

# KOLL COTTON CENTER-INDUSTRIAL



±3,163 SF  
FLEX BUSINESS PARK

AVAILABLE FOR LEASE

4050 EAST COTTON CENTER BOULEVARD // PHOENIX // AZ // 85040

## FOR MORE INFORMATION:

### Jackie Orcutt, SIOR

First Vice President

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### John Grady

First Vice President

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### Jonathan Teeter

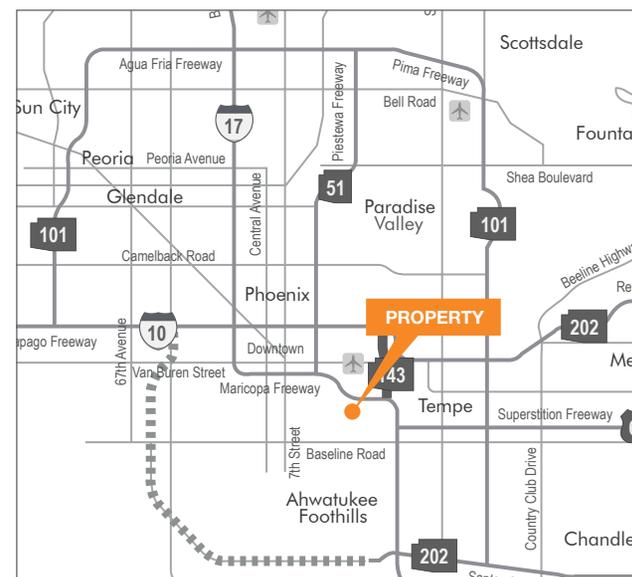
Sales Assistant

+1 602 735 1929

jonathan.teeter@cbre.com

## PROPERTY FEATURES

- » Office and Industrial Suites Available
- » Part of a ±225,435 SF Multi-Tenant Project
- » Zoned CP/BP, City of Phoenix
- » Grade Level Loading
- » Fully Sprinklered
- » Covered Parking Available
- » Great Access to SR-143 and I-10 Freeways



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## SITE PLAN

- OCCUPIED
- AVAILABLE
- OFFICE



## AVAILABILITIES

BUILDING	SUITE	TOTAL SF (±)	OFFICE SF (±)	RATE	POWER
BLDG. 7	77	3,163	TBD	\$1.05 Gross	200 Amp 120/208V



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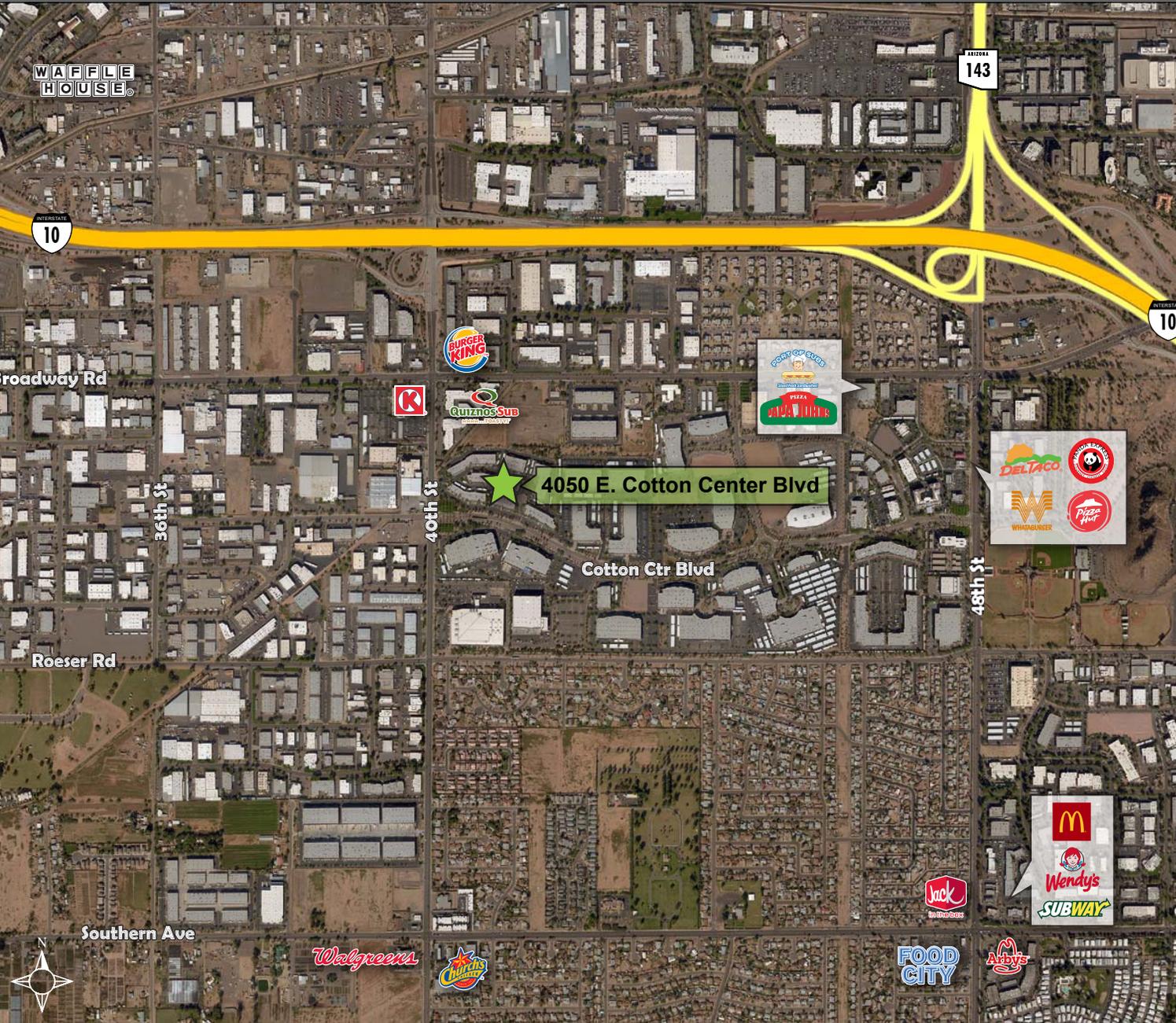
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## AMENITIES & IMPROVEMENTS



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