

3420

S 35th Ave
Phoenix, AZ

±5-10 ACRE A-2 ZONED YARDS 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: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 081125

±5-10 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

±5 ACRES A-2 ZONED YARD



October 1, 2025
Date Available



Contact Broker
For Pricing



±5 ACRES A-2 ZONED YARD



May 1, 2026
Date Available



Elec. 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: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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.

