

WADDELL, ARIZONA



6075

6075 N Cotton Ln

±143,520 SF Space for Sublease
Divisible to ±71,760 SF

Andrew McCurdy

Associate

+1 602 558 7997

andrew.mccurdy@cbre.com

Neil Schuler

Associate

+1 949 370 3135

neil.schuler@cbre.com

Jonathan Teeter

Senior Vice President

+1 602 810 8373

jonathan.teeter@cbre.com

John Grady

Vice Chairman

+1 480 276 5970

john.grady@cbre.com

CBRE

Building Specifications

±143,520 SF For Sublease

Spec Type	Spec Details
Total Space:	±143,520 SF (Divisible to ±71,760 SF)
Clear Height:	28'
Truck Wells	14 (9'x10')
Grade Level Doors	14 (12'x14')
Truck Court	195' Fully Secured & Concrete
Parking Ratio	1.58/1,000
Power:	3,000 Amps 277/480v
Cooling	50% HVAC & 50% EVAP
Sublease Expiration	09/30/2032, Negotiable



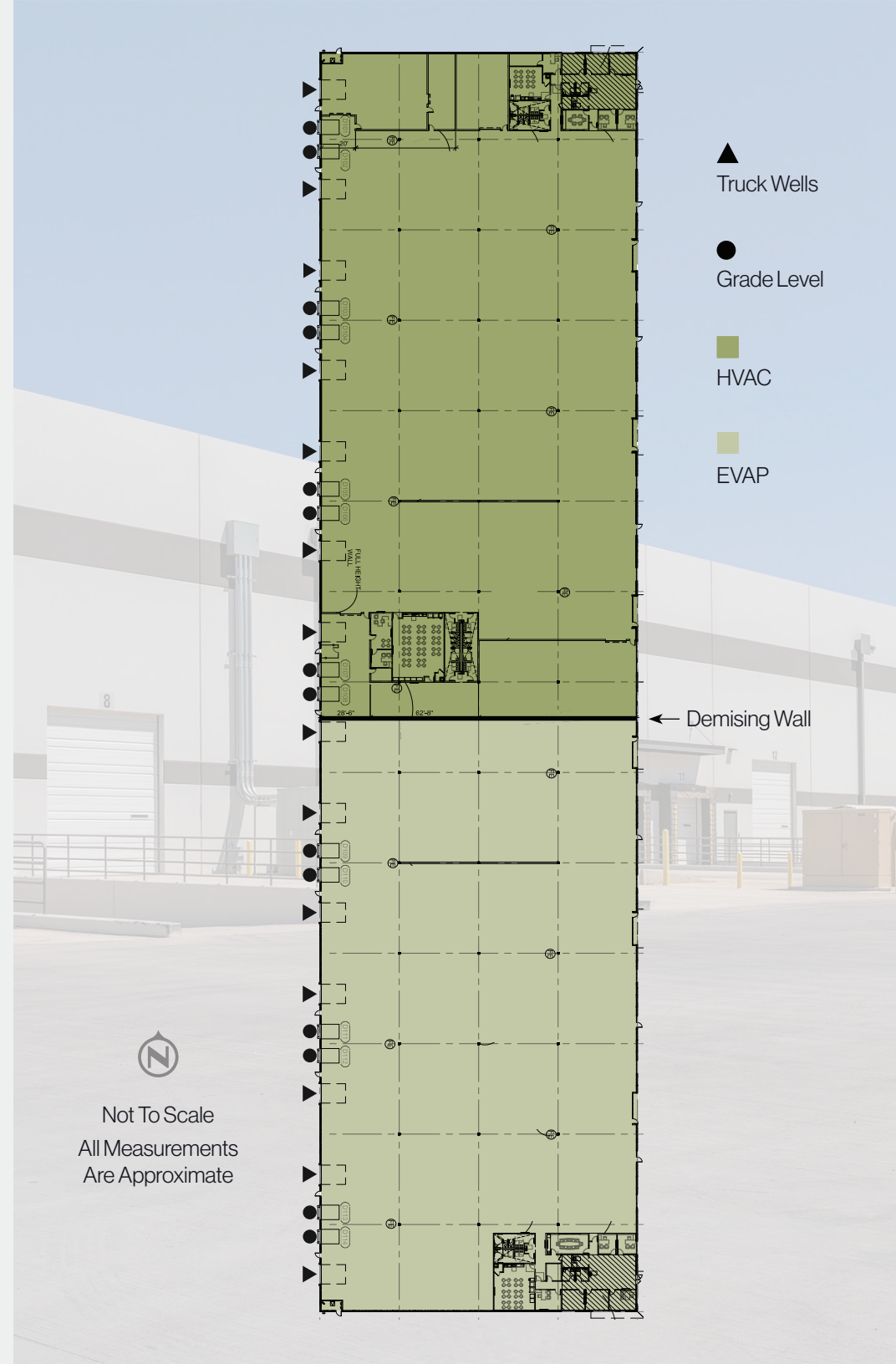
±143,520 SF Available



Sublease Ends 09/30/2032



Dock & Grade Level Loading



▲ Truck Wells

● Grade Level

■ HVAC

■ EVAP

← Demising Wall



Not To Scale
All Measurements
Are Approximate

Aerial Map



W Glendale Ave

N Cotton Ln

6075 N Cotton Ln
±143,520 SF
Space for Sublease

LOOP 303

W Bethany Home Rd

LOOP 303

N Sarival Ave

Luke AFB



TransPak

MEI
Roofing & Crating

TransPak

PHOENIX
LOGISTICS

MarkTech

Walmart
Save money. Live better.

Mor
Furniture for less

LOGISTICS+
PASSION FOR EXCELLENCE

amazon

LOGISTICS+
PASSION FOR EXCELLENCE

LOGISTICS+
PASSION FOR EXCELLENCE

US
Merchant Services

Saddle Creek
LOGISTICS SERVICES





6075 N Cotton Ln

±143,520 SF Space for Sublease

Divisible to ±71,760 SF

Andrew McCurdy

Associate

+1 602 558 7997

andrew.mccurdy@cbre.com

Neil Schuler

Associate

+1 949 370 3135

neil.schuler@cbre.com

Jonathan Teeter

Senior Vice President

+1 602 810 8373

jonathan.teeter@cbre.com

John Grady

Vice Chairman

+1 480 276 5970

john.grady@cbre.com



© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.