



*FOR LEASE*



# Contractor Storage Yards: FOR LEASE

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Phoenix, AZ 85027

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# Property Summary

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## PROPERTY DESCRIPTION

2 Lots Available.

Lot #1 = 1/2 acre

Lot #2 6996 SF. Gated and Locked.

## PROPERTY HIGHLIGHTS:

**ZONING: A-1 (CITY OF PHOENIX – LIGHT INDUSTRIAL)**

**IDEAL FOR: CONTRACTORS • FLEET PARKING • EQUIPMENT STORAGE • SERVICE YARDS**

**LOT 1: ±0.5 ACRES – GREAT FOR VEHICLE OR EQUIPMENT STORAGE**

**LOT 2: ±6,996 SF – GATED & LOCKED**

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,996 - 21,780 SF
Lot Size:	0.75 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	916	4,200
Total Population	1,043	1,925	9,428
Average HH Income	\$68,046	\$70,240	\$80,261

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# Property Description

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## PROPERTY DESCRIPTION

1- Year Term minimum.

Lot #1 = 1/2 acre

Lot #2 6996 SF. Gated and Locked.

## LOCATION DESCRIPTION

Industrial Outdoor Storage Lots | North Phoenix. Deer Valley Submarket

Two IOS lots available for lease at 21407 N 24th Ave, Phoenix, AZ 85027, located in one of the Valley's most in-demand industrial corridors = Deer Valley. Positioned minutes from I-17, Loop 101, and Deer Valley Airport, this site offers unbeatable access and visibility for contractors, logistics, or service-based users.

Property Highlights:

Zoning: A-1 (City of Phoenix – Light Industrial)

Lot 1: ±0.5 Acres – Great for vehicle or equipment storage

Lot 2: ±6,996 SF – Gated & Locked

Secure, easily accessible, and ready for immediate use

Surrounded by strong industrial users in a proven submarket

Ideal for: Contractors • Fleet Parking • Equipment Storage • Service Yards

Prime location. Flexible options. Easy access.

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# Additional Photos

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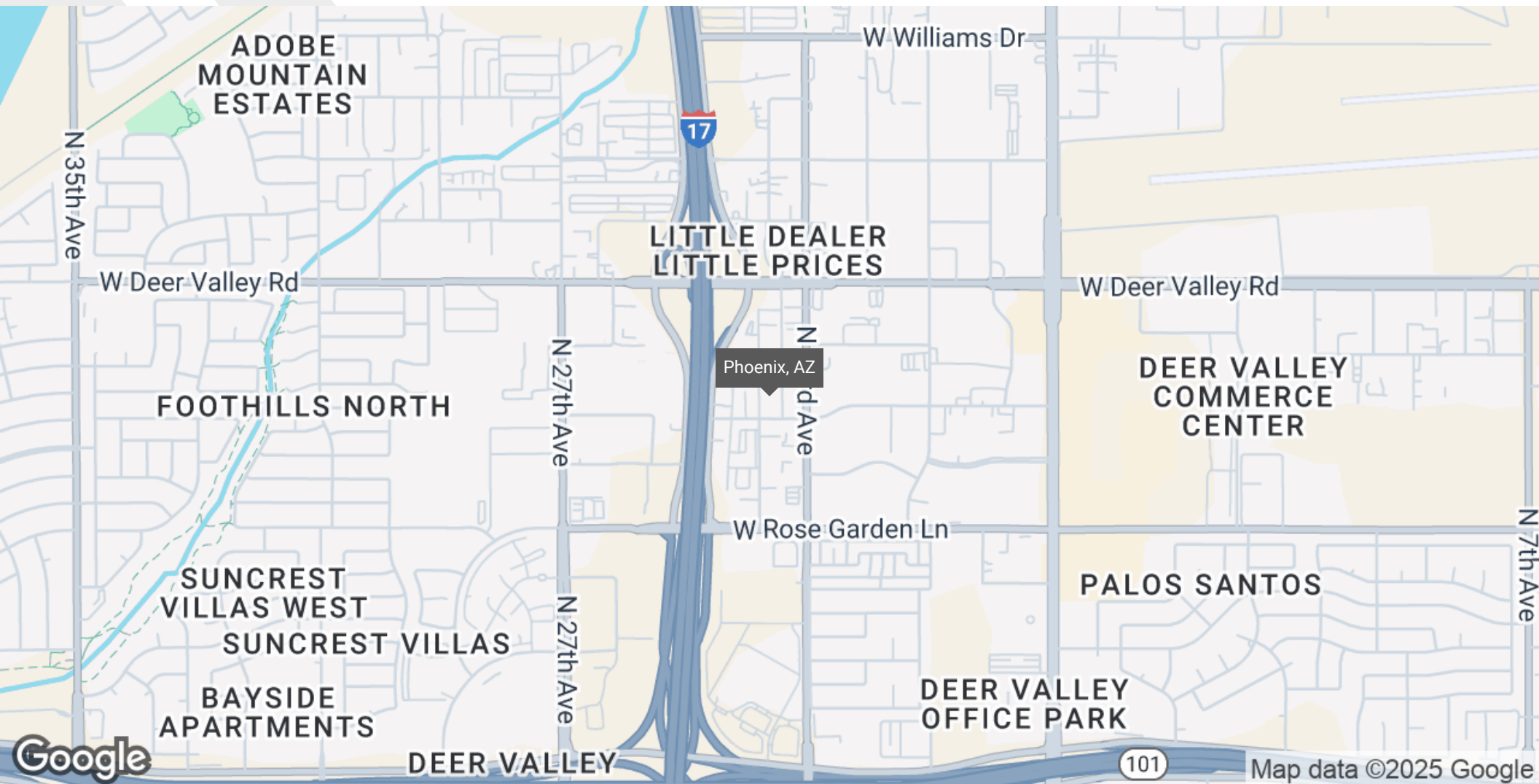


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# Regional Map

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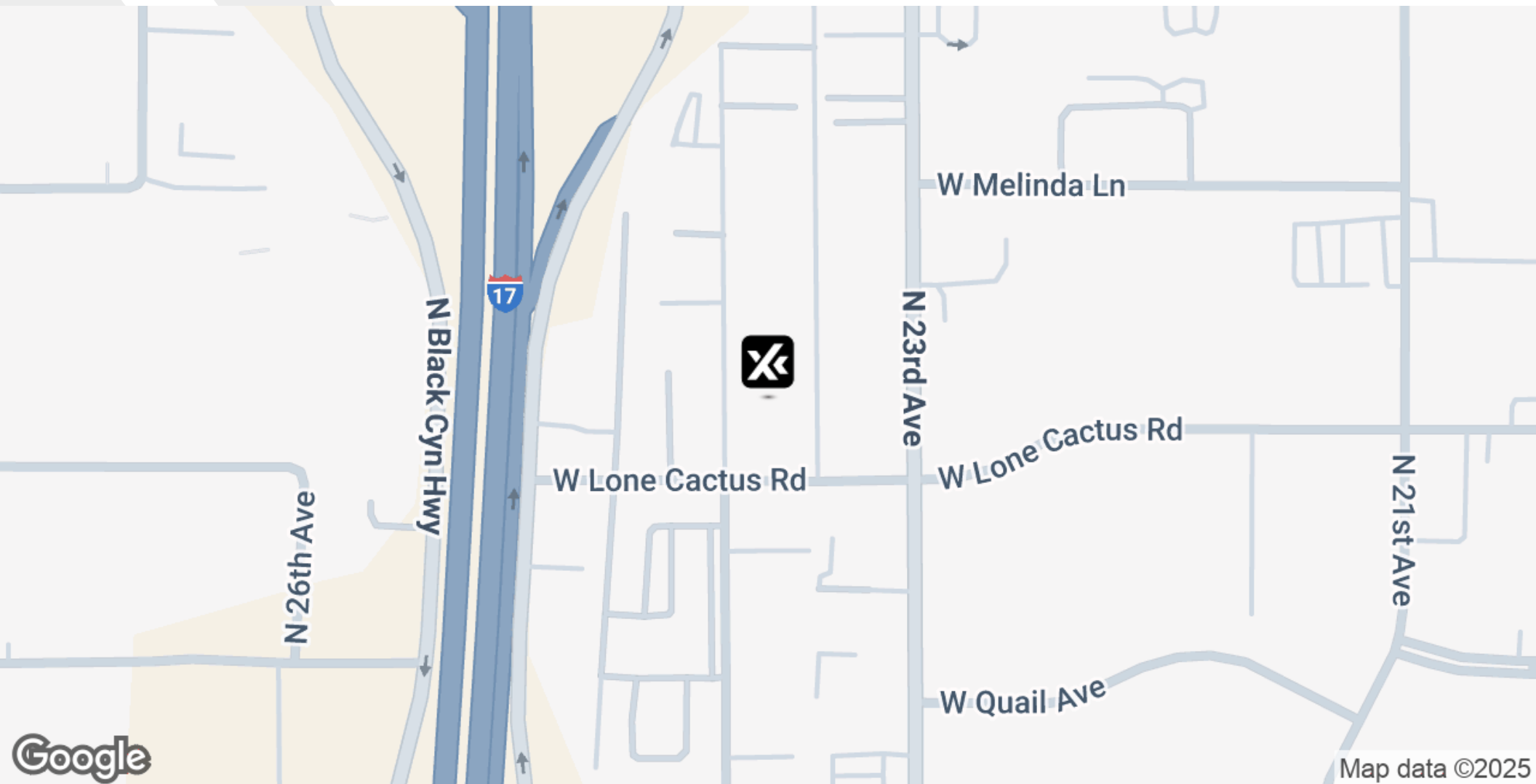
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# Location Map

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# Aerial Map

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# Demographics Map & Report

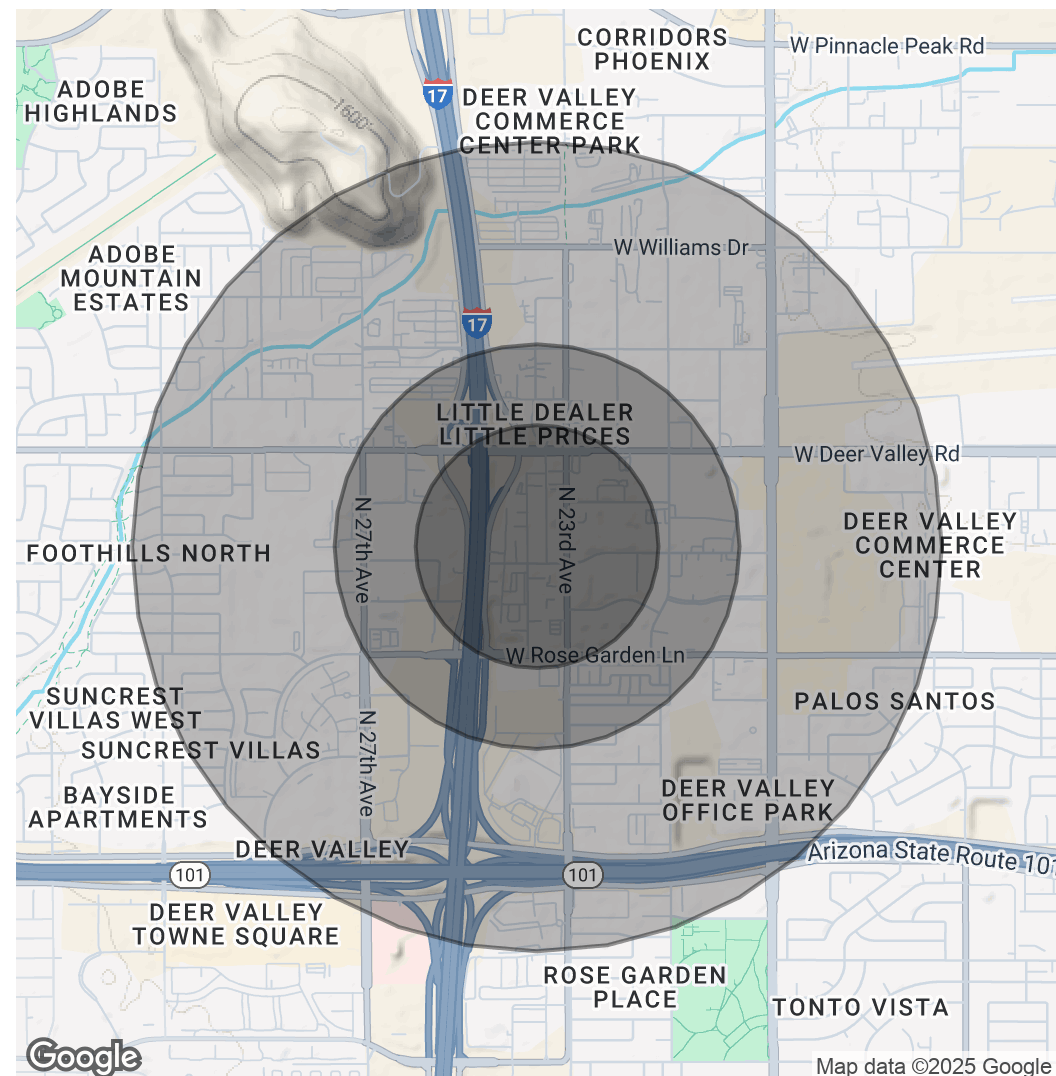
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,043	1,925	9,428
Average Age	40	39	37
Average Age (Male)	40	39	36
Average Age (Female)	40	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	515	916	4,200
# of Persons per HH	2	2.1	2.2
Average HH Income	\$68,046	\$70,240	\$80,261
Average House Value	\$250,000	\$276,950	\$330,679

Demographics data derived from AlphaMap



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