

FOR LEASE OR SALE

VACANT $\pm 35,162$ SF ON ± 2.1 ACRES
SINGLE-TENANT CLASS-A FLEX WITH 100% HVAC & HEAVY POWER

4323

EAST COTTON CENTER BLVD | PHOENIX, AZ



NEWMARK

4323

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Sales:

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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**

**IMMEDIATELY AVAILABLE
FOR LEASE OR SALE**

Lease Rate **\$1.45 NNN**
Purchase Price **\$10,250,000**

Total Building Size	±35,162 SF Office (60%) Warehouse/Flex (40%)
Warehouse	±26 Feet
Power	1,200 Amps/277-480v (3P)Heavy
Loading*	2 Oversized Grade Level Doors
Parking	108 Parking Spaces (31 Covered)
Cooling	100% HVAC

Year Built	2001
Zoning	Commerce Park - Business Park Option (Phoenix)
Column Spacing	40' X 60'
Sprinkler	Yes
Natural Gas	Yes

A photograph of a large industrial interior space. The ceiling is high with exposed pipes and several bright industrial lights. On the left, there are several large, horizontal pipes running across the wall. In the center, there is a dark door with an 'EXIT' sign above it. To the right, there is a large, multi-paned garage door. In the background, there are stacks of boxes and some office furniture, suggesting a flexible use of the space.

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 $\pm 26'$ 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)



DRIVE TIMES TO MAJOR FREEWAYS

I-10

2 Minutes

I-17

6 Minutes

US-60

5 Minutes

SR-51

7 Minutes

SR-143

4 Minutes

AZ LOOP 101

10 Minutes

AZ LOOP 202

6 Minutes

SR-87

12 Minutes

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RED MOUNTAIN FWY

202



HOHOKAM EXPY



143



10

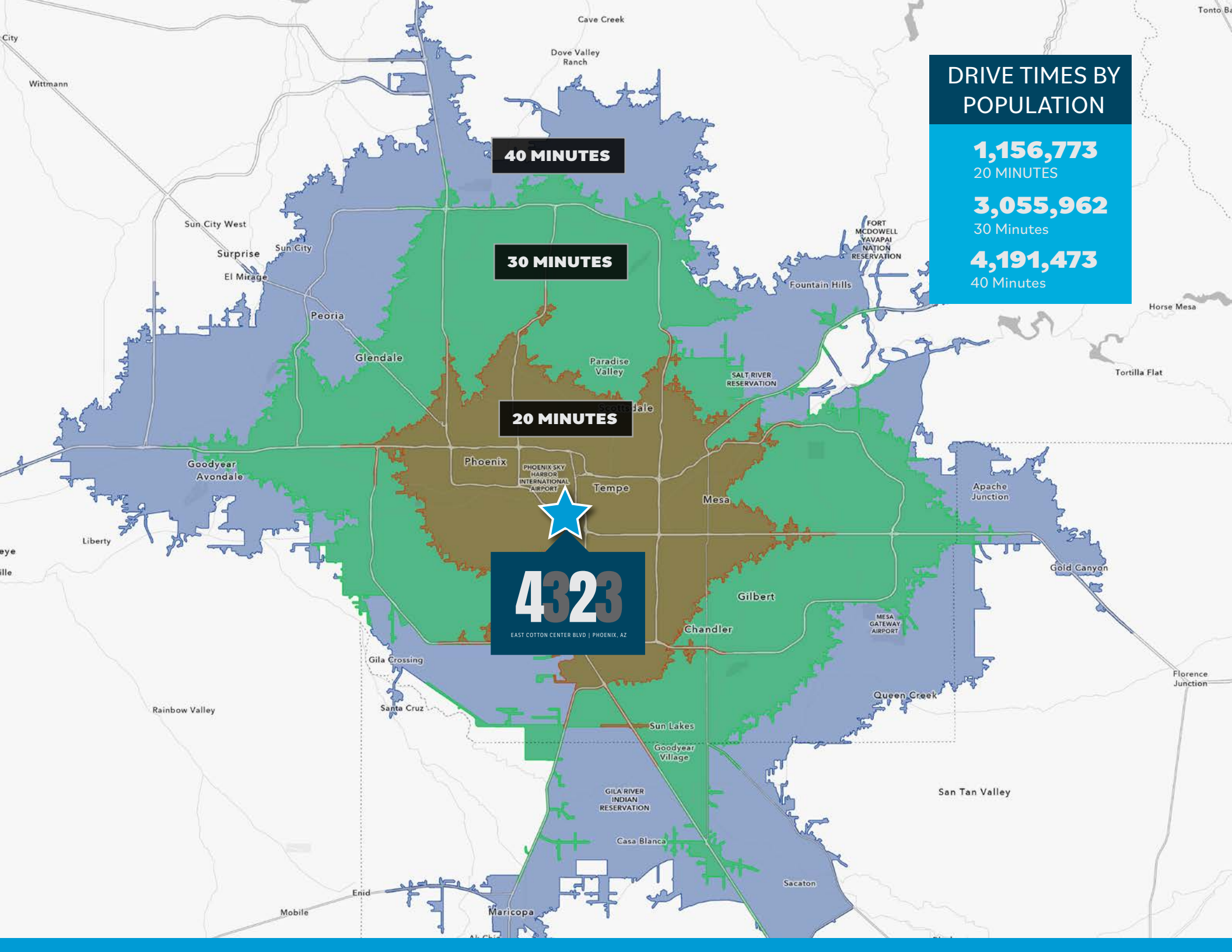
MARICOPA FWY



E ROESER RD

S 40TH ST





DRIVE TIMES BY POPULATION

1,156,773

20 Minutes

3,055,962

30 Minutes

4,191,473

40 Minutes

40 MINUTES

30 MINUTES

20 MINUTES

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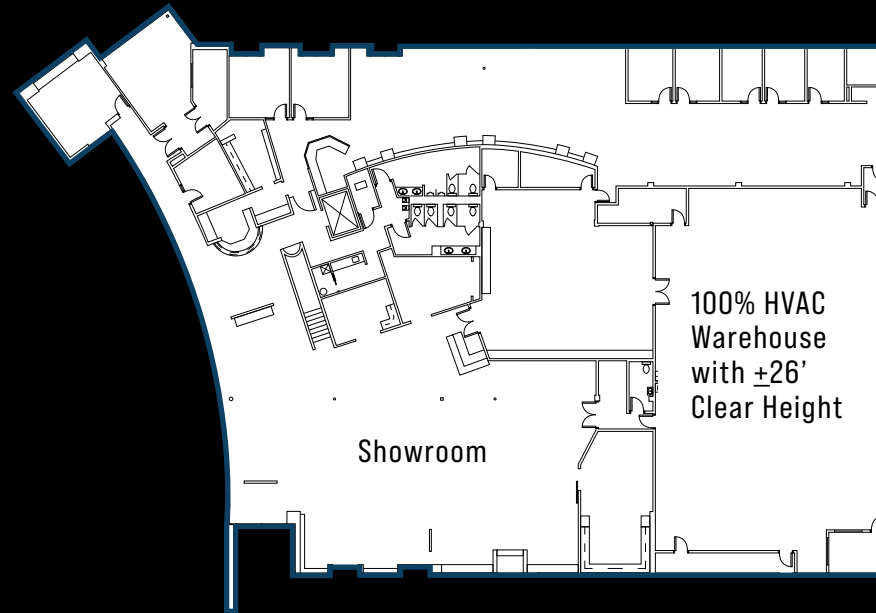
SITE PLAN



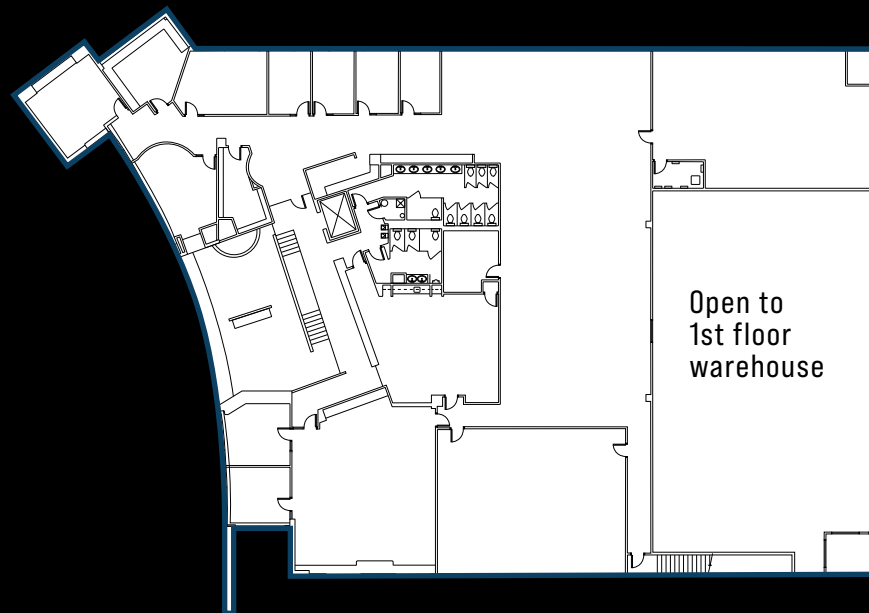
FLOOR PLAN

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



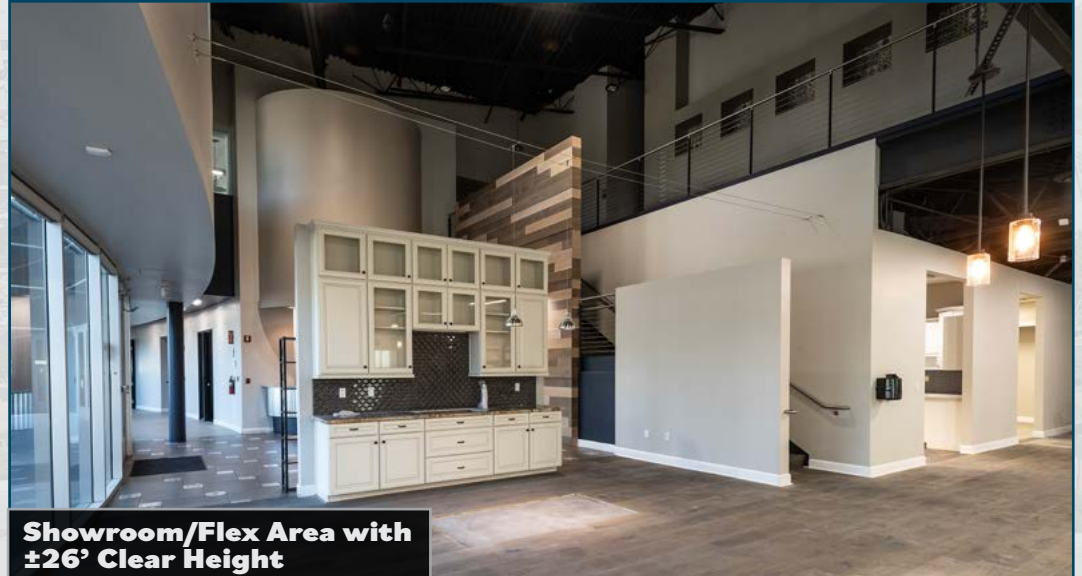
FACING EAST



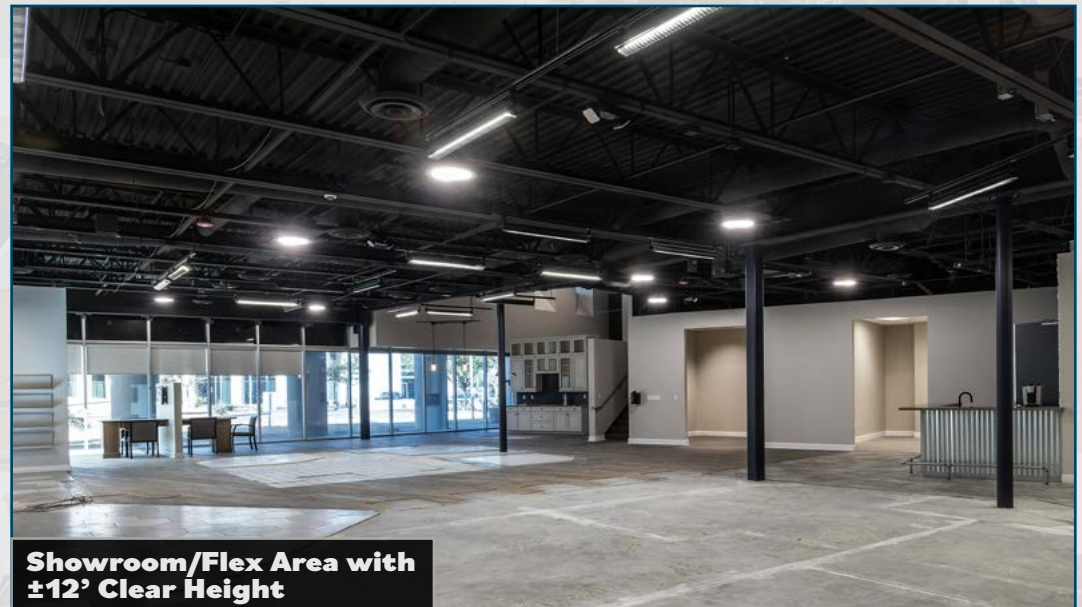
PROPERTY **PHOTOS**



**2-Story Atrium
Lobby Entrance**



**Showroom/Flex Area with
±26' Clear Height**



**Showroom/Flex Area with
±12' Clear Height**



**Warehouse Area with
±26' Clear Height**



**Outdoor Loading and Parking
Area with Secured Yard Potential**



**Warehouse Area with
±26' Clear Height**



**Outdoor Loading and Parking
Area with Secured Yard Potential**

PROPERTY PHOTOS





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The image is an aerial photograph of an industrial park. A red line outlines a specific property. A blue callout box with the number '4323' is overlaid on the image. The background shows other industrial buildings, parking lots, and a city skyline in the distance under a clear blue sky.

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