

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

COTTON 303 LOGISTICS CENTER

6801 NORTH COTTON LANE | GLENDALE, ARIZONA



LOOP
303

**CLASS A STATE-OF-THE-ART INDUSTRIAL BUILDING • ±915,160 SF • 100% LEASED WITH 4.5 YEARS WALT
14% BELOW MARKET RENT • PREMIER LOOP 303 LOCATION**



Phoenix Sky Harbor International Airport

LOCATION OVERVIEW

EXECUTIVE SUMMARY

Cushman & Wakefield's National Industrial Advisory Group is pleased to present the opportunity to acquire **Cotton 303 Logistics Center ("the Property")**, a premier Class A industrial facility totaling 915,160 SF across 55 acres in Glendale, Arizona. The Property is 100% leased to Cubework.com, a leading national provider of flexible industrial and co-warehousing solutions, with 4.5 years of remaining lease term. This long-term commitment offers investors durable cash flow backed by an established, growing tenant, aligning with core and core-plus investment mandates seeking high-quality, income-producing industrial assets in top-performing logistics markets.

Designed to institutional standards, Cotton 303 Logistics Center offers best-in-class functionality for modern logistics and distribution users. The building features an efficient cross-dock configuration, 40' clear height, 190' truck courts, 162 dock-high doors, 4 grade-level doors, ESFR sprinklers, and optimized site circulation with ample trailer and auto parking.

Strategically located within Glendale's Loop 303 Corridor, one of the fastest-growing industrial submarkets in Metro Phoenix, the Property offers immediate access to Loop 303 and Northern Parkway, ensuring seamless regional connectivity to Sky Harbor International Airport, Interstate 10, and the Ports of Los Angeles and Long Beach. The area continues to attract major occupiers such as Amazon, Microsoft, Walmart, and FedEx, drawn by its strong labor force, business-friendly environment, and operating costs lower than California. As part of the thriving Southwest Valley industrial hub, Cotton 303 Logistics Center is ideally positioned to benefit from Phoenix's sustained industrial absorption and long-term economic growth.



PROPERTY SUMMARY

Address	6801 North Cotton Lane Glendale, AZ
Square Feet	915,160 SF
Number of Buildings	1
Occupancy	100% Leased
Year Built	2022
Clear Height	40'
Access	±0.5 Miles to Loop 303, ±1.5 Miles to Northern Parkway

INVESTMENT THESIS

Cotton 303 Logistics Center presents a compelling investment opportunity to acquire a newly built, fully stabilized Class A industrial facility in one of the most desirable corridors of Phoenix's Southwest Valley. The Property benefits from 3.0% annual rent escalations, providing investors with steady income growth and attractive risk-adjusted returns in one of the country's premier industrial markets. 100% leased to Cubework.com, a nationally scaled operator with facilities totaling ±15 MSF across the U.S., the Property's institutional-quality construction, functional design, and prime location make it a highly desirable acquisition for investors seeking durable cash flow and long-term value in the Southwest Phoenix submarket.



PROPERTY OVERVIEW



OVERVIEW

Tenant	Cubework.com, Inc. (exp. 7/2030)
Occupancy	100%
Industrial Market	Phoenix
Industrial Submarket	Southwest Valley
County	Maricopa
Parcel Number	501-03-440
Zoning	M-1

BUILDING SIZE

Total Rentable Area (SF)	915,160
Total Office (SF)	3,925 (0.43%)
Total Site Size	55 Acres

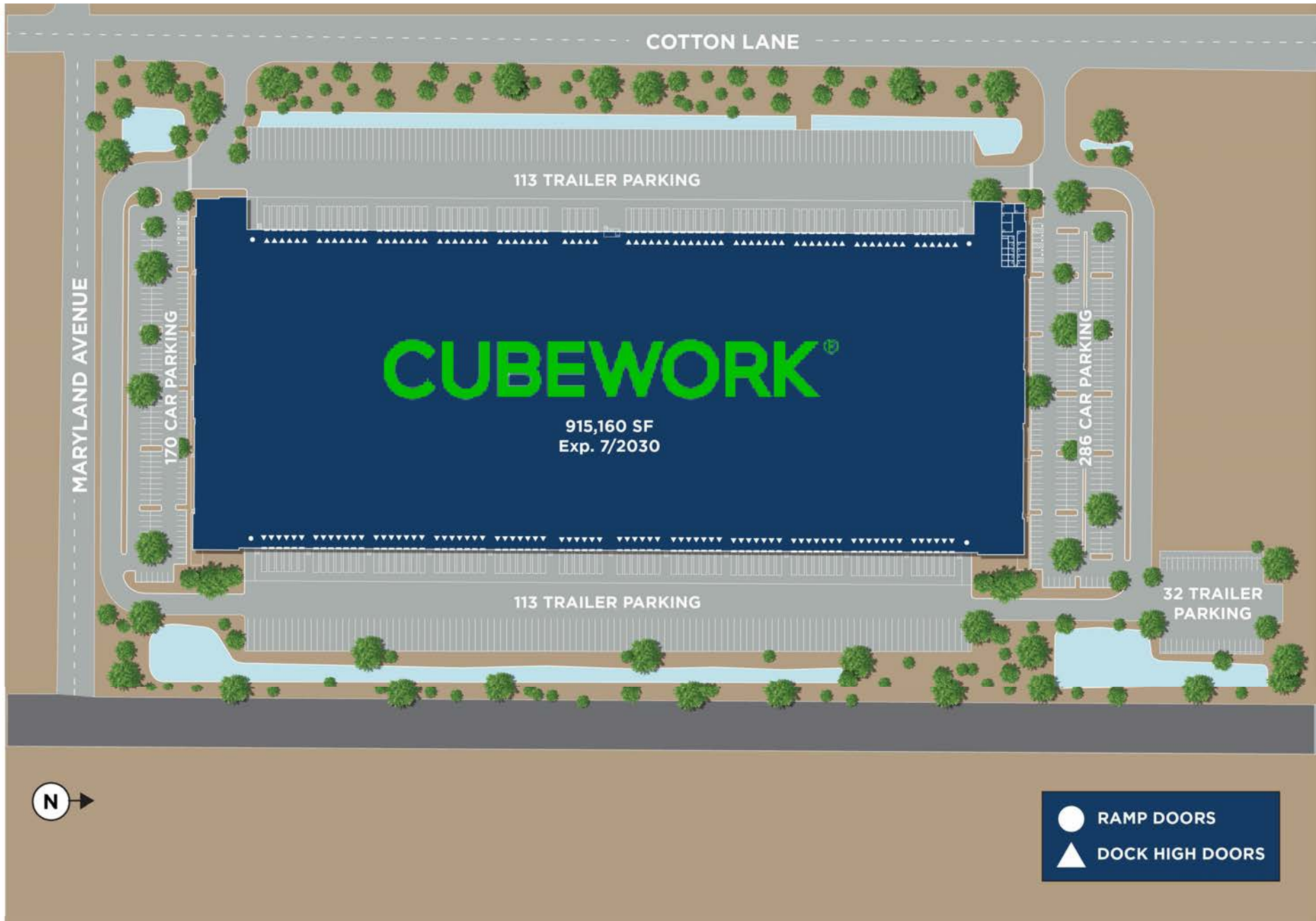
BUILDING FEATURES

Year Built	2022
Clear Height	40'
Truck Court	190'
Dock Doors	162
Grade Level Doors	4
Car Parking	440 Spaces
Truck Parking	246 Spaces

CONSTRUCTION OVERVIEW

Construction Type	Masonry
Roof Type	Firestone Red Shield TPO - 55mph (Warranty exp. 2042)
Roof Insulation	R-38
Wall Insulation	R-11 with white scrim sheet
Column Spacing	50' x 56'
Sprinkler System	ESFR
Power	3000A, 277/480V (expandable)
Lighting	LED
Warehouse Cooling	Warehouse Fans/Office Air-Conditioned
Water / Sewer Provider	City of Tolleson

SITE PLAN



TRANSACTION LEADERS

WILL STRONG*

+1 602 224 4467
will.strong@cushwake.com

JACK STAMETS*

+1 602 229 5850
jackson.stamets@cushwake.com

MADELINE WARREN

+1 602 224 4440
madeline.warren@cushwake.com

MOLLY HUNT*

+1 602 361 9501
molly.hunt@cushwake.com

MICHAEL MATCHETT

+1 949 375 7378
michael.matchett@cushwake.com

LEADING ADVISORS

DON MACWILLIAM

+1 602 222 5059
Don.MacWilliam@colliers.com

PAYSON MACWILLIAM

+1 602 222 5060
payson.macwilliam@colliers.com

DEBT ADVISORS

BRIAN SHARE

+1 310 595 2231
brian.share@cushwake.com

GARRETT STASAND

+1 714 296 5770
garrett.stasand@cushwake.com

**Primary Deal Contacts*



CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

CENTRAL

Jim Carpenter
Mike Tenteris
Adam Tyler
Megan Barker

MOUNTAIN WEST

Will Strong
Michael Matchett
Molly Hunt
Jack Stamets
Madeline Warren

WEST

Jeff Chiate
Rick Ellison
Bryce Aberg
Matthew Leupold
Aubrie Monahan

FLORIDA

Mike Davis
Rick Brugge
Rick Colon
Dominic Montazemi

SOUTHWEST

Jim Carpenter
Jud Clements
Robby Rieke
Emily Brandt
Trevor Berry

NORTHEAST

Gary Gabriel
Gerry Blinebury
Kyle Schmidt
Jon Carpenter
Graham Savage

SOUTHEAST

Stewart Calhoun
Casey Masters
Drew Stanford
William Jenkins

PORTFOLIO SALES/ JOINT VENTURES

Adam Pastor

FINANCING

Rob Rubano
John Alascio
Brian Share
TJ Sullivan
Jeff Altenau
Gideon Gil

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