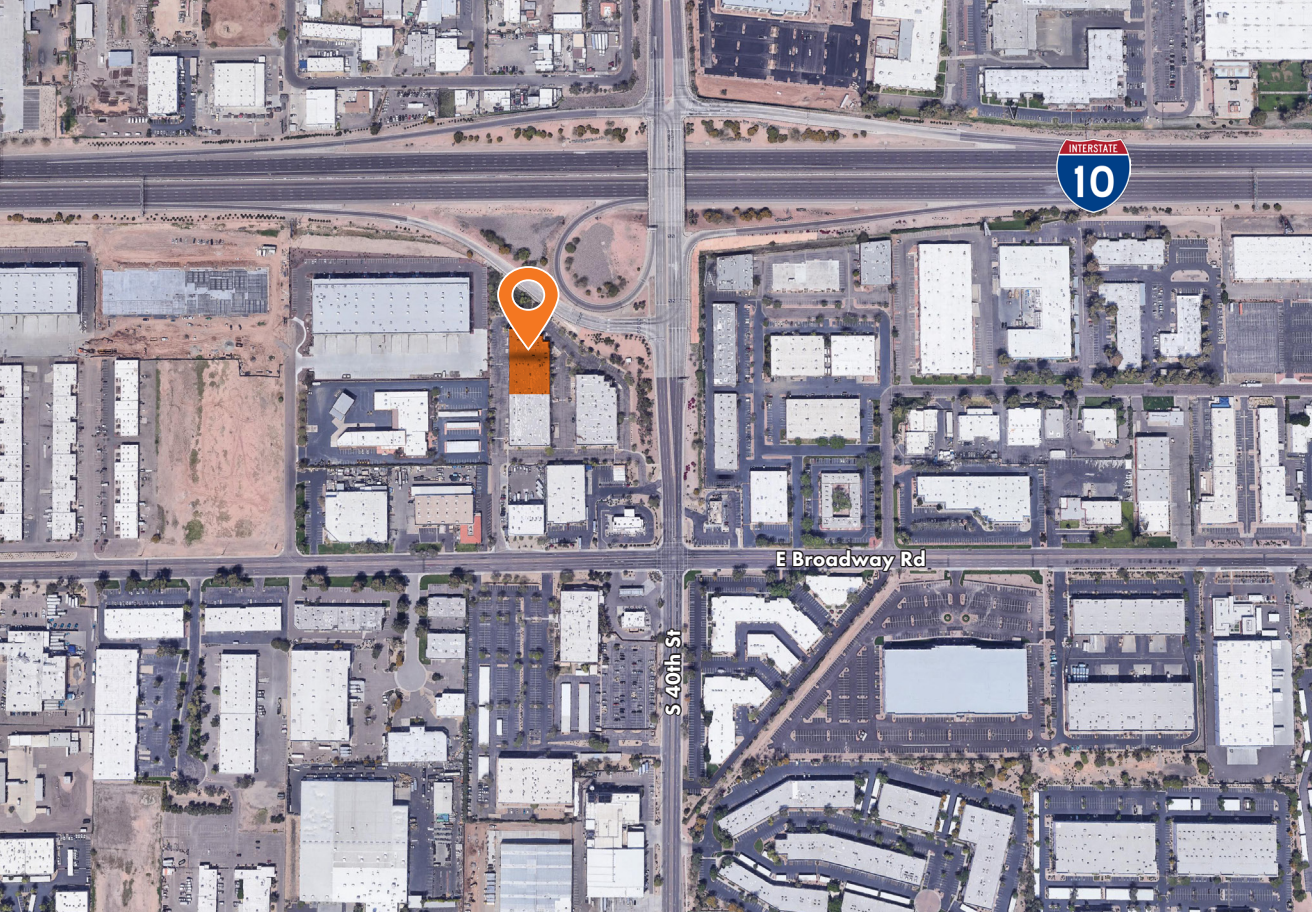


### AVG HH INCOME

\$38,511 (1M)

\$44,465 (3M)

\$42,750 (5M)



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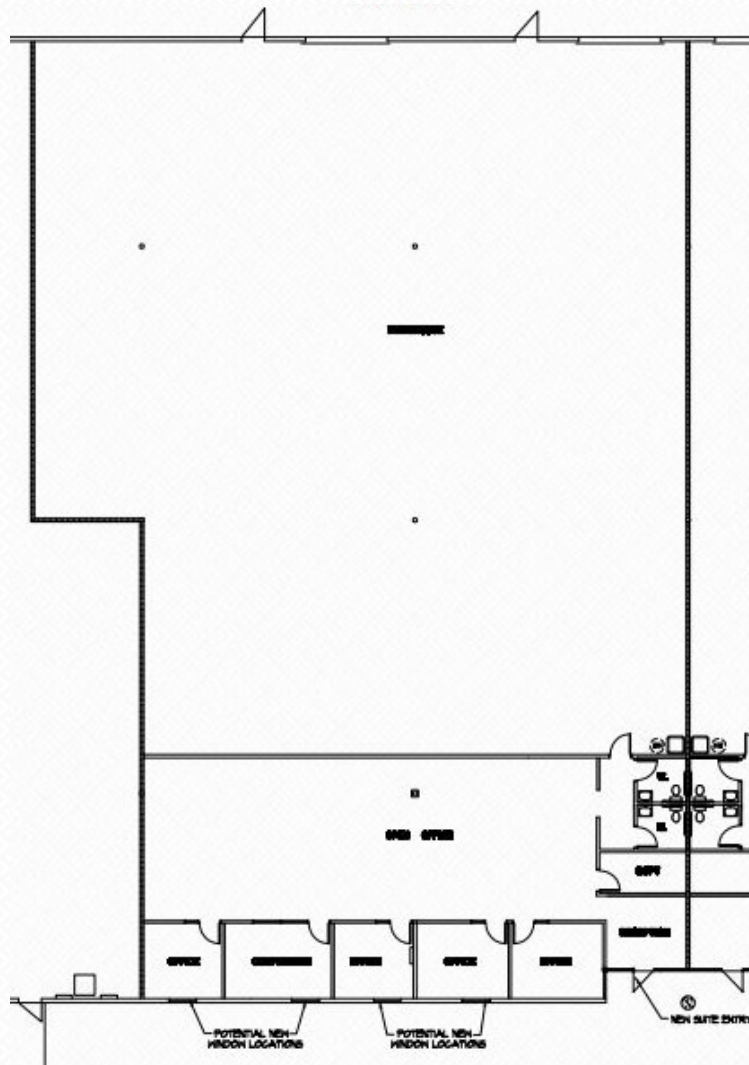
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# BROADWAY TECH CENTER FOR LEASE

## AVAILABILITY

SUITE 102: ±12,404 SF  
\$1.10 NNN



**SUITE 102**

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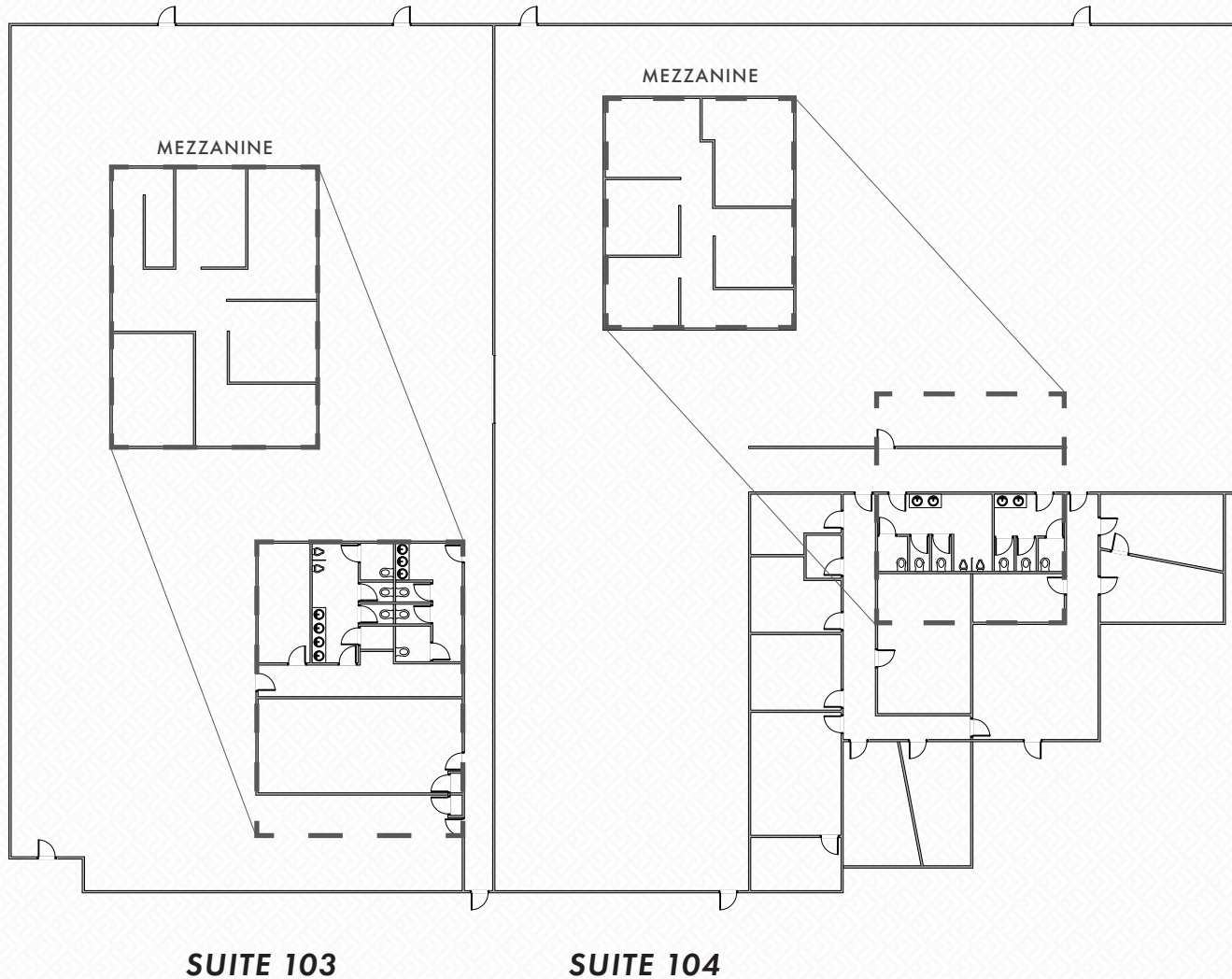
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# BROADWAY TECH CENTER FOR LEASE

## AVAILABILITY

SUITE 103/104: ±26,582 SF  
\$1.10 NNN



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