

ATLAS COTTON CENTER

E/SEC OF 40TH ST AND COTTON CENTER BLVD
PHOENIX, ARIZONA 85040

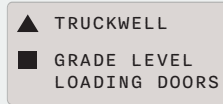
BTS FOR LEASE OR SALE
LAND FOR SALE



±36,000 SF Class-A Industrial Building on 2.68 AC

ATLAS CBRE

SITE PLAN



PROPERTY FEATURES

Lot Size

±2.68 Acres

Building Size

±36,000 SF

Office

±1,500 SF Spec Office

Four (4)

Truckwells

Three (3)

Grade Level Loading Doors

28' Clear

with ESFR Sprinklers (no fire pump)

Tilt Panel Construction

1,600 Amps 277/480V (SES)

High Bay Lights and AC at 1 Ton per 750 SF
in Warehouse

Secured Truck Court with Manual Gates

Parking

64 Parking Stalls

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