

# KOLL COTTON CENTER

4050 EAST COTTON CENTER BOULEVARD | PHOENIX, AZ



SEVEN MULTI-TENANT LIGHT INDUSTRIAL BUILDINGS TOTALING 225,608 SF • IRREPLACEABLE INFILL SKY HARBOR LOCATION



# LOCATION OVERVIEW



# EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive advisor, is pleased to offer the opportunity to acquire the 100% fee simple interest in Koll Cotton Center located at 4050 East Cotton Center Boulevard, Phoenix, AZ (“The Property”). This multi-tenant asset consists of seven light industrial buildings totaling 225,608 SF on 17.8 acres in the highly sought after Sky Harbor Airport submarket.

The Property is 96% leased with 4.0 years of weighted average lease term remaining. The average tenant size is 6,636 SF and current in-place rents are 19% below market. (Direct NNN asking rate in the submarket is \$1.21.) The staggered rent expiration schedule offers the opportunity to consistently grow the net operating income through annual rent escalations and market-rent renewal options.

The Sky Harbor Airport submarket has been the most robust and strongest performing industrial market in Metro Phoenix. This area is well-known due to its proximity to I-10, I-17, U.S. Route 60, and Loop 202. The Sky Harbor airport continues to experience record breaking rental growth due to strong tenant demand from corporate users in the logistics, distribution and e-commerce sectors.

Koll Cotton Center is strategically located less than 1 mile south of I-10 and minutes from a full diamond interchange at I-10 and Loop-202 to the southeast and Phoenix Sky Harbor International Airport to the northwest. In addition, the Property is less than 15 miles from the BNSF intermodal rail facility in Phoenix’s West Valley. The Property provides excellent access to all points in the metro Phoenix and the greater California region via I-10 Freeway.

## INVESTMENT THESIS

Koll Cotton Center is a rare investment opportunity to acquire a light industrial asset in the coveted Sky Harbor Airport submarket. Vacancy rates are at an all-time low throughout the Metro, but they are particularly low in the Sky Harbor Airport Submarket (3.6% as of Q1 2023). National and regional tenants are attracted to Phoenix because of its strategic west coast location, access to labor, numerous business and tax incentives and absence of natural disasters.

The below market rent opportunity coupled with the prime infill location of the asset, within a submarket with virtually no land availability, makes Koll Cotton Center a highly sought after investment opportunity.



**BUILDING 2**



**BUILDING 4**

# PROPERTY SUMMARY

## PROPERTY DETAILS

Address	4050 East Cotton Center Phoenix, AZ
Parcel Number	123-06-028
Total Land Area	17.8 Acres
Total Land SF	775,431.00 SF
Total Rentable Area	225,608 SF
Year Built	2000
Industrial Market	Phoenix
Industrial Submarket	Sky Harbor Airport
Water & Sewer	City of Phoenix
Zoning	CP/BP; City of Phoenix



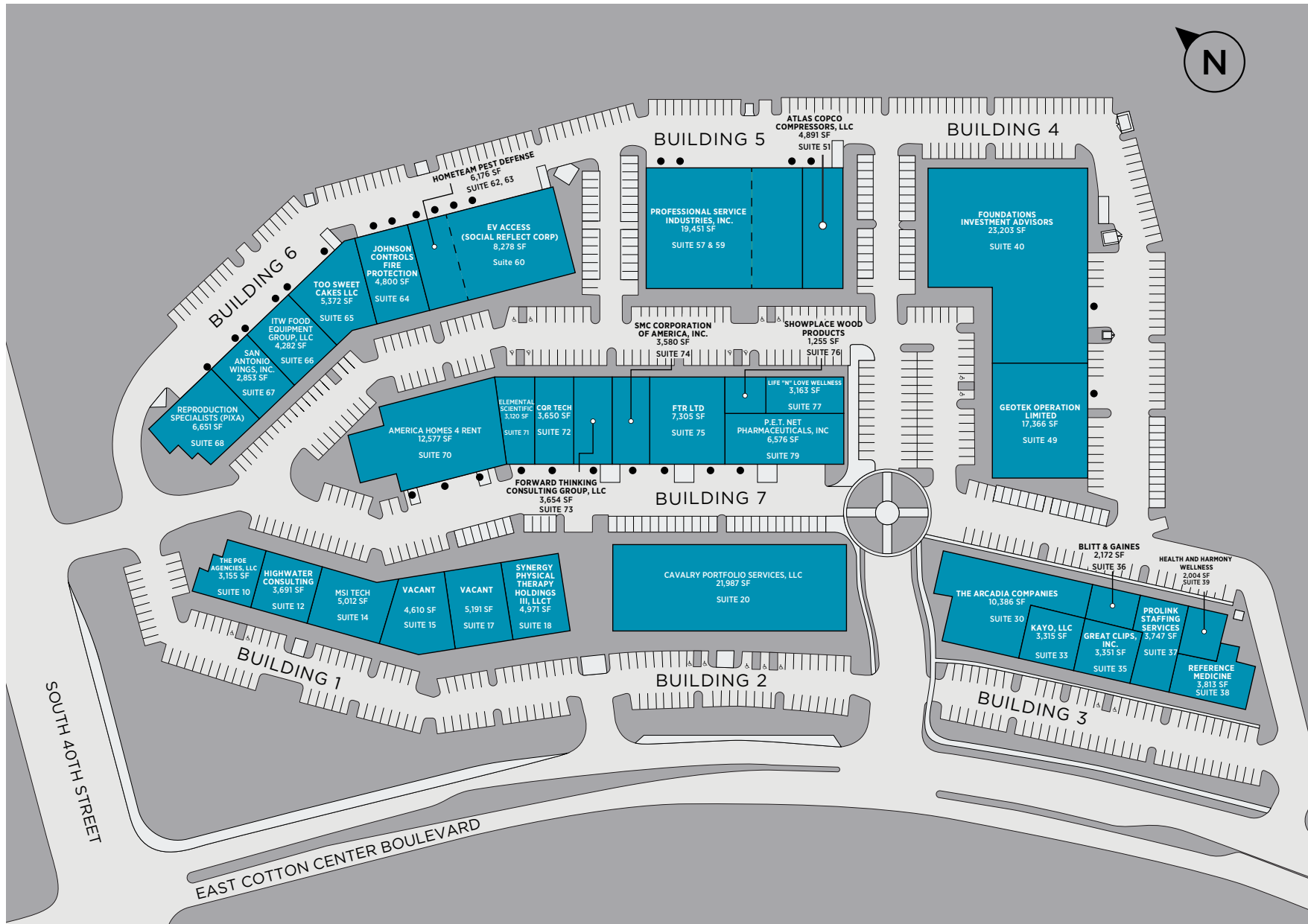
**BUILDING 6**

## BUILDING FEATURES

	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7
Construction Type	Masonry	Masonry	Masonry	Masonry	Masonry	Masonry	Masonry
Building SF	26,630 SF	21,987 SF	28,788 SF	40,569 SF	24,342 SF	38,412 SF	44,880 SF
Office SF	26,630 SF	21,987 SF	28,788 SF	36,503 SF	11,307 SF	22,898 SF	34,620 SF
Clear Height	16'	16'	16'	18'	18'	18'	18'
Grade Level Doors	N/A	N/A	N/A	2	4	12	11
Car Parking	114	86	101	212	88	126	136
Column Spacing	30' x 60' ; 30' x 80'	40' x 90'	40' x 90'	40' x 100' ; 33' x 120'	40' x 120'	30' x 70' ; 30' x 90'	40' x 90'
Sprinklers	Wet	Wet	Wet	Wet	Wet	Wet	Wet
Power	1000A-277/480V 3p	1000A-277/480V 3p	800A-277/480V 3p	1600A-277/480V 3p	1200A-277/480V 3p	1600A-277/480V 3p	2000A-277/480V 3p



# SITE PLAN



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