

3420

S 35th Ave
Phoenix, AZ

±5 ACRES A-2 ZONED YARD AVAILABLE FOR LEASE

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

Jeff Hays

D 480.889.2552

M 602.373.8800

jhays@cpiaz.com

Sam Rutledge

D 480.621.3292

M 602.397.6655

srutledge@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

±5 ACRES A-2 ZONED YARD AVAILABLE FOR LEASE



February 1, 2025
Date Available



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



Fenced & Secured
Yard Area



Elec. to Property
Capable of Servicing
Mobile Office



Fully Improved
with Asphalt Millings



Contact Broker
For Pricing



ABOUT THE AREA

This 5-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
- children's museum of phoenix
- ASU Arizona State University