



Industrial Outdoor Storage — Contractor Yard Sublease

3333 W Indian School Rd · Phoenix, AZ 85017

GATED • SECURED • CENTRAL PHOENIX • I-17 ACCESS

\$7,500 / Acre / Month

\$15,000 / Month for ±2 acres • full term through June 30, 2031

⚠ NO POWER OR WATER TO SITE — yard / storage use

±2 AC

YARD AVAILABLE

Industrial

OUTDOOR STORAGE

Gated

FENCED & SECURE

I-17

DIRECT FREEWAY ACCESS

PROPERTY HIGHLIGHTS

- ◆ **Rare, hard-to-find space** — industrial outdoor storage is in critically short supply across metro Phoenix.
- ◆ **±2 acres** of usable contractor storage yard available for sublease.
- ◆ **Fully gated, fenced & secured yard** — ideal for equipment, trailers, materials & fleet.
- ◆ **Direct I-17 (Black Canyon Freeway) access** at the Indian School interchange.
- ◆ **Minutes to I-10 & Loop 202** — fast reach across the entire Valley.
- ◆ **Central infill location** close to Downtown Phoenix & Sky Harbor.
- ◆ **Full sublease term** available — term runs through **June 30, 2031**.
- ◆ **Established, improved site** — ready for immediate operational use.

Centrally Positioned with Premier Freeway Access

Located on W Indian School Rd in central Phoenix, the site sits directly alongside **Interstate 17 (the Black Canyon Freeway)**, giving tenants immediate on/off access to the Valley's primary north-south corridor. **Interstate 10** and **Loop 202** are just minutes south, placing crews and equipment within a quick drive of Downtown Phoenix, Sky Harbor International Airport, and job sites across the metro. For contractors and operators who need secure outdoor storage in a location this central, opportunities like this rarely come to market.



I-17 / Black Canyon Fwy	Adjacent
I-10 (Papago Fwy)	±5 min
Loop 202	±10 min
Downtown Phoenix	±10 min
Available Area	±2 Acres
Lease Rate	\$7,500 / Acre / Mo
Total (±2 Acres)	\$15,000 / Month
Sublease Term	Through 6/30/2031
Utilities	No Power / Water

LISTING CONTACTS



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