

Industrial Land

3224 W Yuma St, Phoenix, AZ 85009



Presented by
eXp Commercial



Price: \$2,500,000

The property at 3224 W Yuma Street consists of approximately 2.09 acres zoned A-1 for light industrial uses. It includes a secured lot with wrought iron fencing and gated entry, along with existing utility hookups for water and electricity. The parcel is situated within an industrial corridor in Phoenix's Estrella area, providing navigational access to Interstate 10 and other regional routes. The site can accommodate industrial and storage-related activities based on current zoning.

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This offering presents a rare opportunity to acquire over 2 acres of secured industrial land located at 3224 W Yuma Street, within Phoenix's thriving Estrella industrial corridor. Zoned A-1 for light industrial use, the site is configured for immediate industrial or contractor yard utilization. The property includes hookups for water and electricity, making it well-suited for truck or equipment storage, fleet parking, or logistics staging operations. A full perimeter wrought iron fence and secure gated entry provide additional operational convenience and security.

Positioned within minutes of Interstate 10 and major metro arteries, the property allows efficient access across Greater Phoenix and key regional markets. Its proximity to major distribution networks and logistical routes makes it ideal for businesses seeking strategic connectivity and scalability in the rapidly expanding Phoenix market. With land availability in this zone increasingly limited, this asset represents significant long-term value and flexibility for owner/users or investors targeting industrial uses.



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Existing water and electrical hookups for immediate functional use, reducing buildout costs.

2.09-acre light industrial site zoned A-1, capable of supporting diverse industrial and logistics operations.

Fully secured perimeter with wrought iron fencing and gate access to help streamline truck and equipment storage.

Excellent connectivity with quick access to major regional routes including Interstate 10, Loop 202, and State Route 51.

Located in Phoenix's active Estrella submarket near a robust industrial base and distribution hubs.

Suitable for contractor storage yard, truck parking, or investment purposes with future redevelopment potential.

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Property Photos



Gate



Fence

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Gate



Gate

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Property Photos



Yard

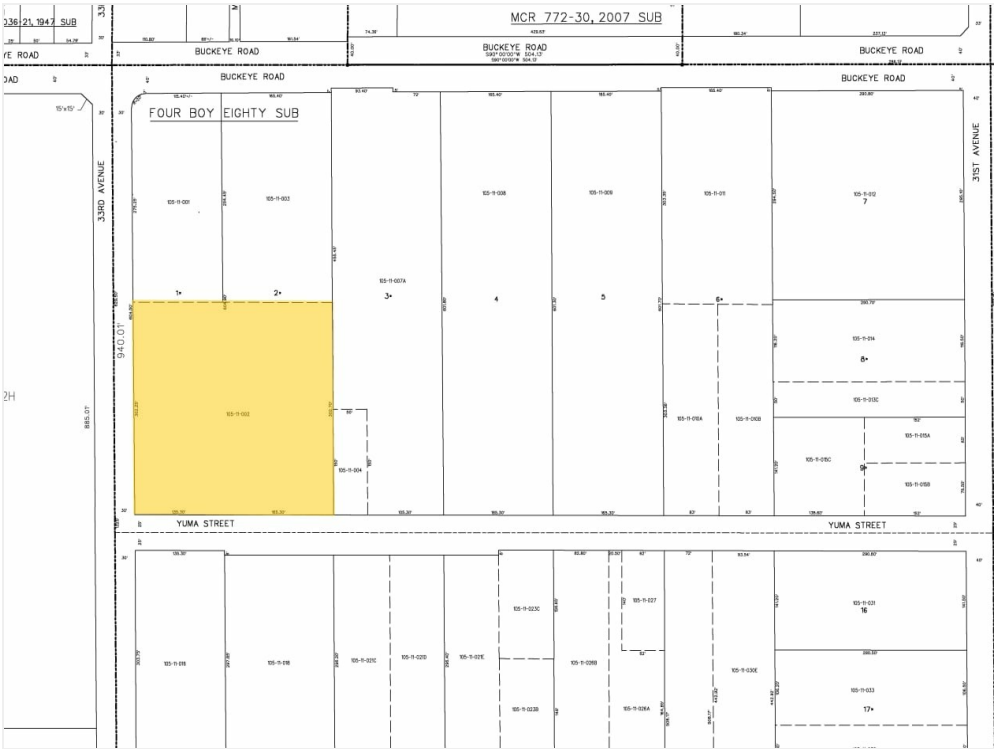


Yard

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Site

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Location

