



CLARION PARTNERS



THREE
FIVE
LOGISTICS

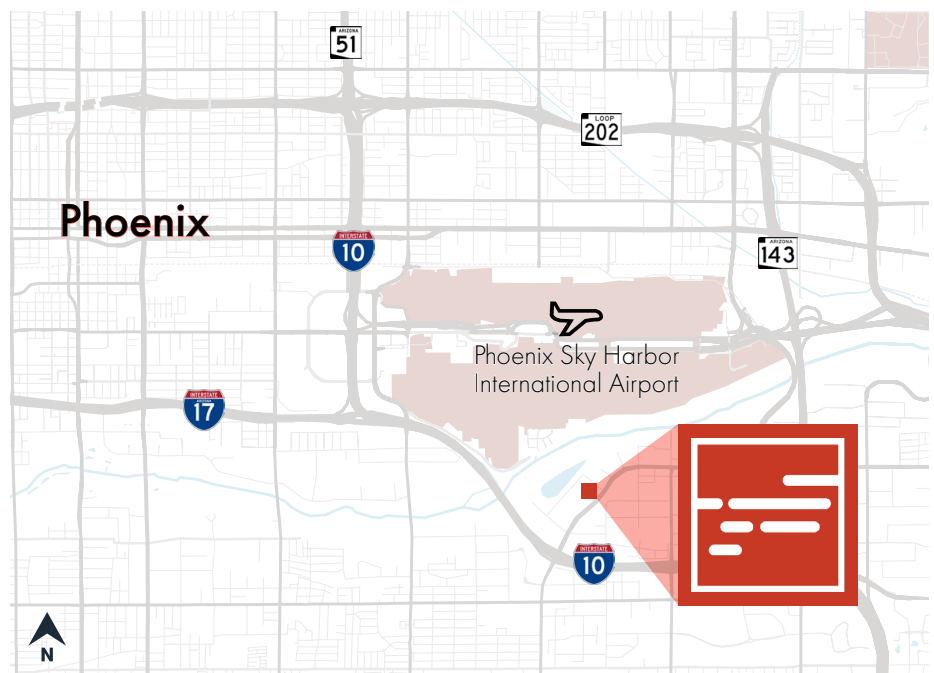
For Lease

3050 South 35th Street
Phoenix, AZ 85034

±159,305 SF | Delivering Q1 2026



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.





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BUILDING SPECIFICATIONS

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

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

For more information on this opportunity, please contact



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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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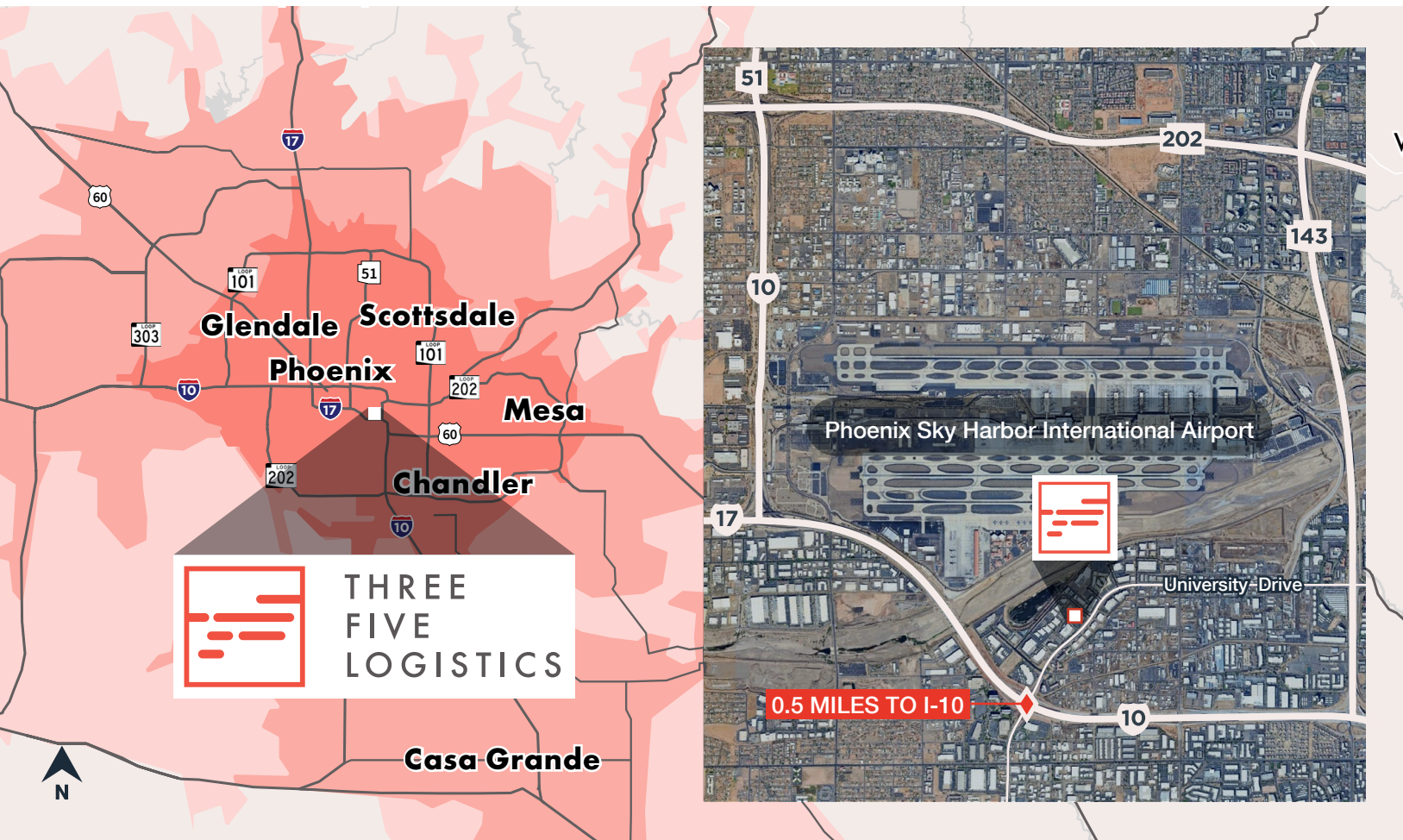
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DEMOGRAPHICS

	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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