

3420

S 35th Ave
Phoenix, AZ

±2-5 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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Sam Rutledge

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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

±2-5 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



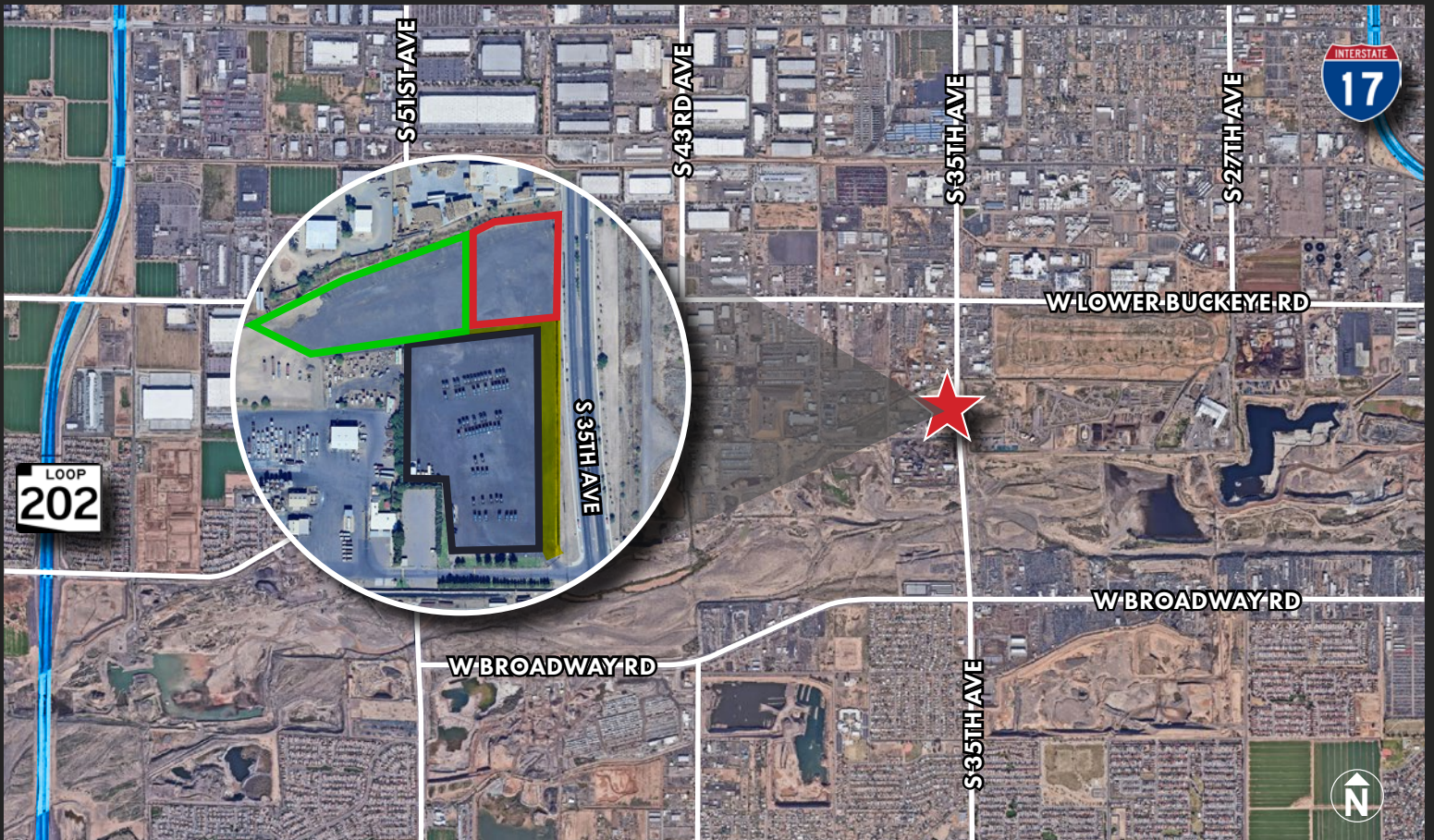
Contact Broker
For Pricing



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



Frontage
S 35th Ave



3420 S 35TH AVE | PHOENIX, AZ 85009

±10 ACRES A-2 ZONED YARD AVAILABLE FOR LEASE

±2 ACRES A-2 ZONED YARD



IMMEDIATELY
Date Available



Contact Broker
For Pricing



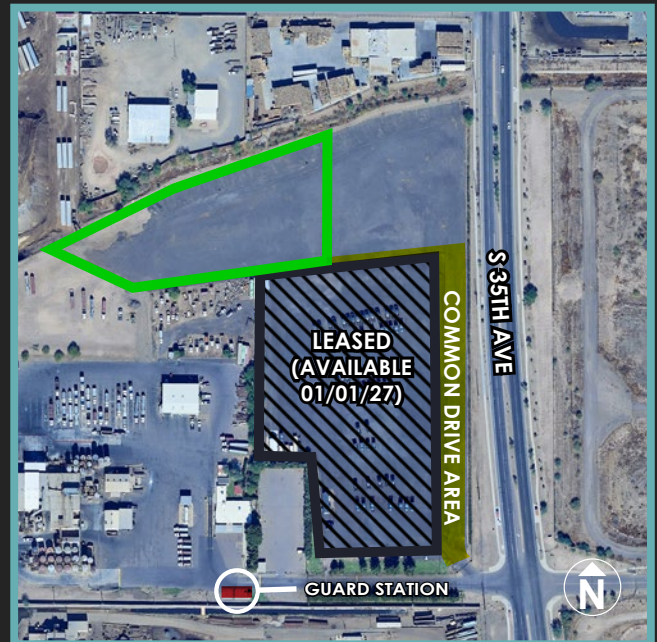
±3 ACRES A-2 ZONED YARD



With 30 Day Notice
Date Available



Can Be Combined
with 2 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
- CHASE FIELD
- ASU Arizona State University