

# 3420

S 35th Ave  
Phoenix, AZ

## ±3-5 ACRE A-2 ZONED YARDS AVAILABLE FOR LEASE

*Fenced & Secured Yard with  
Electricity to Property Capable  
of Servicing Mobile Office*

### Jeff Hays

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

# ±3-5 ACRE A-2 ZONED YARDS AVAILABLE FOR LEASE



**Fenced & Secured**  
Yard Area



**Elec. to Property**  
Capable of Servicing  
Mobile Office



**Fully Improved**  
with Asphalt Millings



**Contact Broker**  
For Pricing



**Portion of Parcels**  
105-44-007D & 007B



**Frontage**  
S 35th Ave



# 3420 S 35<sup>TH</sup> AVE | PHOENIX, AZ 85009

±10 ACRES A-2 ZONED YARD AVAILABLE FOR LEASE

## ±3 ACRES A-2 ZONED YARD



**IMMEDIATELY**  
Date Available



**Contact Broker**  
For Pricing



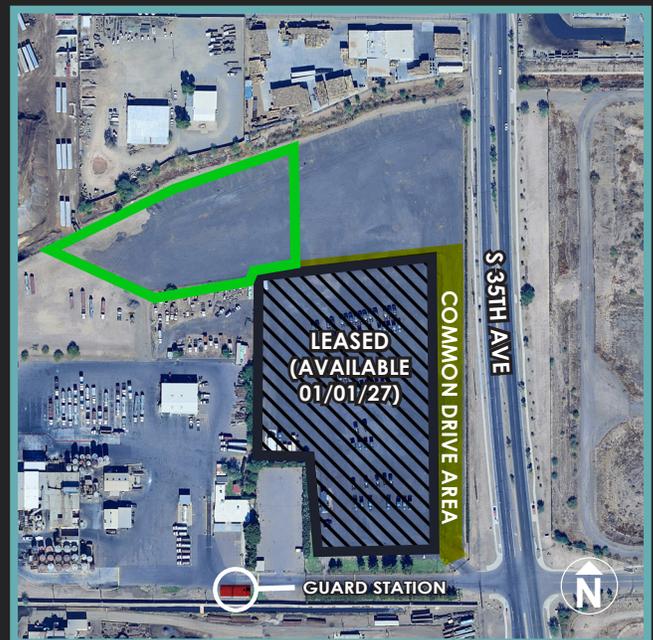
## ±2 ACRES A-2 ZONED YARD



**With 30 Day Notice**  
Date Available



**Can Be Combined**  
with 3 Acre Portion



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# ABOUT THE AREA

This 10-acre property features a fenced and secured yard, making it perfect for trailer parking and Industrial Outdoor Storage (IOS) users. With electricity ran to the site, the property is fully equipped for the installation of a small mobile office. Fully improved with asphalt millings, the site offers easy accessibility and maneuverability throughout the premises. Located just 3 miles from Loop 202 and 2 miles from I-17, this strategically positioned property provides optimal convenience for transportation and logistics.



**DRIVE TIMES**  
**4 hrs 40 mins**  
to Las Vegas, NV  
**6 hrs 11 mins**  
to Los Angeles, CA

**DOWNTOWN PHOENIX**

- FOOTPRINT CENTER
- PHOENIX CONVENTION CENTER & VENUES
- ARIZONA SCIENCE CENTER
- Arizona Federal THEATRE
- children's museum of phoenix
- CHASE FIELD
- ASU Arizona State University