



388,260 SF
AVAILABLE FOR LEASE OR SALE



**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: 85

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

Fully secured / concrete truck courts

Truck court depths: 185'

Trailer parking: 115

Auto parking: 242

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

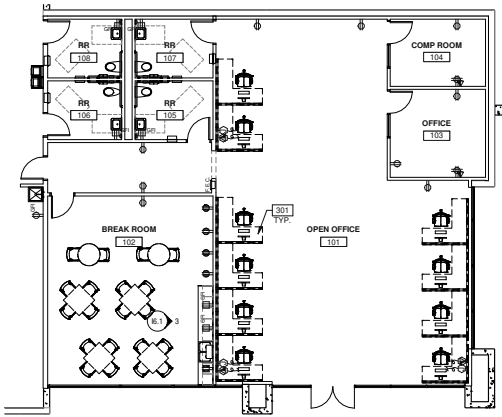
4 miles north of Interstate 10



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



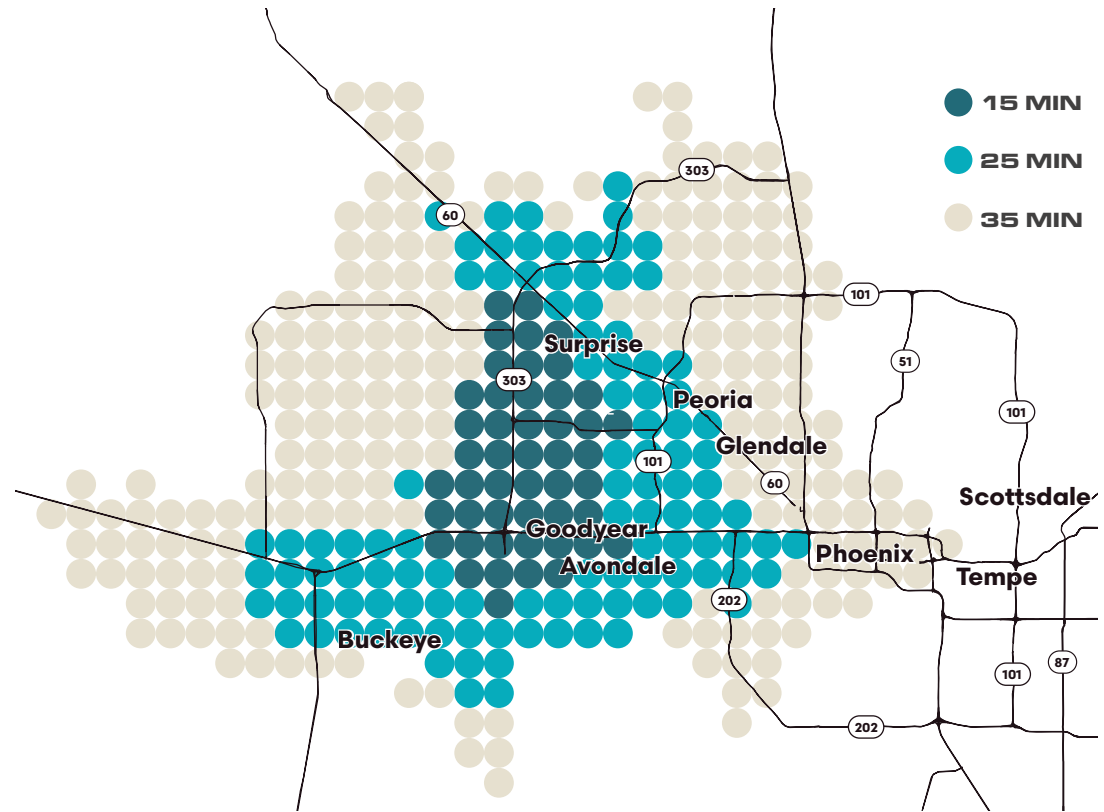
Glendale is accessible to a workforce of 1.9 million within a 30-minute commute



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

Northern Parkway (Existing)

UNDER CONSTRUCTION

SCOPING COMPLETE

Westgate Stadium District

Glendale Airpark

UNDEVELOPABLE

UNDEVELOPABLE

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