



CLARION PARTNERS

GO INDUSTRIAL



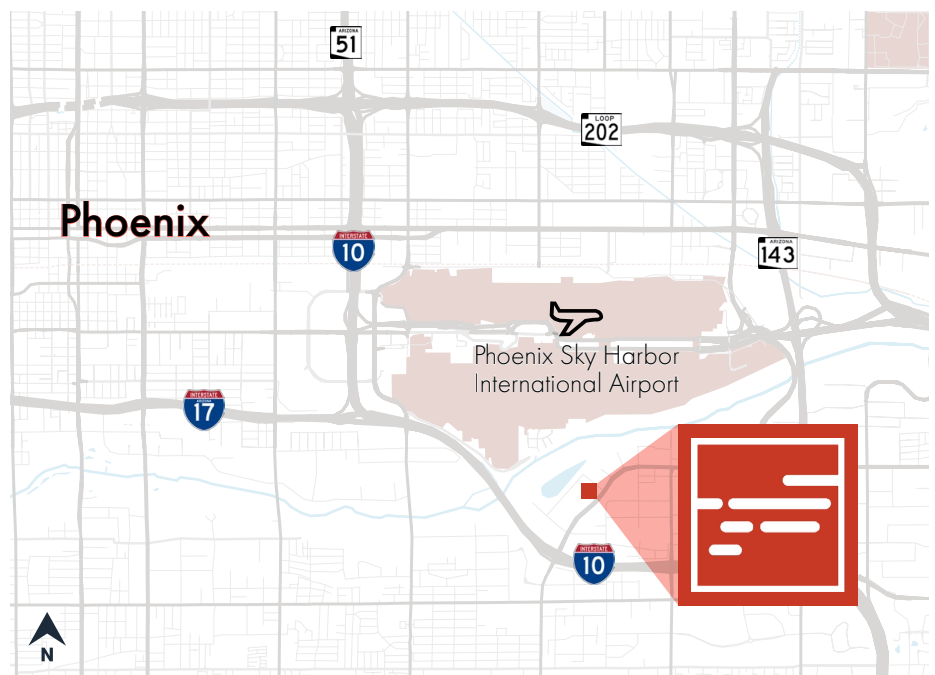
THREE FIVE LOGISTICS

Three Five Logistics  
3050 South 35th Street  
Phoenix, AZ 85034

±91,934 SF Available For Lease



Three Five Logistics is a state-of-the-art ±159,305 SF facility, ideally situated just off Interstate 10 and south of Sky Harbor International Airport. This strategic location provides excellent access to surrounding freeways, offering unparalleled connectivity to major transportation hub. Nestled in an area known for its skilled labor force, Three Five Logistics is perfectly suited for small 3PL companies, tech-related businesses, and distribution users.





## BUILDING SPECIFICATIONS

<b>TOTAL SF:</b>	±159,305 SF
<b>AVAILABLE SF:</b>	±91,934 SF
<b>OFFICE:</b>	±2,900 SF to be delivered at shell
<b>CLEAR HEIGHT:</b>	32'
<b>DOCK DOORS:</b>	14 (9'x10')
<b>GRADE DOORS:</b>	(2) 16'x14' and (1) 14'x14'
<b>POWER:</b>	2,000 amps, expandable to 5,200 amps total
<b>HVAC:</b>	100% AC
<b>COLUMN SPACING:</b>	55' x 56'

<b>SPEED BAYS:</b>	60'
<b>AUTO PARKING:</b>	94 stalls
<b>TRAILER PARKING:</b>	23 stalls
<b>TRUCK COURT:</b>	180' full concrete
<b>ROOFING:</b>	60 mil. TPO roofing with 20-year warranty
<b>INSULATION:</b>	R-19 at all walls starting at 10' AFF to roof deck and R-38 above the deck
<b>SLAB:</b>	7" unreinforced
<b>SUSTAINABILITY:</b>	LEED Certified

For more information on this opportunity, please contact



**Payton Kruidenier**  
Principal, Ross Brown Partners  
+1 480 695 8688  
paytonk@rossbrown.com

**Kyle McGinley**  
Principal, Ross Brown Partners  
+1 602 327 3984  
kmcginley@rossbrown.com

**Steve Larsen, SIOR, CCIM**  
Vice Chairman, JLL  
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THREE  
FIVE  
LOGISTICS



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Phoenix Sky Harbor International Airport

## LOCATION HIGHLIGHTS

- Located just off Interstate 10, south of Sky Harbor International Airport in the heart of Phoenix
- Excellent access to surrounding freeways: I-10, I-17, SR-143, Loop 202, SR-51, US-60

**3 MILES**  
from Phoenix Sky Harbor  
International Airport

**4 MILES**  
from downtown Tempe  
and Mill Avenue

**6 MILES**  
from downtown  
Phoenix

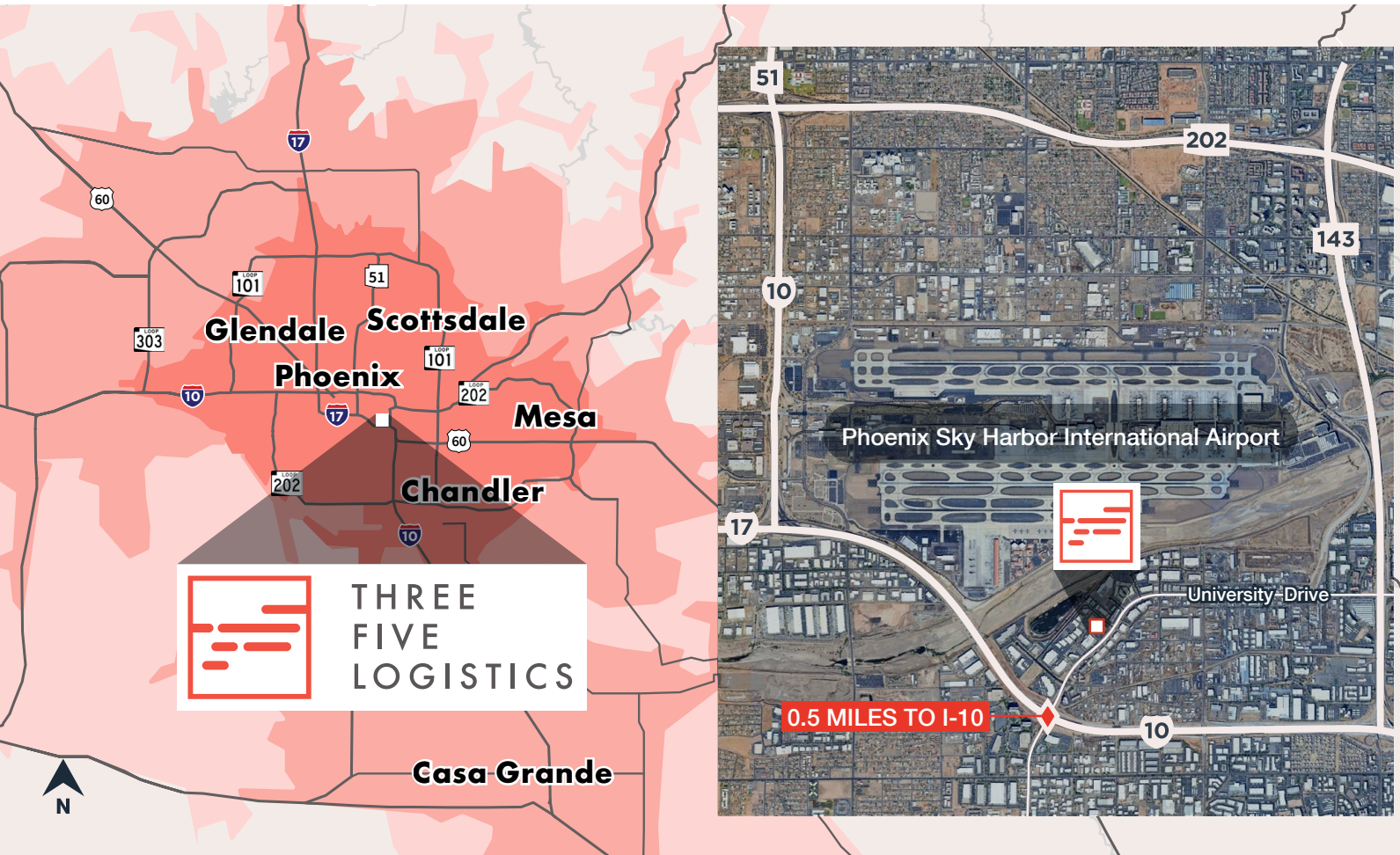
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### DEMOGRAPHICS

	30 MINUTES	60 MINUTES	90 MINUTES
TOTAL POPULATION	3,324,222	5,049,236	5,247,211
LABOR FORCE POPULATION	1,811,220	2,626,010	2,708,967
MEDIAN HOUSEHOLD INCOME	\$82,028	\$87,357	\$87,143
COLLEGE EDUCATED	46.1%	46.8%	46.5%

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