



303 COMMERCE CENTER

PHASE I READY FOR OCCUPANCY

388,260 SF

PHASE II

388K SF or BTS



6235 NORTH COTTON LANE · GLENDALE, ARIZONA

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

PROPERTY FEATURES

MAKE-READY WORK INCLUDES:

- + **±2,932 SF** spec office
- + **Lighting:** LED
- + **Pit levelers:** (26) 40,000 LB
- + **HVAC** (80-85 degrees)

Zoning: M1, City of Glendale

Clear height: 36'

Building dimensions: 470' x 810'

Typical column spacing: 50' x 54' with 60' speed bays

Power: (2) 3000A, 480/277V (APS) panels (expandable) per building

Dock high doors: 92 per building

Grade level doors: 4 (12' x 14') per building

Fully secured / concrete truck courts

Truck court depths: 185'

Trailer parking: 127 per building

Auto parking: 243 on Phase I building;
264 on Phase II building

Roof insulation: R-38 with white scrim sheet

Roof deck: Metal

Floor slab: 7" reinforced

Sprinklers: ESFR sprinkler system, K16.8 sprinkler head

Onsite queuing lanes

Foreign Trade Zone capable

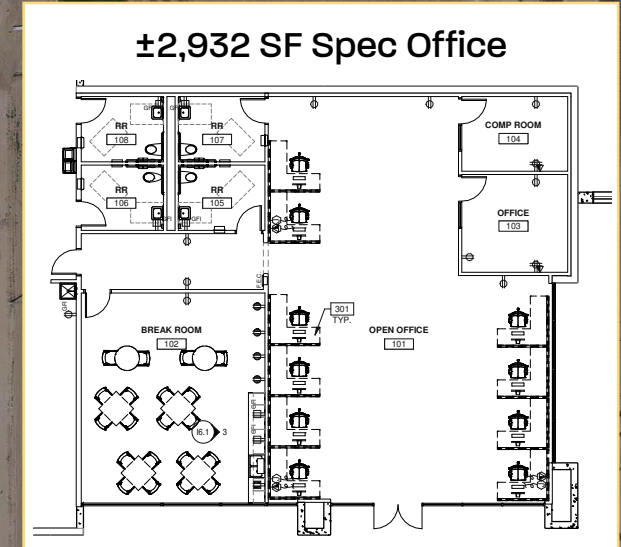
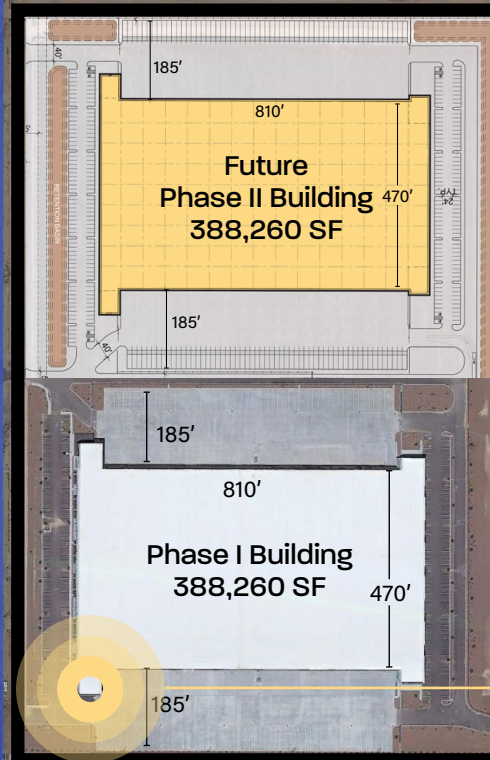
Accessible via Loop 303 full diamond interchanges at Bethany Home Road and Glendale Avenue

2 miles south of Northern Parkway

4 miles north of Interstate 10

**388,260 SF on
22.35 acres**
PHASE I BUILDING

**388,260 SF (or BTS)
on 22.35 acres**
PHASE II BUILDING



COTTON LANE

BETHANY HOME ROAD ACCESS ROAD

BETHANY HOME ROAD

303

Jacuzzi

Complete TransPack Solutions

ALL ABOUT GLENDALE



Glendale is Arizona's 5th largest city with a population of over 260,000



Glendale's Luke Air Force Base is home to the F-35 training program, which is the newest jet in the Air Force



Glendale is accessible to a workforce of 1.7 million within a 30-minute commute



Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University



Glendale's colleges and universities provide an economic impact of \$771 million

DEMOGRAPHICS

WITHIN A 15, 25 AND 35-MINUTE DRIVE FROM SITE



	15 MIN	25 MIN	35 MIN
ESTIMATED POPULATION (2023)	362,675	1,119,069	2,113,239
PROJECTED POPULATION (2028)	389,111	1,172,757	2,189,593
DAYTIME POPULATION	289,558	933,276	2,015,518
AVERAGE HOUSEHOLD INCOME	\$115,171	\$100,707	\$96,282
MEDIAN AGE	36.3	35.9	34.7
MEDIAN HOME VALUE	\$381,902	\$348,931	\$343,474



ARIZONA COMPETITIVENESS

Quality jobs income tax credits

Job training reimbursable grants

R&D tax credit

Foreign Trade Zone capable

Qualified facility tax incentives

Renewable energy tax program

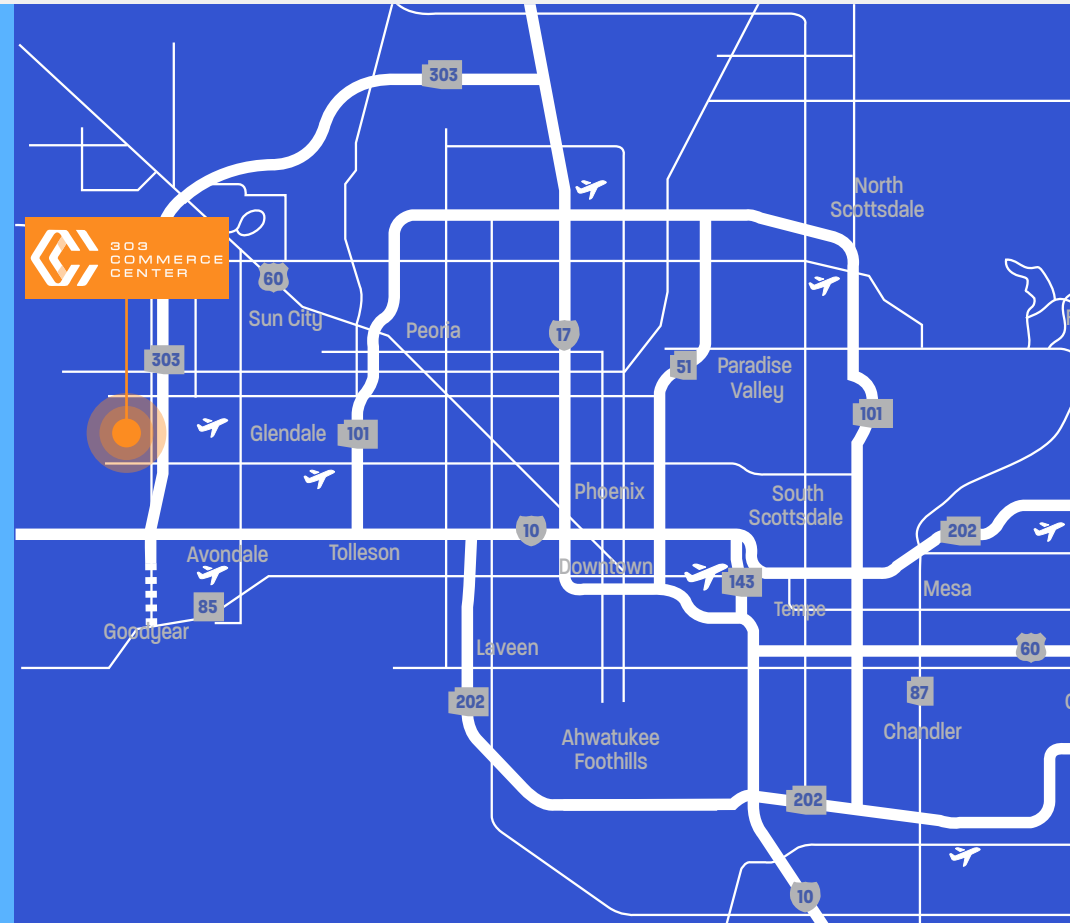
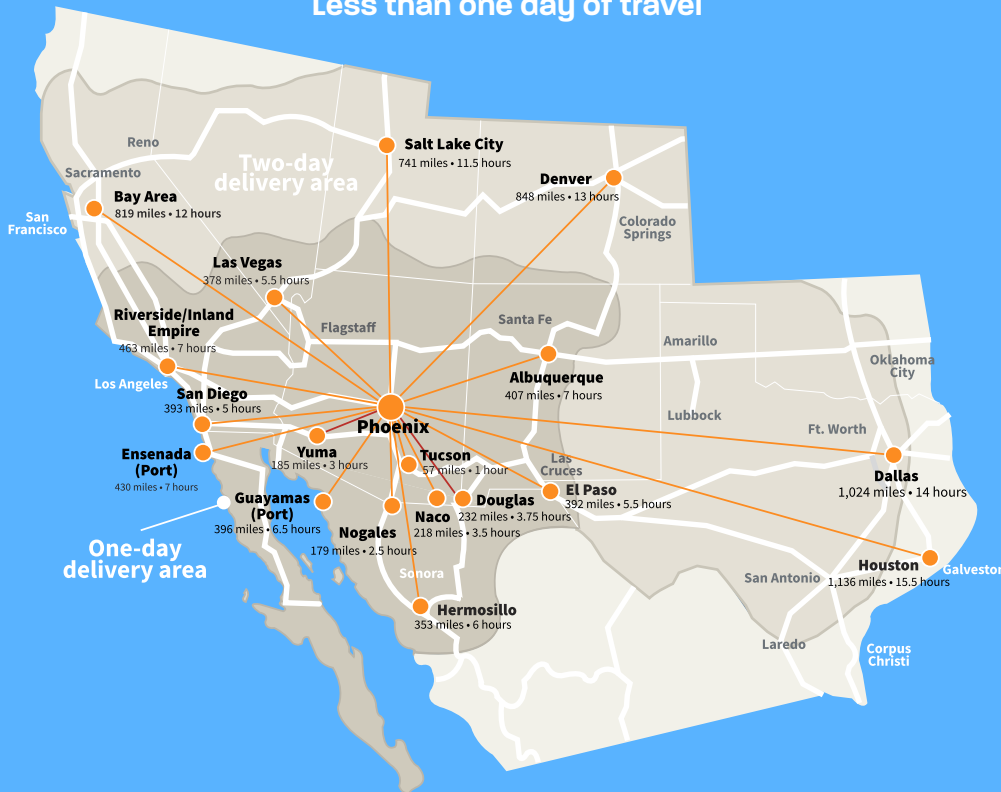
100% electable sales factor for multi-state corporations

30% reduction in corporate income tax rate

Improved accelerated depreciation schedule

Multi-modal access to key western U.S. markets:

Less than one day of travel



For more information:

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SCANNELL
PROPERTIES



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