



**INDUSTRIAL OUTDOOR STORAGE SITE**

**IDEAL CONTRACTORS STORAGE YARD / TRUCK  
PARKING TERMINAL**

**101 S 35TH AVENUE  
PHOENIX, AZ 85009**

**NICK DEPAUL** + **PRESTON BRIMHALL**

Partner/Designated Broker

(480)-414-3818

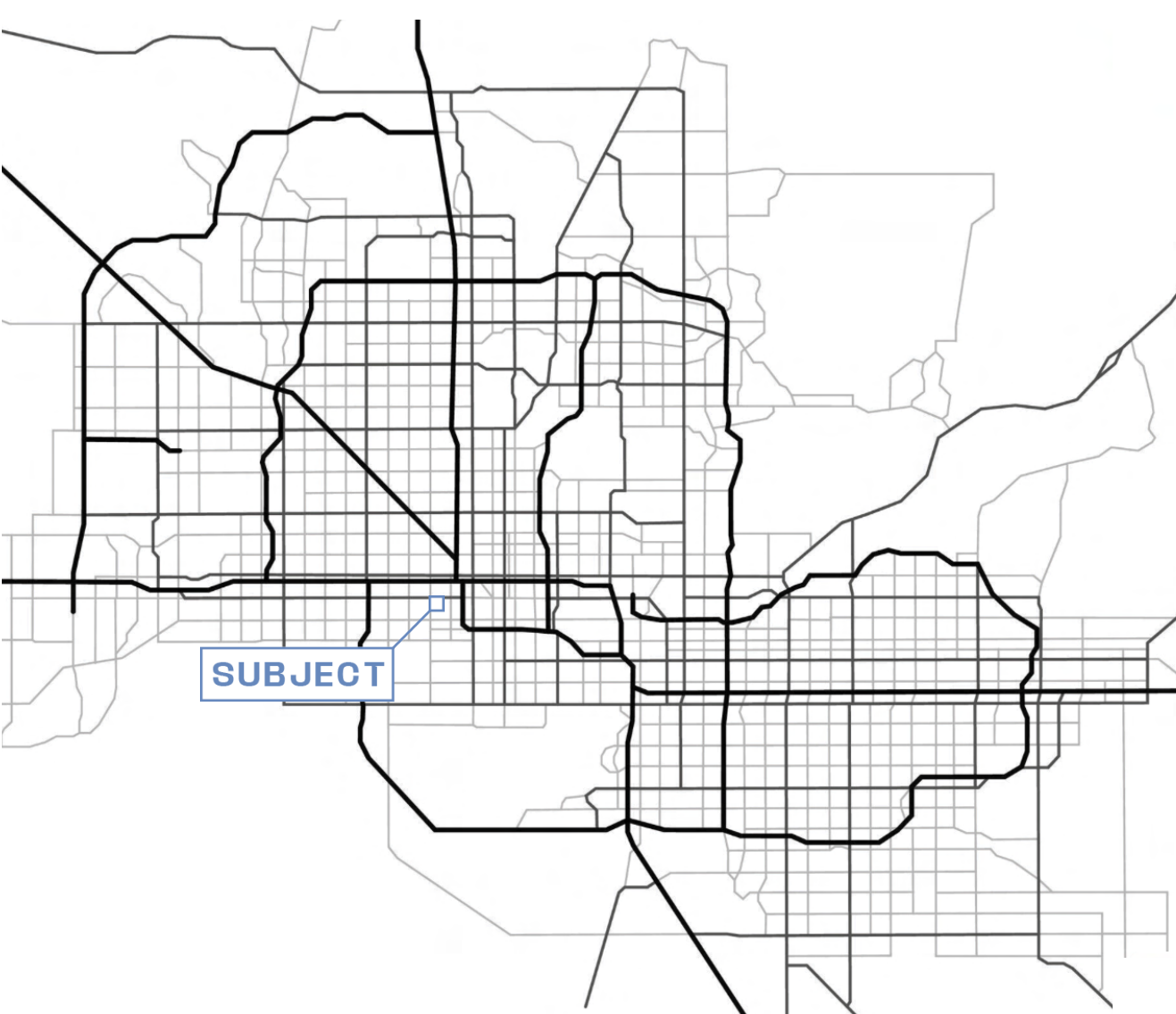
Nick@basiscommercial.com

Partner

(602) 619-9359

Preston@basiscommercial.com





**101 S 35TH AVE  
PHOENIX, AZ 85009**

## PROPERTY DETAILS

- 4.85 Total Acres Available
- Divisible From 1 - 4.85 Acres
- 2,150 SF Office Building
- Gravel Surface Yard
- Fully Secured/Fenced
- Excellent Freeway Access
- Multiple Points of Ingress/Egress
- A-1 Light Industrial Zoning

## PROPERTY OVERVIEW

**±211,266**  
Total Site SF

**±4.85 ACRES**  
Site Size

**A-1**  
City of Phoenix Zoning

**NICKDEPAUL** +

**PRESTONBRIMHALL**

Partner/Designated Broker

(480)-414-3818

Nick@basiscommercial.com

Partner

(602) 619-9359

Preston@basiscommercial.com





**NICKDEPAUL**

+

**PRESTONBRIMHALL**

Partner/Designated Broker

(480)-414-3818

Nick@basiscommercial.com

Partner

(602) 619-9359

Preston@basiscommercial.com





**NICKDEPAUL**



**PRESTONBRIMHALL**

Partner/Designated Broker

(480)-414-3818

Nick@basiscommercial.com

Partner

(602) 619-9359

Preston@basiscommercial.com

