

MAINSRING COTTON CENTER
4215 E BROADWAY ROAD | PHOENIX, AZ

± 6,357 SF
AVAILABLE FOR LEASE

Direct Broadway Road Frontage
Secured Truck Court



SPACE FEATURES

- Available: Suite 103 ± 6,357 SF
- ± 1,826 (Office)
- Loading: 2 (9'x10') Truck Well Doors
1 (12'x10') Grade Level Doors
- Parking: 2.1:1,000

BUILDING FEATURES

- Clear Height: 18'
- Power: 200a 277/480v
120/280v subpanels
- Column Spacing: 40' x 52'
- Evap Cooled Warehouse
- Broadway Road Monument Signage Available



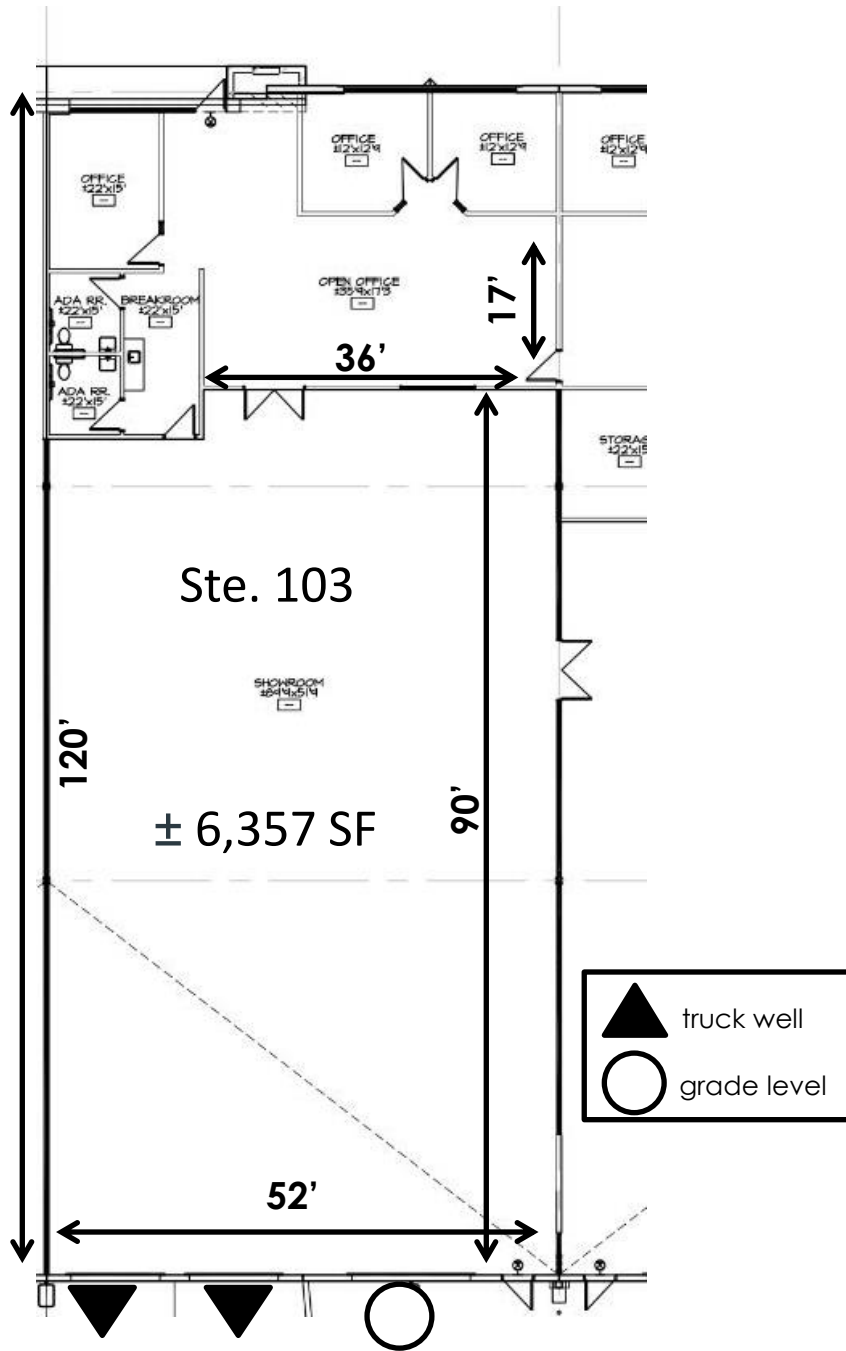
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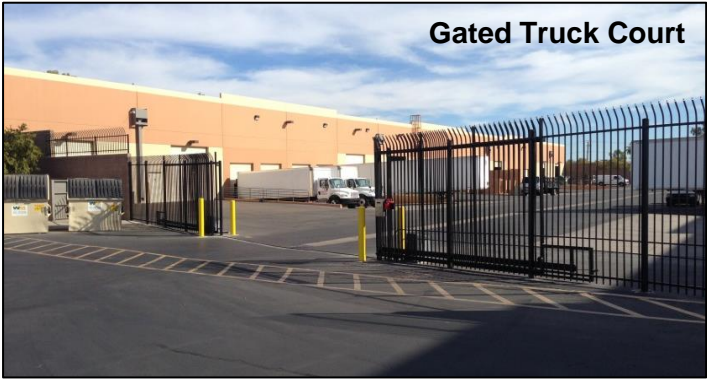
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**ROSS
BROWN**





Loading Area



Gated Truck Court



Monument Signage

Location Features:

- Easy access to I-10, US 60 and Loop 202 freeways
 - Less than ½ mile to I-10
 - Less than ½ mile to US 60
 - 2 ½ miles to Loop 202
- 2 miles from Phoenix Sky Harbor International Airport
- Close proximity to Downtown Tempe & Arizona State University