

FOR SALE OR LEASE
COTTON CENTER
4535 E. BROADWAY RD.
PHOENIX, ARIZONA

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



FEATURES

- Total Size: ±6,283 SF
- 80% Office Buildout
- Warehouse Space
- GradeLevel (12'x14')
- Covered Parking
- ±400 Amps
- Broadway Frontage
- Zoned CP/BP (City of Phoenix)
- Easy Access to All Freeways



Chris McClurg, SIOR
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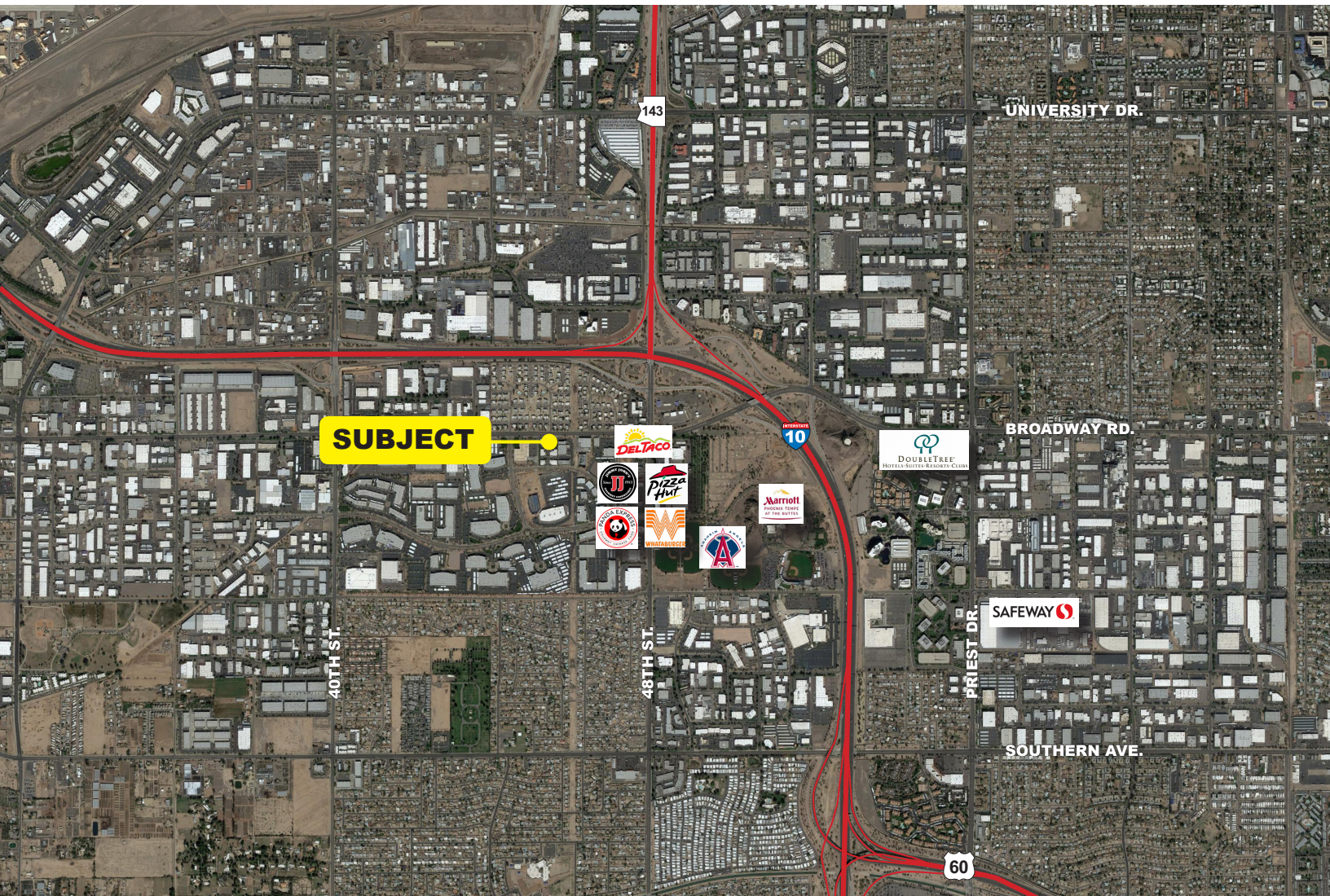
3200 East Camelback Road, Suite 100 | Phoenix, Arizona 85018 | 602-956-7777 | www.leearizona.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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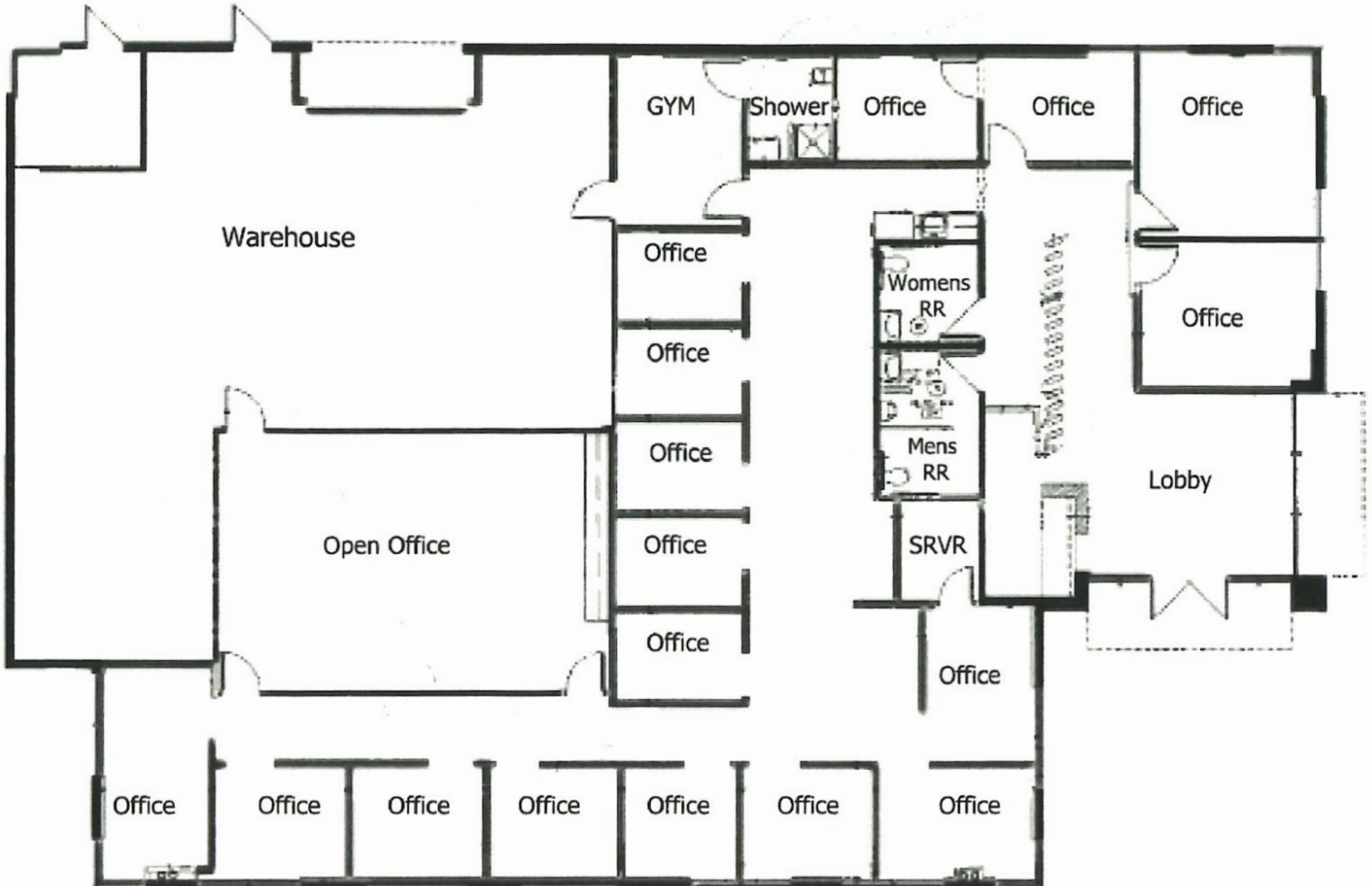
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