



**388,260 SF**  
AVAILABLE FOR LEASE



**303  
COMMERCE  
CENTER**

**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)
- + **20** edge of dock levelers

**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)

**Dock high doors:** 92

**Grade level doors:** 4 (12' x 14')

**Fully secured / concrete truck courts**

**Truck court depths:** 185'

**Trailer parking:** 127

**Auto parking:** 243

**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

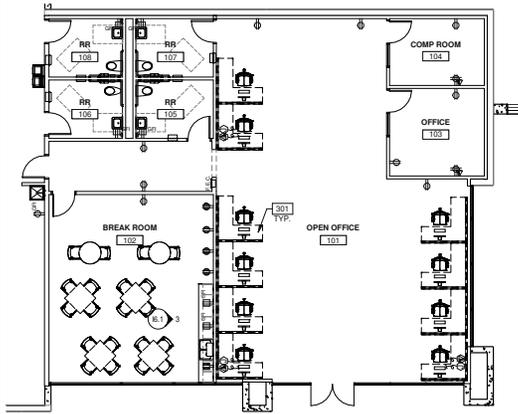
**4 miles north** of Interstate 10



North

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

**±2,932 SF Spec Office**



COTTON LANE

BETHANY HOME ROAD

BETHANY HOME ROAD ACCESS ROAD

Jacuzzi

Complete TransPack Solutions

303

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



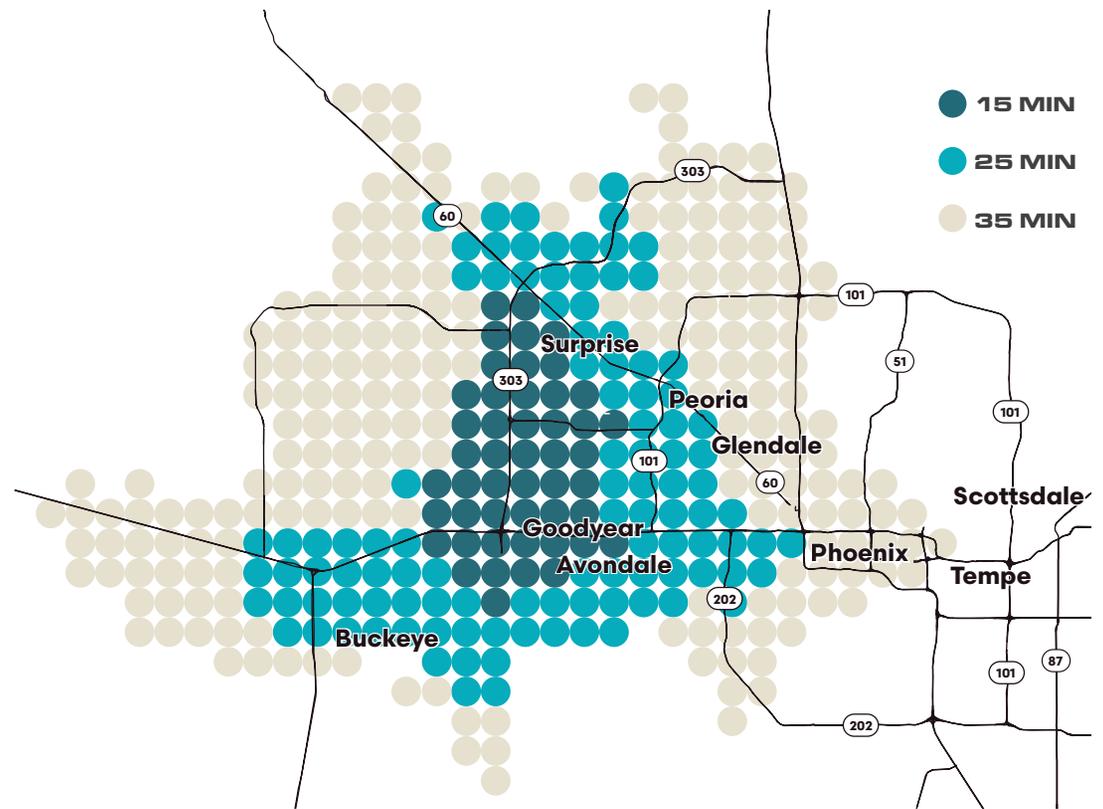
Glendale is accessible to a workforce of 1.9 million within a 30-minute commute



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 (2025)	328,113	1,050,166	2,247,462
PROJECTED POPULATION (2030)	365,295	1,132,815	2,370,953
DAYTIME POPULATION	259,684	866,126	2,157,903
AVERAGE HOUSEHOLD INCOME	\$131,739	\$112,285	\$108,165
MEDIAN AGE	37.4	36.4	36.1
MEDIAN HOME VALUE	\$490,748	\$437,077	\$434,591



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ARIZONA

# ADVANTAGE

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

For more information:

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**OPPORTUNITY ZONE**  
Population within:  
15 minute drive: ±410K  
25 minute drive: ±1.3M  
30 minute drive: ±1.8M