

**Cotton Business Center: Office / Warehouse For Sale or Lease**

STREET ADDRESS	<u>4535 E Broadway Rd</u>	BUILDING SIZE	<u>6,283 SF</u>
CITY/STATE/ZIP	<u>Phoenix, AZ 85040</u>	AVAILABLE SQ.FT.	<u>6,283 SF</u>
MAJOR X-ROADS	<u>Broadway Rd &amp; 48<sup>th</sup> St</u>	LAND SIZE (ACRES)	<u>Part of Larger</u>
YEAR BUILT	<u>2006</u>	ZONING	<u>CP / BP</u>

**WAREHOUSE SPECIFICATIONS (1,500 +/- SF)**

CONSTRUCTION	<u>Masonry</u>	AMP	<u>400</u>	GRND. LEVEL	<u>12' (W) x 14' (H)</u>
CLEARANCE	<u>16' - 18'</u>	VOLT	<u>277/480</u>	DOCK HI(#)	<u>No</u>
ROOF TYPE	<u>Wood - Insulated</u>	PHASE	<u>Three</u>	TRUCKWELL	<u>No</u>
SKYLIGHTS	<u>Yes</u>	SPRINKLERS	<u>Yes</u>	CRANES	<u>No</u>
RESTROOMS	<u>M/W</u>	AIR CONDS	<u>Evap. Cooled</u>	RAIL	<u>No</u>

**FEATURES** Gym and Shower/Rest Room off warehouse, 15' x 15' Mezzanine Storage Area

**OFFICE SPECIFICATIONS**

SQ. FT.	<u>4,500 +/-</u>	# OFFICES	<u>17 + "War Room"</u>	MEZZANINE	<u></u>
AIR COND	<u>Yes</u>	HEAT	<u>Yes</u>	RESTROOMS	<u>M/W - 1 Each</u>

**LAND**

DIMENSIONS	<u>Part of Larger (.14 Ac +/-)</u>
YARD	<u>No</u>
PARKING RATIO	<u>1 / 300 SF</u>

**UTILITIES**

POWER CO	<u>SRP</u>
GAS CO	<u></u>
WATER CO	<u>City of Phoenix</u>
SEWER CO	<u>City of Phoenix</u>

**SPECIAL FEATURES** Broadway Rd Frontage, Excellent Identity, Easy Ingress/Egress, Minutes from Sky Harbor & I-10 access  
Parking: 2 Covered and 19 surface

**LEASE INFO**

PRICE	<u>\$4,400 /Mo. (\$8.40/SF/Yr)</u>
TYPE	<u>NNN</u>

**SALE INFO**

PRICE	<u>\$1,200,000.00</u>
PRICE/SQ.FT.	<u>\$191.00</u>

**TAXES**

AMOUNT	<u>\$1,183.07/Mo. (\$2.26/SF/Yr.)</u>
YEAR	<u>2009</u>

PARCEL NUMBER 123-06-094

**EXCLUSIVE AGENT**

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