

FOR LEASE OR SALE

VACANT ±35,162 SF ON ±2.1 ACRES

SINGLE-TENANT CLASS-A FLEX WITH 100% HVAC & HEAVY POWER

4323

EAST COTTON CENTER BLVD | PHOENIX, AZ



NEWMARK

# 4323

EAST COTTON CENTER BLVD | PHOENIX, AZ

**Sales:**

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**Leasing:**

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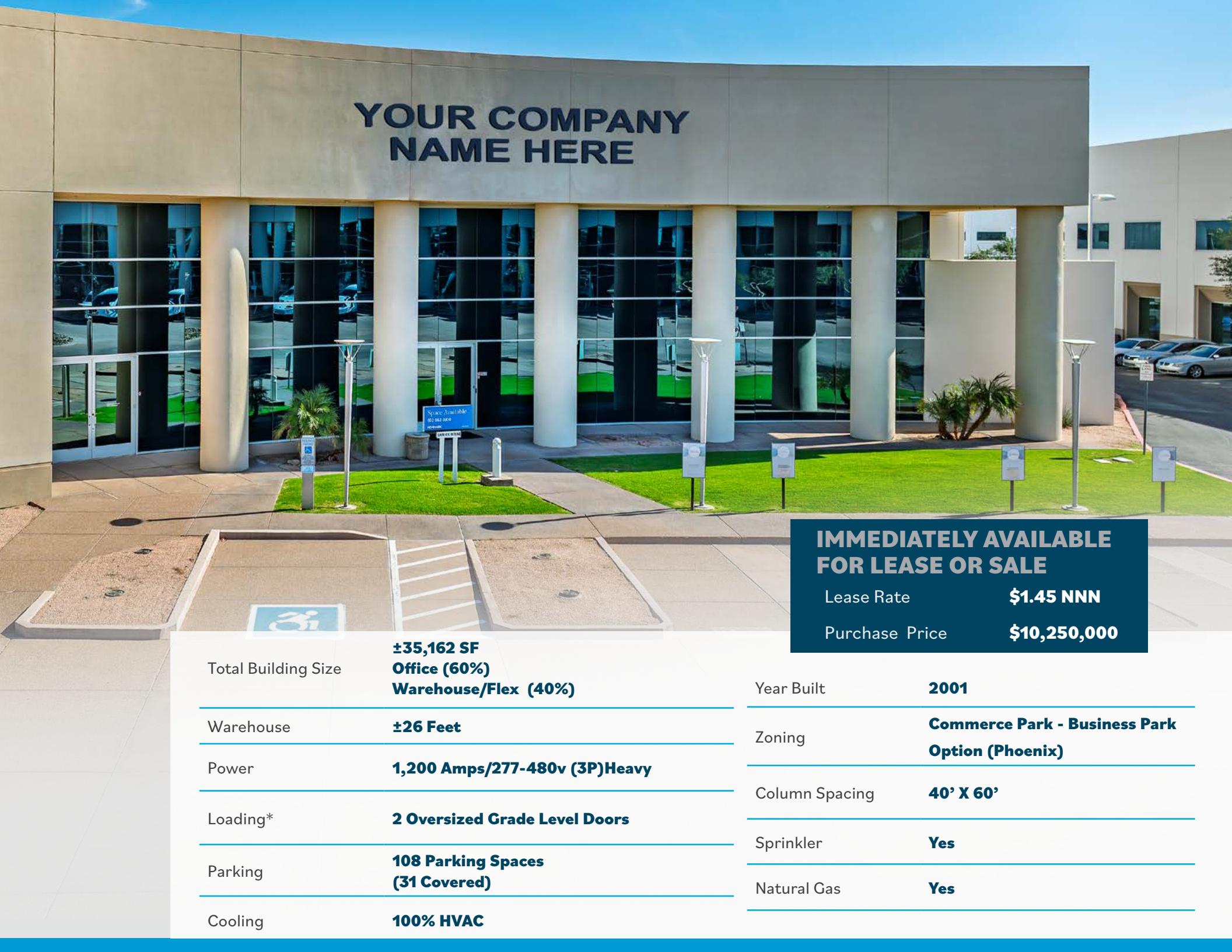
Newmark (Newmark, the "Agent") has been engaged as the exclusive sales representative for the sale of 4323 East Cotton Center Blvd in Phoenix, Arizona (the "Property") by 'Ownership' (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.





YOUR COMPANY  
NAME HERE

 **±35,162 SF**  
**Office (60%)**  
**Warehouse/Flex (40%)**

Total Building Size

**±26 Feet**

Warehouse

**1,200 Amps/277-480v (3P)Heavy**

Power

**2 Oversized Grade Level Doors**

Loading\*

**108 Parking Spaces  
(31 Covered)**

Parking

**100% HVAC**

Cooling

**IMMEDIATELY AVAILABLE  
FOR LEASE OR SALE**

Lease Rate **\$1.45 NNN**

Purchase Price **\$10,250,000**

Year Built

**2001**

Zoning

**Commerce Park - Business Park  
Option (Phoenix)**

Column Spacing

**40' X 60'**

Sprinkler

**Yes**

Natural Gas

**Yes**



## PROPERTY HIGHLIGHTS

### EXTREMELY RARE STANDALONE CLASS-A INDUSTRIAL/FLEX PROPERTY

in the heart of the valley, pairing corporate-quality image with production-ready functionality

### LIMITED SUPPLY OF VACANT CLASS-A FLEX OPPORTUNITIES IN TEMPE/AIRPORT AREA

with heavy power and 100% HVAC, available for purchase by an owner-user

### MODERN FLEX FEATURES

including ±26' clear height, 2 oversized grade-level doors, and potential for a secured yard area

### ABUNDANT PARKING FOR CORPORATE HQ USERS

with over 3:1,000 parking (108 spaces with 31 covered), ideal for hq-quality flex users seeking high-quality space to attract top-tier talent with unmatched access



### **STRATEGIC CENTRAL LOCATION WITH IMMEDIATE FREEWAY ACCESS**

providing unmatched connectivity to multiple major freeway systems for efficient valley-wide access

### **EXCEPTIONAL REGIONAL REACH**

within a ±40-minute drive, you can reach over 4 million residents across the valley, with exceptional proximity to ASU and Sky Harbor International Airport

### **IDEAL FOR A RANGE OF USES**

including corporate HQ, manufacturing, lab/r&d, and showroom, among other flex uses

ARCADIA

SCOTTSDALE

TEMPE



BROADWAY CURVE

TEMPE DIABLO  
STADIUM

COTTON CENTER BLVD

WITHIN 5 MILES

415,266  
Residents

5  
Hospitals

1,100  
Restaurants, Cafes, & Bars

89  
Hotels

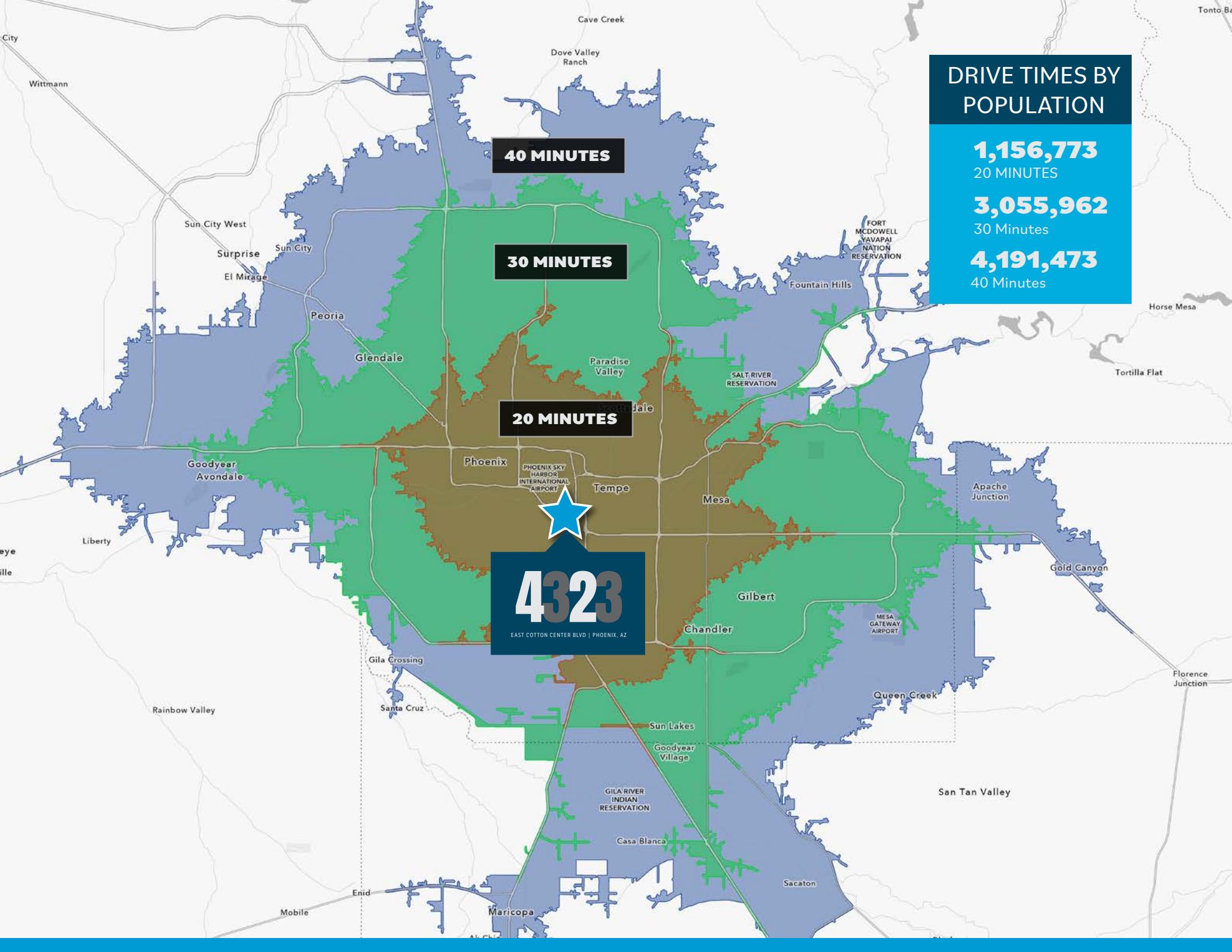
378  
Existing Apartment Buildings  
(±58,752 Units)

25  
Banks

16  
Apartment Buildings Under Construction (±4,441 Units)







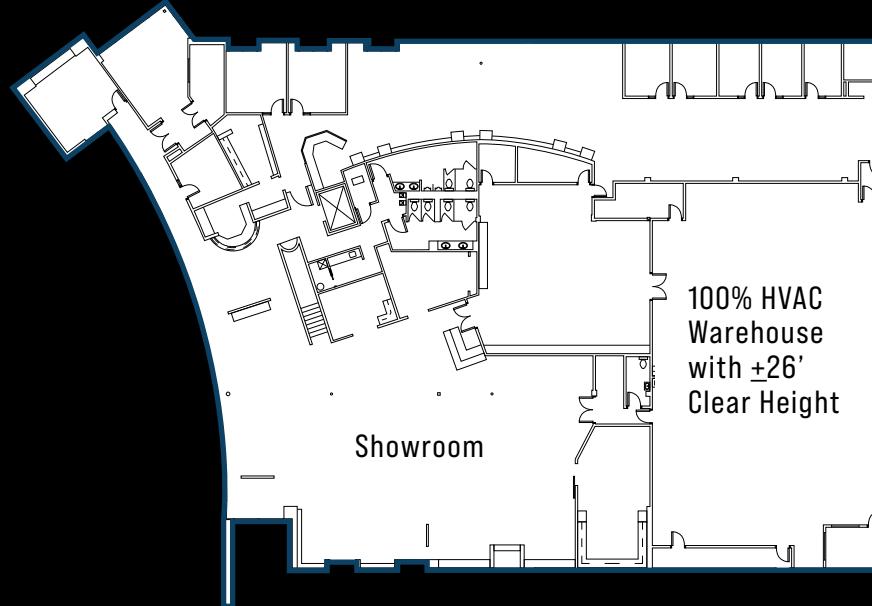
# SITE PLAN



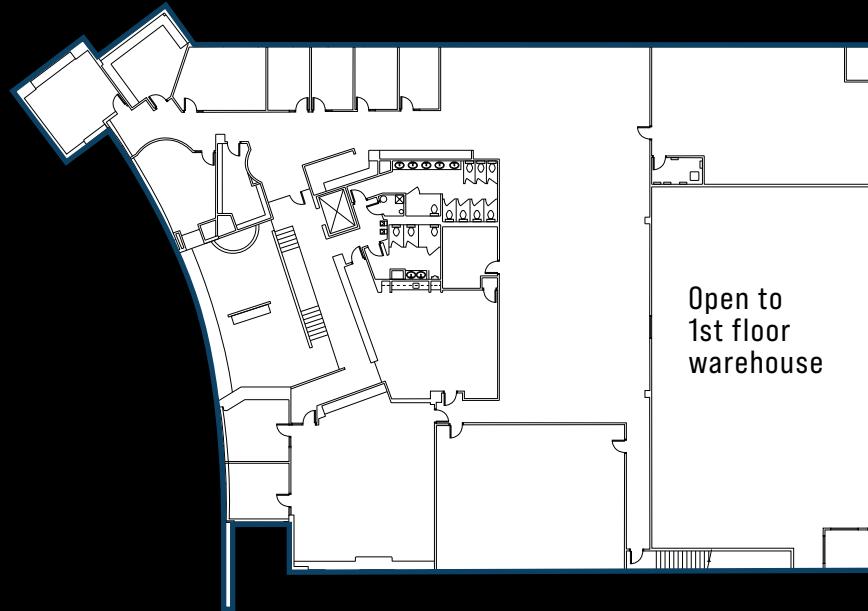
# FLOOR PLAN

**TOTAL BUILDING SF:  $\pm 35,162$  ( $\pm 60\%$  OFFICE/ $\pm 40\%$  WAREHOUSE/FLEX>)**

**FIRST FLOOR |  $\pm 21,072$  SF**



**SECOND FLOOR |  $\pm 14,090$  SF**



# FACING **NORTHWEST**



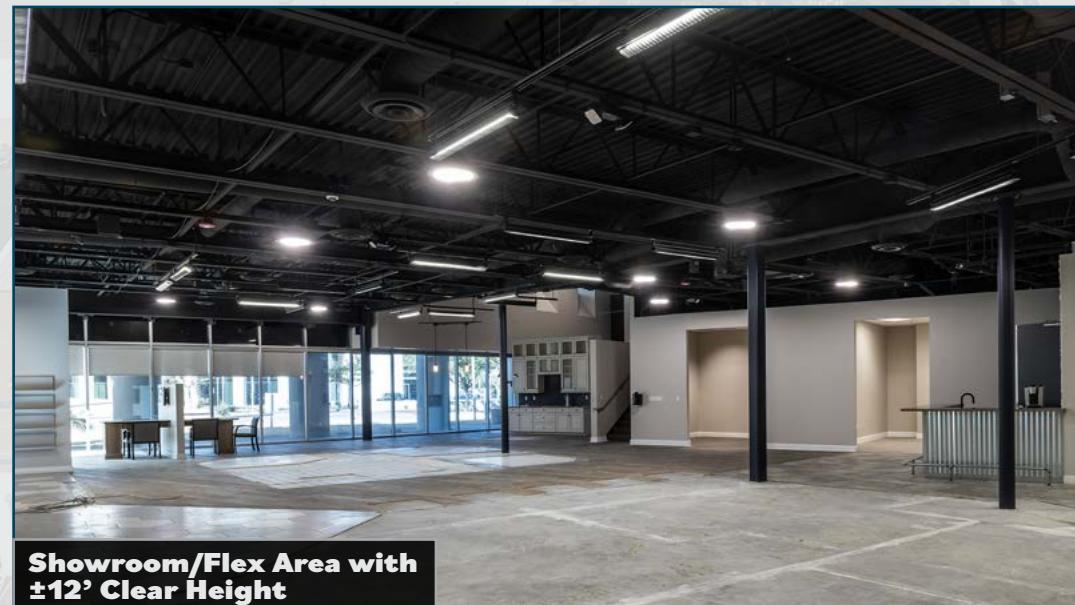
# FACING EAST



# PROPERTY PHOTOS



**2-Story Atrium  
Lobby Entrance**





# PROPERTY PHOTOS





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For more information, please contact

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