

22013 N 24th Ave

Phoenix, Arizona 85027 (Maricopa County) - Deer Valley/Airport Submarket



Specialty

Property Summary

GBA (% Leased)	16,785 SF (24.9%)
Built	1983
Stories	1
Typical Floor	16,785 SF
Available	12,600 SF
Max Contiguous	12,600 SF
Asking Rent	\$3.36 SF/Year/TBD
Parking Spaces	0.30/1,000 SF; 5 Surface Spaces



Property Details

Land Area	0.39 AC (16,848 SF)	Zoning	A-1
Building FAR	1.00	Parcel	209-04-015A

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Industrial	Direct	12,600	12,600	12,600	\$3.36 TBD	Vacant	Negotiable

LevRose Commercial Real Estate is pleased to present the opportunity to lease a portion of 22013 N 24th Ave, Phoenix, AZ 85027, a ±12,600 SF contractor yard space that is ±63' wide and ±200' deep, situated on a larger ±16,642 SF parcel. The yard is zoned A-1 and has frontage on 24th Ave in Phoenix. The yard is fully secured with a gated entry, is graded, and is less than a 1-minute drive to both the I-17 and Loop 101.

Transportation

Parking Details	0.30/1,000 SF; 5 Surface Spaces	
Traffic Volume	3,491 on W Louise Dr (2026); 8,054 on W Deer Valley Rd (2026); 1,989 on N Black Canyon Hwy (2026); 35,144 on N 23rd Ave (2026); 32,028 on N 23rd Ave (2026); 149,277 on Black Canyon Freeway (2026); 6,919 on W Adobe Dr (2026); 1,420 on W Adobe Dr (2026); 149,277 on West Deer Valley Road (2026); 25,651 on I- 17 (2026)	
Airport	Phoenix Sky Harbor International	34 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	10 - Not friendly	



19051 S Arizona Ave

Chandler, Arizona 85286 (Maricopa County) - Chandler Submarket



Specialty

Property Summary

GBA (% Leased)	87,120 SF (0.0%)
Built	1970
Stories	1
Typical Floor	87,120 SF
Available	87,120 SF
Max Contiguous	87,120 SF
Asking Rent	\$2.21 SF/Year/MG
Parking Spaces	0.16/1,000 SF; 14 Surface Spaces



Property Details

Land Area	2.06 AC (89,734 SF)	Zoning	IND-1
Building FAR	0.97	Parcel	303-33-013R

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	87,120	87,120	87,120	\$2.21 MG	Vacant	Negotiable

Positioned on high-traffic Arizona Avenue in Chandler, this ±2-acre contractor yard delivers exceptional visibility and operational flexibility for businesses seeking a strategic East Valley location. The property features a dedicated PAD ready for a portable office, complemented by an expansive ±1.5-acre yard surfaced with a loose asphalt top layer—ideal for equipment storage, vehicle parking, or material staging. Two additional concrete pads provide versatile options for rock, soil, or heavy material storage.

The site is fully fenced for security and offers prominent street signage to maximize exposure. Located in a rapidly growing industrial corridor, the property benefits from proximity to major arterials including Loop 202 and State Route 87, ensuring seamless connectivity to the Phoenix metro area. Chandler's robust demographics, with a median household income exceeding \$116,000 within a 3-mile radius, underscore the area's economic strength and business-friendly environment. This location is perfect for contractors, logistics operators, or service providers requiring ample yard space and convenient freeway access.

Transportation

Parking Details	0.16/1,000 SF; 14 Surface Spaces
Traffic Volume	36,522 on South Arizona Avenue (2026); 37,344 on East Germann Road (2026); 7,582 on S Arizona Ave (2026); 29,997 on South Arizona Avenue (2026); 11,812 on S Arizona Ave (2026); 37,236 on East Germann Road (2026); 8,045 on W Germann Rd (2026); 9,503 on W Germann Rd (2026); 11,647 on Hamilton St (2026); 16,205 on S Holguin Way (2026)
Airport	Phoenix-Mesa Gateway 20 min drive Phoenix Sky Harbor International 29 min drive
Pedestrian Friendly	30 - Somewhat friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Somerset Landscape & Maintenance Inc	1	-	-	Nov 2025	-

Showing 1 of 1 Tenants



2531 E McDowell Rd - Contractor Yard with Office

Phoenix, Arizona 85008 (Maricopa County) - Midtown/Central Phoenix Submarket



Specialty

Property Summary

GBA (% Leased)	1,460 SF (0.0%)
Built	1974
Stories	1
Typical Floor	1,460 SF
Available	1,460 SF
Max Contiguous	1,460 SF
Asking Rent	\$41.04 SF/Year/NEGOT



Property Details

Land Area	0.25 AC (10,890 SF)	Zoning	C-2, City of Phoenix
Building FAR	0.13	Parcel	121-78-001

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	2531 E McDowell Rd	Industrial	Direct	1,460	1,460	1,460	Withheld	Vacant	Negotiable

Contractor Storage Yard with a 1,460 SF office, Available for \$5,000/Month Gross, call for more details!

Transportation

Traffic Volume	28,450 on N 25th St (2026); 34,315 on N 28th St (2026); 32,607 on E Willetta St (2026); 34,132 on E Willetta St (2026); 10,555 on N 24th St (2026); 9,546 on N 24th PI (2026); 201,237 on Red Mountain Freeway (2026); 28,349 on Loop 202 (2026); 137,358 on North 24th Street (2026); 189,705 on N 24th St (2026)	
Airport	Phoenix Sky Harbor International	10 min drive
	Phoenix-Mesa Gateway	42 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	50 - Fairly friendly	



1081 S Meridian Rd

Apache Junction, Arizona 85120 (Pinal County) - Mesa East Submarket



Specialty

Property Summary

GBA (% Leased)	600 SF (0.0%)
Built	1969
Stories	1
Typical Floor	600 SF
Available	600 SF
Max Contiguous	600 SF
Asking Rent	\$78.00 SF/Year/MG
Parking Spaces	33.33/1,000 SF; 20 Surface Spaces



Property Details

Land Area	0.28 AC (12,197 SF)	Zoning	B-1
Building FAR	0.05	Parcel	102-33-020

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	600	600	600	\$78.00 MG	Vacant	Negotiable

Ample parking Ideal for a variety of businesses Ideal space for a used car lot Hassle-free leasing experience. \$3900/month

Transportation

Parking Details	33.33/1,000 SF; 20 Surface Spaces	
Traffic Volume	8,279 on Meridian Rd (2026); 10,359 on S Emerald Dr (2026); 7,816 on W 5th Ave (2026); 10,021 on S Warner Dr (2026); 9,009 on S 114th St (2026); 8,667 on S Cornwall Dr (2026); 9,639 on S Cornwall Dr (2026); 8,007 on W 4th Ave (2026); 10,527 on S Delaware Dr (2026); 5,339 on W Broadway Ave (2026)	
Airport	Phoenix-Mesa Gateway	22 min drive
	Phoenix Sky Harbor International	39 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	90 - Exceptionally friendly	



230 N Pasadena St

Gilbert, Arizona 85233 (Maricopa County) - Chandler Submarket



Specialty

Property Summary

GBA (% Leased)	26,199 SF (0.0%)
Built	2009
Stories	1
Typical Floor	26,199 SF
Available	26,199 SF
Max Contiguous	26,199 SF
Asking Rent	\$2.50 SF/Year/NNN
Parking Spaces	0.38/1,000 SF; 10 Surface Spaces



Property Details

Land Area	0.61 AC (26,572 SF)	Zoning	A-1
Building FAR	0.99	Parcel	302-23-021

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	26,199	26,199	26,199	\$2.50 NNN	Vacant	1 - 10 Years

Fully secured industrial site featuring 18,060 SF

Transportation

Parking Details	0.38/1,000 SF; 10 Surface Spaces	
Traffic Volume	32,518 on W PkAve (2026); 29,551 on Western Canal (2026); 24,430 on William Dillard Dr (2026); 30,230 on Western Canal (2026); 30,766 on Western Canal (2026); 22,443 on E Elliot Rd (2026); 28,469 on E Elliot Rd (2026); 19,239 on S Islands Dr (2026); 31,009 on W Palo Verde Dr (2026); 28,000 on W Sand Dune Dr (2026)	
Airport	Phoenix-Mesa Gateway	24 min drive
	Phoenix Sky Harbor International	26 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	10 - Not friendly	



1246 W Tee St - Bldg A

Casa Grande, Arizona 85122 (Pinal County) - Pinal County Submarket



Specialty

Property Summary

GBA (% Leased)	3,200 SF (0.0%)
Built	1978
Stories	1
Typical Floor	3,200 SF
Available	3,200 SF
Max Contiguous	3,200 SF
Asking Rent	\$15.96 SF/Year/NNN
Parking Spaces	750/1,000 SF; 24 Surface Spaces; Covered Spaces Available



Property Details

Land Area	3.84 AC (167,270 SF)	Zoning	I-1
Building FAR	0.02	Parcel	503-46-047E

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Industrial	Direct	3,200	3,200	3,200	\$15.96 NNN	Vacant	Negotiable

Industrial space available for lease in Casa Grande, AZ. Office area includes storage room and separate IT room. Space has reception, 5 offices, 2 grade level doors, a bullpen, 2 restrooms, 1 shower, and EVAP cooling.

Transportation

Parking Details	750/1,000 SF; 24 Surface Spaces; Covered Spaces Available		
Traffic Volume	1,858 on W Gila Bend Hwy (2026); 1,459 on W Gila Bend Hwy (2026); 7,246 on N V I P Blvd (2026); 9,004 on N V I P Blvd (2026); 1,386 on N Garden Ave (2026); 7,490 on N V I P Blvd (2026); 7,043 on N V I P Blvd (2026); 8,551 on N PkBlvd (2026); 1,498 on W Gila Bend Hwy (2026); 5,582 on N Garden Ave (2026)		
Airport	Phoenix-Mesa Gateway		64 min drive
Pedestrian Friendly	20 - Somewhat friendly		
Cycling Friendly	30 - Somewhat friendly		
Car Friendly	100 - Exceptionally friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Fiber Installation	1	3,200	-	Aug 2025	-

Showing 1 of 1 Tenants



2060 S Vineyard - + 0.90 Acre Yard

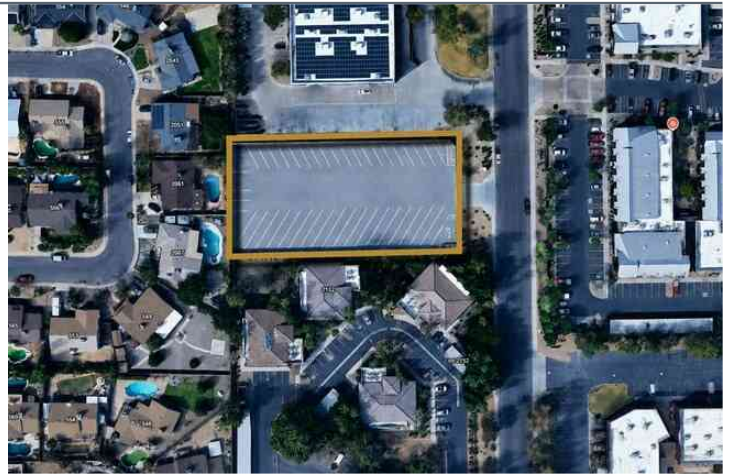
Mesa, Arizona 85210 (Maricopa County) - Superstition Corridor Submarket



Specialty

Property Summary

GBA (% Leased)	39,422 SF (0.0%)
Built	1999
Stories	1
Typical Floor	39,422 SF
Available	39,422 SF
Max Contiguous	39,422 SF
Asking Rent	\$1.99 SF/Year/TBD
Parking Spaces	1.01/1,000 SF; 40 Surface Spaces



Property Details

Land Area	0.91 AC (39,422 SF)	Zoning	LI-PAD
Building FAR	1.00	Parcel	302-04-006R

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	39,422	39,422	39,422	\$1.99 TBD	Vacant	Negotiable

~0.9 AC Fenced/Secured/Paved Light Industrial (LI Zoning) Land APN# 302-04-006-R

Amenities

- Property Manager on Site

Transportation

Parking Details	1.01/1,000 SF; 40 Surface Spaces
Traffic Volume	29,042 on S Vineyard (2026); 36,249 on South Country Club Drive (2026); 31,637 on South Country Club Drive (2026); 31,637 on South Country Club Drive (2026); 44,481 on West Baseline Road (2026); 26,605 on S Extension Rd (2026); 24,832 on W Kiva Ave (2026); 30,600 on N Country Club (Access) Dr (2026); 45,131 on South Country Club Drive (2026); 28,709 on S Westwood (2026)
Airport	Phoenix Sky Harbor International 21 min drive Phoenix-Mesa Gateway 24 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	20 - Somewhat friendly



3420 S 35th Ave - ±3-5 Acre A-2 Zoned Yards Available!

Phoenix, Arizona 85009 (Maricopa County) - Southwest Phoenix Submarket



Specialty

Property Summary

GBA (% Leased)	435,600 SF (100%)
Built	2024
Stories	1
Typical Floor	435,600 SF
Available	130,680 - 348,480 SF
Max Contiguous	217,800 SF
Asking Rent	Withheld



Property Details

Land Area	10.61 AC (462,172 SF)	Zoning	A-2
Building FAR	0.94	Parcel	105-44-007D

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	Lot C	Industrial	Direct	217,800	217,800	217,800	Withheld	01/2027	Negotiable
±5 Acres A-2 zoned yard with power to site, available 1/1/2027.									
E 1	Lot B	Industrial	Direct	130,680	130,680	130,680	Withheld	30 Days	Negotiable

Available within a 30-day notice. Fenced & Secured Yard with Electricity to Property Capable of Servicing Mobile Office. Call for pricing and additional details.

Transportation

Traffic Volume	28,222 on W Elwood St (2026); 27,468 on W Elwood St (2026); 425 on W Lower Buckeye Rd (2026); 21,812 on S 39th Ave (2026); 16,186 on S 39th Ave (2026); 29,812 on W Broadway Rd (2026); 387 on W Lower Buckeye Rd (2026); 17,308 on S 27th Ave (2026); 6,384 on S 38th Ave (2026); 21,400 on S 27th Ave (2026)	
Airport	Phoenix Sky Harbor International	18 min drive
	Phoenix-Mesa Gateway	48 min drive
Pedestrian Friendly	20 - Somewhat friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



11523-11541 E Appleby Rd - ±2 Acre Contractor Yard and Office Space

Chandler, Arizona 85286 (Maricopa County) - Chandler Submarket



Specialty

Property Summary

GBA (% Leased)	2,544 SF (0.0%)
Built	1991
Stories	1
Typical Floor	2,544 SF
Available	2,544 SF
Max Contiguous	2,544 SF
Asking Rent	Withheld



Property Details

Land Area	2.00 AC (87,120 SF)	Zoning	IND-2
Building FAR	0.03	Parcel	303-41-004F

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	2,544/2,544 Office	2,544	2,544	Withheld	Vacant	Negotiable

Asking \$10,000/month NNN!

This ±2-acre property offers a unique opportunity for businesses requiring both office accommodations and functional yard space in Chandler, Arizona. The office area, formerly a residence, encompasses approximately 2,544 square feet and includes three private offices, a conference room, a kitchen, and recent improvements to enhance usability. Ample front parking supports convenient access for staff and visitors.

The yard component provides secure, gated access and a shared drive aisle with crushed aggregate surfaces suitable for equipment storage and maneuvering. Zoned IND-2 (Industrial) under Maricopa County guidelines, the site is well-suited for contractor operations, service companies, and similar industrial users. Its proximity to major thoroughfares, including Loop 202, ensures excellent connectivity to regional business hubs and transport corridors.

This property combines functional design features with strategic access, making it an attractive leasing option for industrial users seeking versatile space to support operational needs.

Amenities

- Air Conditioning

Transportation

Traffic Volume	355 on S Arizona Ave (2026); 13,511 on Centre Point Pkwy (2026); 35,814 on South Arizona Avenue (2026); 33,575 on E Appleby Rd (2026); 35,814 on South Arizona Avenue (2026); 21,679 on E Appleby Rd (2026); 21,012 on E Jade Dr (2026); 7,212 on S Arizona Ave (2026); 17,865 on E Ocotillo Rd (2026); 9,907 on S Arizona Ave (2026)		
Airport	Phoenix-Mesa Gateway		23 min drive
	Phoenix Sky Harbor International		32 min drive
Pedestrian Friendly	30 - Somewhat friendly		
Cycling Friendly	50 - Fairly friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		



1974 E Deer Valley Rd

Phoenix, Arizona 85024 (Maricopa County) - N Phoenix/Cave Creek Submarket



Specialty

Property Summary

GBA (% Leased)	856 SF (41.6%)
Built	1992
Stories	1
Typical Floor	856 SF
Available	500 SF
Max Contiguous	500 SF
Asking Rent	Withheld
Parking Spaces	10.00/1,000 SF; Surface Spaces Available



Property Details

Land Area	0.62 AC (27,000 SF)	Zoning	A-1
Building FAR	0.03	Parcel	213-03-002Z

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	500	500	500	Withheld	Vacant	Negotiable

Contractors Yard with small a/c office (856 Sf)
38,534 Sf Yard

Amenities

- Air Conditioning

Transportation

Parking Details	10.00/1,000 SF; Surface Spaces Available		
Traffic Volume	10,438 on N 20th St (2026); 2,425 on N 20th Way (2026); 25,315 on N 22nd Way (2026); 22,999 on N 22nd St (2026); 913 on E Parkside Ln (2026); 33,208 on North Cave Creek Road (2026); 35,236 on E Deer Valley Rd (2026); 31,551 on North Cave Creek Road (2026); 40,292 on E Deer Valley Rd (2026); 1,885 on E Paraiso Dr (2026)		
Airport	Phoenix Sky Harbor International		32 min drive
Pedestrian Friendly	20 - Somewhat friendly		
Cycling Friendly	70 - Moderately friendly		
Car Friendly	100 - Exceptionally friendly		
Transit Friendly	0 - Not friendly		

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
16 North, LLC	1	500	-	May 2024	-
Macho Contracting	1	-	-	Oct 2025	-

Showing 2 of 2 Tenants



1376 N McQueen Rd

Gilbert, Arizona 85233 (Maricopa County) - Superstition Corridor Submarket



Specialty

Property Summary

GBA (% Leased)	37,882 SF (0.0%)
Built	2026
Stories	1
Typical Floor	37,882 SF
Available	1,000 - 37,882 SF
Max Contiguous	37,882 SF
Asking Rent	Withheld



Property Details

Land Area	1.00 AC (43,560 SF)	Parcel	302-10-003A
Building FAR	0.87		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Industrial	Direct	1,000 - 37,882	37,882	37,882	Withheld	Vacant	Negotiable

Available for \$2,500/Mo! 1376 N McQueen Rd offers a fenced and graded land parcel available for lease in Mesa, Arizona. The site features a double-gated entrance that supports controlled access and operational flexibility for a variety of outdoor commercial uses. Its location along McQueen Road provides convenient connectivity to the surrounding Mesa market and major east valley transportation corridors, allowing users efficient access to nearby business districts, service providers, and regional destinations.

The property's graded condition may reduce site preparation requirements for tenants seeking a ready-to-use outdoor storage, contractor yard, equipment staging, or similar land-based operation. The fenced perimeter and secured access points provide an added level of functionality for businesses that require controlled entry and separation from surrounding properties.

Mesa continues to be one of the Phoenix metropolitan area's key employment and business centers, benefiting from access to regional transportation infrastructure and a large workforce base. The combination of a secured site, established roadway access, and a functional land configuration presents an opportunity for tenants seeking a practical outdoor operations location within the East Valley.

Transportation

Traffic Volume	38,995 on W Melody Ave (2026); 28,276 on S Lewis (2026); 25,573 on S Lewis (2026); 32,130 on W Houston Ave (2026); 34,729 on W Houston Ave (2026); 27,972 on W Houston Ave (2026); 27,915 on S Lewis (2026); 46,340 on E Baseline Rd (2026); 41,909 on E Baseline Rd (2026); 28,782 on S Lee Cir (2026)								
Airport	Phoenix Sky Harbor International								23 min drive
	Phoenix-Mesa Gateway								24 min drive
Pedestrian Friendly	40 - Fairly friendly								
Cycling Friendly	60 - Moderately friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	20 - Somewhat friendly								



2150 E Rio Salado Pky - Lot 1

Tempe, Arizona 85288 (Maricopa County) - Tempe Submarket



Specialty

Property Summary

GBA (% Leased)	10,000 SF (0.0%)
Built	1982
Stories	1
Typical Floor	10,000 SF
Available	10,000 SF
Max Contiguous	10,000 SF
Asking Rent	Withheld



Property Details

Land Area	0.23 AC (10,000 SF)	Zoning	I-2
Building FAR	1.00	Parcel	132-36-010

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Lot 1	Industrial	Direct	10,000	10,000	10,000	Withheld	Vacant	Negotiable

Lot 1 features ±10,000 SF of leveled, fenced yard space accommodating compact operational requirements or supplemental storage for local users. Positioned within a high-demand industrial corridor of Tempe, Arizona, this property offers secure, fenced yard options ideally suited for equipment storage, contractor operations, or staging requirements. Located along E Rio Salado Parkway with immediate access to Loop 101 and Loop 202, these lots provide exceptional connectivity to Greater Phoenix and surrounding markets.

The location is minutes from Arizona State University, Tempe Marketplace, and Phoenix Sky Harbor International Airport, ensuring strong regional draw and operational efficiency. Tenants will be strategically placed in a central location supporting speed-to-market needs while enjoying proximity to top amenities and workforce clusters.

Transportation

Traffic Volume	9,053 on S Price Rd (2026); 22,714 on Loop 202 (2026); 25,612 on S Siesta Ln (2026); 45,599 on Price Fwy (2026); 140,427 on E Rio Salado Pkwy (2026); 115,515 on Price Freeway (2026); 74,580 on Price Freeway (2026); 8,276 on E Rio Salado Pkwy (2026); 40,655 on Loop 202 (2026)	
Airport	Phoenix Sky Harbor International	13 min drive
	Phoenix-Mesa Gateway	33 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Prime Industrial Access	1	-	-	Jul 2026	-

Showing 1 of 1 Tenants



2150 E Rio Salado Pky - Lot 2

Tempe, Arizona 85288 (Maricopa County) - Tempe Submarket



Specialty

Property Summary

GBA (% Leased)	58,130 SF (0.0%)
Built	1982
Stories	1
Typical Floor	58,130 SF
Available	58,130 SF
Max Contiguous	58,130 SF
Asking Rent	Withheld



Property Details

Land Area	1.33 AC (58,130 SF)	Zoning	I-2
Building FAR	1.00	Parcel	132-36-010

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Lot 2	Industrial	Direct	58,130	58,130	58,130	Withheld	Vacant	Negotiable

Lot 2 offers a larger ±58,130 SF footprint, optimal for businesses demanding expansive outdoor storage or fleet staging. Both lots benefit from the site's modern infrastructure and convenient internal shared access drives.

The location is minutes from Arizona State University, Tempe Marketplace, and Phoenix Sky Harbor International Airport, ensuring strong regional draw and operational efficiency. Tenants will be strategically placed in a central location supporting speed-to-market needs while enjoying proximity to top amenities and workforce clusters.

Positioned within a high-demand industrial corridor of Tempe, Arizona, this property offers secure, fenced yard options ideally suited for equipment storage, contractor operations, or staging requirements. Located along E Rio Salado Parkway with immediate access to Loop 101 and Loop 202, these lots provide exceptional connectivity to Greater Phoenix and surrounding markets.

Transportation

Traffic Volume	25,612 on S Siesta Ln (2026); 9,053 on S Price Rd (2026); 116,166 on Price Freeway (2026); 140,427 on E Rio Salado Pkwy (2026); 22,714 on Loop 202 (2026); 115,515 on Price Freeway (2026); 8,276 on E Rio Salado Pkwy (2026); 19,904 on E Rio Salado Pkwy (2026); 45,599 on Price Fwy (2026); 24,751 on S Pvt (2026)	
Airport	Phoenix Sky Harbor International	13 min drive
	Phoenix-Mesa Gateway	32 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	



236 S Alma School Rd

Mesa, Arizona 85210 (Maricopa County) - Mesa East Submarket



Specialty

Property Summary

GBA (% Leased)	43,560 SF (80.5%)
Built	1982
Stories	1
Typical Floor	43,560 SF
Available	2,500 - 8,500 SF
Max Contiguous	6,000 SF
Asking Rent	\$22.00 SF/Year/MG
Parking Spaces	Surface Spaces Available



Property Details

Zoning	G-I	Parcel	134-31-003H
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Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P Unk	-	Industrial	Direct	6,000	6,000	6,000	Withheld	Vacant	1 - 10 Years

Fenced yard space for outside storage three spaces available with the dimensions of 50×120 / 45×40 / and 45×80.

2,500 Warehouse space with A/C and a grade level door

P 1	-	Industrial	Direct	2,500	2,500	2,500	\$22.00 MG	Vacant	1 - 10 Years
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Open warehouse space 2,500 square feet with one grade level door

Amenities

- Air Conditioning

Transportation

Parking Details	Surface Spaces Available
Traffic Volume	31,805 on W Birchwood Ave (2026); 29,116 on W Birchwood Ave (2026); 39,544 on S Cluff Trailer Ct (2026); 26,787 on S Stewart (2026); 22,585 on S Rogers (2026); 23,775 on S Westwood (2026); 43,430 on Easy St (2026); 29,226 on S Longmore (2026); 13,212 on N Longmore (2026); 10,523 on W 2nd Ave (2026)
Transit/Subway	Alma School/Main St  8 min walk
Airport	Phoenix Sky Harbor International 18 min drive
	Phoenix-Mesa Gateway 28 min drive
Pedestrian Friendly	50 - Fairly friendly
Cycling Friendly	60 - Moderately friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	50 - Fairly friendly



7020 W Augusta Ave

Glendale, Arizona 85303 (Maricopa County) - Glendale Submarket



Specialty

Property Summary

GBA (% Leased)	35,719 SF (0.0%)
Built	1993
Stories	1
Typical Floor	35,719 SF
Available	35,719 SF
Max Contiguous	35,719 SF
Asking Rent	\$2.02 SF/Year/MG



Property Details

Land Area	0.82 AC (35,668 SF)	Zoning	M-1
Building FAR	1.00	Parcel	143-24-067

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	35,719	35,719	35,719	\$2.02 MG	Vacant	Negotiable

±0.82 AC contractor yard available for lease near Grand Ave and Loop 101. The site is fully fenced and secured, zoned M-1. Power will be available to site March 1, 2026.

Transportation

Traffic Volume	1,340 on N 71st Ave (2026); 20,303 on West Northern Avenue (2026); 18,301 on N 70th Ave (2026); 19,127 on West Northern Avenue (2026); 38,361 on West Royal Palm (2026); 2,560 on N 69th Ave (2026); 19,127 on North 67th Avenue (2026); 243 on Phoenix-Wickenburg Hwy (2026); 38,361 on Grand Avenue (2026); 23,864 on W Frier Dr (2026)	
Airport	Phoenix Sky Harbor International	28 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	10 - Not friendly	

Property Notes

This industrial outdoor storage yard offers ±35,668 sq. ft. of flexible space, perfect for material storage, equipment parking, or truck parking. The yard is currently not enclosed but will be fully enclosed with a chain-link fencing to meet your specific needs. Glendale M-1 (Light Industrial) zoning allows for a wide range of industrial uses. Positioned in a rapidly developing area with easy access to key highways, this yard provides a great opportunity for businesses in construction, logistics, and other industries requiring ample outdoor space. With a growing industrial market in Glendale and nearby developments, this location offers the flexibility and security your business needs.



11039 N Cave Creek Rd - ±1.9 AC IOS/Contractor Yard Available

Phoenix, Arizona 85020 (Maricopa County) - Piestewa Peak Corridor Submarket



Specialty

Property Summary

GBA (% Leased)	2,342 SF (100%)
Built	1977
Stories	1
Typical Floor	2,342 SF
Available	2,342 SF
Max Contiguous	2,342 SF
Asking Rent	\$43.56 SF/Year/NNN



Property Details

Land Area	1.90 AC (82,764 SF)	Zoning	C-3
Building FAR	0.03	Parcel	159-21-047C (+1 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Sublet	2,342	2,342	2,342	\$43.56 NNN	Vacant	Thru Sep 2035

This ±2,342-square-foot building is available for sublease through September 30, 2035, with shorter-term options considered. The offering includes full access to the building and expansive yard space, supporting a variety of operational requirements. The property is ideal for businesses seeking immediate occupancy in a well-zoned commercial environment. The sublease structure provides cost-effective occupancy for companies looking to establish or maintain a presence in Phoenix's dynamic North Central corridor. Lease terms are negotiable, creating flexibility for prospective tenants to tailor their commitment based on operational needs.

Transportation

Traffic Volume	22,365 on E Peoria Ave (2026); 3,127 on N 14th St (2026); 30,062 on N 18th Pl (2026); 2,492 on N 12th Pl (2026); 25,061 on East Thunderbird Road (2026); 25,061 on East Thunderbird Road (2026); 25,061 on East Thunderbird Road (2026); 2,443 on E Cheryl Dr (2026); 395 on E Ronald Rd (2026); 25,061 on East Cactus Road (2026)	
Airport	Phoenix Sky Harbor International	25 min drive
	Phoenix-Mesa Gateway	57 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	80 - Very friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
United Rentals	1	2,240	11	Jul 2016	-

Showing 1 of 1 Tenants



50 N Crismon Rd

Mesa, Arizona 85207 (Maricopa County) - Mesa East Submarket



Specialty

Property Summary

GBA (% Leased)	43,500 SF (0.0%)
Built	1966
Stories	1
Typical Floor	43,500 SF
Available	43,500 SF
Max Contiguous	43,500 SF
Asking Rent	\$2.40 SF/Year/MG



Property Details

Land Area	1.00 AC (43,500 SF)	Zoning	C-3
Building FAR	1.00	Parcel	220-32-036

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Office	Direct	43,500	43,500	43,500	\$2.40 MG	Vacant	Negotiable

LevRose Commercial Real Estate is pleased to present the opportunity to lease 50 N Crismon Rd, Mesa, AZ 85207 — a ±43,500 SF contractor yard that is ±271' wide and ±159' deep. The yard is zoned C-3 and has frontage on Crismon Rd in Mesa. The yard has ±1,300 SF of dry storage, ±2,100 SF of covered canopy space. The yard is fully secured, is graded, has water, and is less than a 5-minute drive to Loop 202.

Amenities

- Controlled Access

Transportation

Traffic Volume	15,794 on S 96th St (2026); 9,441 on E Main St (2026); 8,429 on E Wood Ave (2026); 16,261 on N 100th Pl (2026); 10,894 on E University Dr (2026); 3,849 on E Magnolia St (2026); 1,788 on E Boulder Dr (2026); 14,230 on N Merrill Rd (2026); 3,280 on Braxton (2026); 10,816 on S 104th St (2026)	
Airport	Phoenix-Mesa Gateway	19 min drive
	Phoenix Sky Harbor International	35 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	0 - Not friendly	



450 S Date - Contractor Storage Yards

Mesa, Arizona 85210 (Maricopa County) - Mesa Downtown Submarket



Specialty

Property Summary

GBA (% Leased)	21,437 SF (0.0%)
Built	1990
Stories	1
Typical Floor	21,437 SF
Available	7,514 - 21,437 SF
Max Contiguous	13,923 SF
Asking Rent	\$2.40 SF/Year/FS



Property Details

Land Area	0.50 AC (21,780 SF)	Zoning	I-1
Building FAR	0.98	Parcel	134-10-064J

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	Lot A	Industrial	Direct	13,923	13,923	13,923	\$2.40 FS	Vacant	Negotiable
Lot A- 126 X 110.5 (13,923 SF)									
P 1	Lot B	Industrial	Direct	7,514	7,514	7,514	\$2.40 FS	Vacant	Negotiable
Lot B- 68 X 110.5 (7,514 SF)									

Transportation

Traffic Volume	27,324 on S Date (2026); 24,388 on S Extension Rd (2026); 10,523 on W 2nd Ave (2026); 27,275 on South Country Club Drive (2026); 30,787 on South Country Club Drive (2026); 12,663 on W 2nd Ave (2026); 30,787 on West Broadway Road (2026); 23,806 on S Morris (2026); 24,302 on S Westwood (2026); 9,849 on W Dana Ave (2026)	
Airport	Phoenix Sky Harbor International	19 min drive
	Phoenix-Mesa Gateway	27 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



17141 N Dysart Rd

Surprise, Arizona 85378 (Maricopa County) - Loop 303/Surprise Submarket



Specialty

Property Summary

GBA (% Leased)	21,780 SF (0.0%)
Built	1994
Stories	1
Typical Floor	21,780 SF
Available	21,780 SF
Max Contiguous	21,780 SF
Asking Rent	\$2.75 SF/Year/NNN



Property Details

Land Area	1.01 AC (43,976 SF)	Zoning	CR
Building FAR	0.50	Parcel	503-76-968

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	21,780	21,780	21,780	\$2.75 NNN	Vacant	Negotiable

West valley fenced contractor's yard. Almost half an acre just North of Bell and Dysart. There is power to the site, and it is next to a large commercial auto repair space with security cameras. This is a perfect site for storage of trucks, cars, storage boxes, heavy equipment and anything else that needs a safe space.

There will be 24 access, and the fence will go up once a tenant accepts the space and shows exact need of location and gate entry size.

The front section next to the street will be available for short term use such as holidays like fireworks sales, Pumpkin patch, Christmas tree sales, food trucks (call for pricing)

Transportation

Traffic Volume	55,598 on West Bell Road (2026); 47,072 on North Dysart Road (2026); 46,782 on Dysart Rd (2026); 12,696 on Elm St (2026); 47,072 on West Bell Road (2026); 40,610 on N 134th Dr (2026); 44,250 on N 134th Dr (2026); 46,398 on N 134th Dr (2026); 23,873 on W Whispering Oaks Dr (2026); 55,598 on North R H Johnson Boulevard (2026)	
Airport	Phoenix Sky Harbor International	46 min drive
Pedestrian Friendly	50 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	70 - Moderately friendly	
Transit Friendly	30 - Somewhat friendly	



845 W Gila Bend Hwy

Casa Grande, Arizona 85122 (Pinal County) - Pinal County Submarket



Specialty

Property Summary

GBA (% Leased)	350 SF (0.0%)
Built	1982
Stories	1
Typical Floor	350 SF
Available	350 SF
Max Contiguous	350 SF
Asking Rent	\$120.00 SF/Year/MG
Parking Spaces	0.10/1,000 SF; 12 Surface Spaces; Covered Spaces Available



Property Details

Land Area	2.76 AC (120,226 SF)	Zoning	I-1
Building FAR	0.00	Parcel	507-12-005B

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Industrial	Direct	350	350	350	\$120.00 MG	Vacant	Negotiable

This versatile contractor yard offers a secure and functional layout designed to support a range of industrial and service-oriented operations. The property features fenced yard space suitable for equipment storage, vehicle staging, and light industrial activities. Automotive use approval and light industrial zoning allow flexibility for businesses requiring both yard and limited shop functions.

On-site improvements include approximately 350 square feet of office space, ideal for administrative needs, as well as an existing office trailer providing an additional ±350 square feet. A ±100 square foot storage shed is also available, adding practical utility for tools and smaller equipment. The yard is equipped with 100-amp electrical service, supporting operational power requirements for lighting and day-to-day business tasks.

Positioned for usability and efficiency, this property delivers essential features contractors and trade professionals seek, combining secure storage, office accommodations, and supporting infrastructure in one location.

Transportation

Parking Details	0.10/1,000 SF; 12 Surface Spaces; Covered Spaces Available
Traffic Volume	10,135 on N Schultz St (2026); 9,777 on Swanson St (2026); 8,617 on Swanson St (2026); 9,730 on N Thornton Rd (2026); 4,011 on Lawrence St (2026); 3,728 on Lawrence St (2026); 6,697 on W Gila Bend Hwy (2026); 5,398 on W Gila Bend Hwy (2026); 5,057 on 9th St (2026); 11,126 on N French St (2026)
Pedestrian Friendly	30 - Somewhat friendly
Cycling Friendly	20 - Somewhat friendly
Car Friendly	100 - Exceptionally friendly



1470 W Melody Dr

Gilbert, Arizona 85233 (Maricopa County) - Superstition Corridor Submarket



Specialty

Property Summary

GBA (% Leased)	137,214 SF (0.0%)
Built	1990
Stories	1
Typical Floor	137,214 SF
Available	50,094 - 137,214 SF
Max Contiguous	87,120 SF
Asking Rent	\$2.40 SF/Year/TBD



Property Details

Land Area	3.16 AC (137,650 SF)	Zoning	G-I
Building FAR	1.00	Parcel	302-11-115

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	2 AC Yard	Industrial	Direct	87,120	87,120	87,120	\$2.40 TBD	Vacant	Negotiable
1/2 to 3 acres available, \$7500 per acre, fenced, new dust control asphalt millings in place.									
P 1	1.15 AC Yard	Industrial	Direct	50,094	50,094	50,094	\$2.40 TBD	Vacant	Negotiable
\$7500 per acre, fenced, new dust control asphalt millings in place.									

Transportation

Traffic Volume	38,995 on W Melody Ave (2026); 28,782 on S Lee Cir (2026); 34,729 on W Houston Ave (2026); 32,130 on W Houston Ave (2026); 41,909 on E Baseline Rd (2026); 27,972 on W Houston Ave (2026); 46,340 on E Baseline Rd (2026); 26,830 on S Hobson (2026); 28,276 on S Lewis (2026); 25,573 on S Lewis (2026)								
Airport	Phoenix Sky Harbor International								23 min drive
	Phoenix-Mesa Gateway								24 min drive
Pedestrian Friendly	40 - Fairly friendly								
Cycling Friendly	40 - Fairly friendly								
Car Friendly	100 - Exceptionally friendly								
Transit Friendly	10 - Not friendly								



10241 N 121st Ave

El Mirage, Arizona 85335 (Maricopa County) - Loop 303/ Surprise Submarket



Specialty

Property Summary

GBA (% Leased)	1,968 SF (0.0%)
Built	2001
Stories	1
Typical Floor	1,968 SF
Available	1,968 SF
Max Contiguous	1,968 SF
Asking Rent	\$73.17 SF/Year/MG



Property Details

Land Area	3.18 AC (138,521 SF)	Zoning	El Mirage
Building FAR	0.01	Parcel	501-45-018L

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	1,968/300 Office	1,968	1,968	\$73.17 MG	Vacant	3 - 10 Years

Contractor Storage Yard Available sitting on 3.18 AC (2.3 AC usable - 1 AC expansion). Site is fully fenced & secured with a graveled storage yard sporting 1,500 SF of warehouse/canopy and 300 SF of office. Priced at \$12,000/Month Gross, call for additional details.

Transportation

Traffic Volume	21,001 on W Peoria Ave (2026); 2,058 on S PkPl (2026); 2,871 on N el Mirage Rd (2026); 17,815 on W Peoria Ave (2026); 16,810 on W Olive Ave (2026); 22,758 on N el Mirage Rd (2026); 24,453 on N el Mirage Rd (2026); 20,058 on N el Mirage Rd (2026); 14,186 on W Alice Ave (2026); 2,914 on N 129th Ave (2026)	
Airport	Phoenix Sky Harbor International	43 min drive
Pedestrian Friendly	20 - Somewhat friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	0 - Not friendly	



6424 W Oranewood Ave

Glendale, Arizona 85301 (Maricopa County) - Glendale Submarket



Specialty

Property Summary

GBA (% Leased)	12,000 SF (0.0%)
Built	1950
Stories	1
Typical Floor	12,000 SF
Available	12,000 SF
Max Contiguous	12,000 SF
Asking Rent	\$30.00 SF/Year/NNN



Property Details

Land Area	4.90 AC (213,444 SF)	Zoning	M-1
Building FAR	0.06	Parcel	143-34-013

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Flex	Direct	12,000	12,000	12,000	\$30.00 NNN	Vacant	Negotiable

Available for \$30,000/Mo NNN, 6424 W Oranewood Avenue presents a rare opportunity to lease a fully secured industrial outdoor storage and contractor yard in the heart of Glendale's established industrial corridor. Situated just west of 59th Avenue with excellent access to Grand Avenue, US-60, and Interstate 10, this location offers strategic connectivity to the broader Phoenix Metro logistics network, major trade routes, and rapidly growing West Valley industrial clusters. Businesses serving construction, transportation, equipment storage, utilities, or service-oriented operations will find the property's configuration and access highly functional and efficient.

The site spans approximately 4.90 acres and includes two dedicated office buildings along with a storage building and a partially enclosed shop that supports operational workflow and equipment protection. Multiple points of ingress and egress allow easy maneuvering for trucks, trailers, and service vehicles. The fully fenced yard enhances security and ensures controlled site operations. Its placement within an Opportunity Zone provides potential tax advantages for qualified tenants and investors and positions the asset within an area slated for long-term economic vitality. Glendale's industrial momentum continues to grow due to sustained investment, abundant labor, and strong transportation infrastructure, making this site a compelling choice for companies seeking dependable, scalable, and strategically located operating space.

Surrounding the property is a mix of industrial, service commercial, and neighborhood-supportive uses, providing a functional environment for contractors needing proximity to workforce housing, suppliers, and major transport arteries. The location also provides convenient access to amenities, retail centers, and essential services throughout the West Valley.

Amenities

- Air Conditioning

Transportation

Traffic Volume	4,579 on N 64th Dr (2026); 4,590 on N 64th Dr (2024); 35,562 on N 65th Ave (2026); 43,157 on Grand Avenue (2026); 28,079 on Grand Avenue (2026); 21,531 on W Orangewood Ave (2026); 30,495 on Phoenix-Wickenburg Hwy (2026); 23,864 on W Frier Dr (2026); 3,420 on N Mobile Home Park (2026); 26,423 on W Northview Ave (2026)	
Airport	Phoenix Sky Harbor International	27 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	80 - Very friendly	
Transit Friendly	30 - Somewhat friendly	



6424 W Oranewood Ave

Glendale, Arizona 85301 (Maricopa County) - Glendale Submarket



Specialty

Property Notes

Situated in the heart of Glendale's established industrial corridor, 6424 W Oranewood Avenue presents a rare opportunity to secure a ±4.90-acre industrial outdoor storage contractor yard within a designated Opportunity Zone. The property provides exceptional functionality for operations requiring a blend of office, yard, and light industrial improvements, anchored by two on-site office buildings, a dedicated storage building, and a sizable ±9,000 SF partially enclosed shop ideal for equipment, materials, and fleet support.



21407 N 24th Ave

Phoenix, Arizona 85027 (Maricopa County) - Deer Valley/Airport Submarket



Specialty

Property Summary

GBA (% Leased)	21,000 SF (0.0%)
Built	2025
Stories	1
Typical Floor	21,000 SF
Available	6,995 - 20,985 SF
Max Contiguous	6,995 SF
Asking Rent	Withheld



Property Details

Zoning	a1	Parcel	209-07-020E
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Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	6,995	6,995	6,995	Withheld	Vacant	Negotiable

We just released Lots 1, 2 and 3 at 21407 N 24th Ave. This is premium Industrial Outdoor Storage and contractor storage in the heart of the Deer Valley submarket, sitting right off Interstate 17.

The best part? Each lot is 6,995 SF and separately gated and secured, so you can grab exactly what you need. Lease one or lock down all three. Yards like this in a location like this do not last.

21407 N 24th Ave, Deer Valley | Direct Interstate 17 access

Three lots, 6,995 SF each

Lots 1 through 3, individually gated and secured

E 1	-	Industrial	Direct	6,995	6,995	6,995	Withheld	Vacant	Negotiable
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Lots 1, 2, and 3 are now available at 21407 N. 24th Ave. IOS, Contractor Storage Yard

Each lot is fully gated and secured with A-1 zoning. Lease one lot or combine multiple lots, as they are all located in the same row.

E 1	-	Industrial	Direct	6,995	6,995	6,995	Withheld	Vacant	Negotiable
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Lots 1, 2, and 3 are now available at 21407 N. 24th Ave. Contractor Storage Yard. IOS

Each lot is fully gated and secured with A-1 zoning. Lease one lot or combine multiple lots, as they are all located in the same row.

Transportation

Traffic Volume	1,065 on N 23rd Ave (2026); 6,471 on W Lone Cactus Dr (2026); 6,240 on N Black Canyon Hwy (2026); 6,183 on W Lone Cactus Dr (2026); 86,625 on W Lone Cactus Dr (2026); 4,900 on W Lone Cactus Dr (2026); 7,298 on W Deer Valley Rd (2026); 4,619 on W Rose Garden Ln (2026); 1,200 on N 21st Ave (2026); 118,219 on W Rose Garden Ln (2026)
Airport	Phoenix Sky Harbor International 33 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	100 - Exceptionally friendly



21407 N 24th Ave

Phoenix, Arizona 85027 (Maricopa County) - Deer Valley/Airport Submarket



Specialty

Transportation (Continued)

Transit Friendly	30 - Somewhat friendly
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8002 N 83rd Ave

Peoria, Arizona 85345 (Maricopa County) - Glendale Submarket



Specialty

Property Summary

GBA (% Leased)	2,650 SF (100%)
Built	2000
Stories	1
Typical Floor	2,650 SF
Available	2,650 SF
Max Contiguous	2,650 SF
Asking Rent	Withheld



Property Details

Land Area	1.75 AC (76,230 SF)	Zoning	I-2
Building FAR	0.03	Parcel	142-33-002A

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	2,650	2,650	2,650	Withheld	10/2026	Negotiable

Rare contractor storage yard available for lease in Peoria. The property sits on ± 1.75 acres of fully asphalt-paved land and features a $\pm 2,650$ SF canopy/shop structure with 16'-17' clear height, conex office space, and all utilities to site. The site offers two points of ingress/egress with frontage on both Northern Avenue and 83rd Ave, immediate access to Loop 101, Grand Avenue, and Northern Parkway. An ideal opportunity for contractors, fleet operators, or outdoor storage users seeking a well-located, move-in ready yard facility in the West Valley.

Transportation

Traffic Volume	23,837 on North 83rd Avenue (2026); 10,349 on W Augusta Ave (2026); 23,379 on N 85th Ave (2026); 9,036 on W Las Palmaritas Dr (2026); 12,988 on W Vista Ave (2026); 21,756 on West Northern Avenue (2026); 20,982 on West Northern Avenue (2026); 1,805 on W Manzanita Dr (2026); 1,896 on W Manzanita Dr (2026); 865 on N 85th Ave (2026)	
Airport	Phoenix Sky Harbor International	32 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



325 W Apache St

Apache Junction, Arizona 85120 (Pinal County) - Mesa East Submarket



Specialty

Property Summary

GBA (% Leased)	1,500 SF (0.0%)
Built	2015
Stories	1
Typical Floor	1,500 SF
Available	1,500 SF
Max Contiguous	1,500 SF
Asking Rent	Withheld



Property Details

Land Area	2.00 AC (87,120 SF)	Zoning	UNDESIGNAT
Building FAR	0.02	Parcel	101-14-003C

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Direct	1,500	1,500	1,500	Withheld	Vacant	Negotiable

Situated in Apache Junction, this specialty property provides a practical solution for businesses requiring contractor storage or a small office footprint. Built in 2015, the site offers 1,500 square feet of flexible space tailored for operational efficiency. Tenants will appreciate convenient access to major arterial roads linking Apache Junction with Mesa, Phoenix, and other East Valley markets, enabling smooth connectivity for service routes and delivery operations.

Transportation

Traffic Volume	15,947 on S Phelps Dr (2026); 7,888 on Old West Hwy (2026); 8,152 on Old West Hwy (2026); 18,138 on Old West Hwy (2026); 16,336 on S Idaho Rd (2026); 11,529 on E 2nd Ave (2026); 7,877 on W 5th Ave (2026); 15,008 on S Idaho Rd (2026); 12,501 on Old West Hwy (2026); 10,389 on S Idaho Rd (2026)	
Airport	Phoenix-Mesa Gateway	25 min drive
	Phoenix Sky Harbor International	42 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	



1000 E Hammond Ln

Phoenix, Arizona 85034 (Maricopa County) - Southwest Phoenix Submarket



Specialty

Property Summary

GBA (% Leased)	43,560 SF (0.0%)
Built	2025
Stories	1
Typical Floor	43,560 SF
Available	43,560 SF
Max Contiguous	43,560 SF
Asking Rent	Withheld



Property Details

Land Area	29.14 AC (1,269,338 SF)	Zoning	A-2
Building FAR	0.03	Parcel	115-48-045

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	43,560	43,560	43,560	Withheld	Vacant	Negotiable

± 1 Acre Trailer Storage Yard For Lease! Less than two miles from Sky Harbor International Airport and close proximity to I-17 with 125,000 VPD. Site is zoned A-2, call for more details for this trailer storage yard leasing opportunity!

Transportation

Traffic Volume	33,593 on Maricopa Freeway (2026); 1,553 on S 10th St (2026); 1,427 on S 10th St (2026); 12,106 on S 10th St (2026); 299 on E Apache St (2026); 888 on S 7th St (2026); 3,292 on S 12th St (2026); 31,350 on Frontage Rd (2026); 29,783 on South 7th Street (2026); 25,201 on E Watkins St (2026)	
Airport	Phoenix Sky Harbor International	10 min drive
	Phoenix-Mesa Gateway	42 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



3333 W Indian School Rd

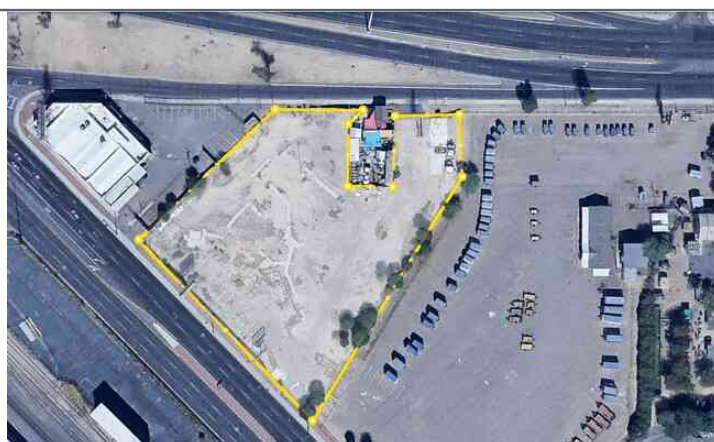
Phoenix, Arizona 85017 (Maricopa County) - Northwest Phoenix Submarket



Specialty

Property Summary

GBA (% Leased)	87,120 SF (100%)
Built	1950
Stories	1
Typical Floor	87,120 SF
Available	87,120 SF
Max Contiguous	87,120 SF
Asking Rent	Withheld



Property Details

Land Area	6.00 AC (261,360 SF)	Zoning	C-G
Building FAR	0.33	Parcel	108-02-005J

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Industrial	Sublet	87,120	87,120	87,120	Withheld	Vacant	Thru Jun 2031

Positioned in a highly accessible central infill location, this ± 2 -acre secured yard offers a unique sublease opportunity suitable for equipment storage, trailers, materials, and fleet operations. The property features a fully gated and fenced layout, providing a controlled environment designed for operational efficiency. Its proximity to key transportation corridors, including direct access to I-17 at the Indian School interchange and quick connectivity to I-10 and Loop 202, ensures rapid mobility throughout the Greater Phoenix area.

The site's location near Downtown Phoenix and Phoenix Sky Harbor International Airport enhances logistical convenience, while its established, improved condition enables immediate use. The sublease runs through June 30, 2031, providing long-term stability for occupiers seeking extended operational certainty. This offering presents an exceptional solution for businesses requiring secure open storage in a prime Valley distribution region.

Transportation

Traffic Volume	43,722 on Grand Avenue (2026); 50,147 on North 35th Avenue (2026); 50,147 on West Indian School Road (2026); 50,147 on Grand Avenue (2026); 6,033 on W Indian School Rd (2026); 42,438 on Grand Avenue (2026); 55,687 on N 32nd Ave (2026); 43,698 on N 33rd Ave (2026); 57,137 on N 32nd Ave (2026); 2,477 on W Fairmount Ave (2026)
Airport	Phoenix Sky Harbor International 18 min drive Phoenix-Mesa Gateway 50 min drive
Pedestrian Friendly	40 - Fairly friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	100 - Exceptionally friendly
Transit Friendly	30 - Somewhat friendly



4921 W Magnolia St - Fully Fenced and Secured Contractor Yard

Phoenix, Arizona 85043 (Maricopa County) - Southwest Phoenix Submarket



Specialty

Property Summary

GBA (% Leased)	500 SF (0.0%)
Built	2000
Stories	1
Typical Floor	500 SF
Available	500 SF
Max Contiguous	500 SF
Asking Rent	Withheld



Property Details

Land Area	0.96 AC (41,818 SF)	Zoning	A-1
Building FAR	0.01	Parcel	104-41-019

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	500	500	500	Withheld	Vacant	Negotiable

This Fully Fenced and Secured Contractor Yard sports ±0.96 Acre Parcel (±42,000 SF) with A-1 industrial zoning.

Transportation

Traffic Volume	1,641 on S 49th Ave (2026); 36,388 on W Williams St (2026); 15,771 on S 49th Ave (2026); 32,018 on Roosevelt Canal (2026); 35,257 on Roosevelt Canal (2026); 34,994 on South 51st Avenue (2026); 14,128 on S 55th Ave (2026); 1,063 on S 51st Dr (2026); 28,934 on W Elwood St (2026); 1,494 on S 47th Ave (2026)	
Airport	Phoenix Sky Harbor International	21 min drive
	Phoenix-Mesa Gateway	51 min drive
Pedestrian Friendly	20 - Somewhat friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



16016 W Orangewood Ave - ±5 Acre IOS/Contractor Storage Yard

Litchfield Park, Arizona 85340 (Maricopa County) - Loop 303/Surprise Submarket



Specialty

Property Summary

GBA (% Leased)	217,800 SF (0.0%)
Built	1996
Stories	1
Typical Floor	217,800 SF
Available	217,800 SF
Max Contiguous	217,800 SF
Asking Rent	Withheld



Property Details

Land Area	5.00 AC (217,800 SF)	Zoning	R-43
Building FAR	1.00	Parcel	501-49-009D (+2 more)

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	217,800	217,800	217,800	Withheld	Vacant	Negotiable

±5 Acre IOS/Contractor Storage Yard Available For Lease! Site includes ±2,100 SF Office & Miscellaneous Structures zoned R-43 (County Island) and features low operating expenses and is ideal for a contractor storage yard. Site is available for \$15,000/Mo NNN, available Q4 2025 with Renovations beginning October 2025. Call for additional details.

Transportation

Traffic Volume	1,272 on W Vista Ave (2026); 1,012 on W State Ave (2026); 2,318 on W Myrtle Ave (2026); 554 on W Glenn Ave (2026); 2,518 on 159th Ave (2026); 799 on N Alsup Rd (2026); 482 on N Alsup Rd (2026); 2,095 on N Sarival Ave (2026); 1,358 on W Glendale Ave (2026); 521 on W Myrtle Ave (2026)	
Airport	Phoenix Sky Harbor International	44 min drive
Pedestrian Friendly	10 - Not friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	0 - Not friendly	



SWC of Olive Ave & Dysart Rd

El Mirage, Arizona 85335 (Maricopa County) - Loop 303/Surprise Submarket



Specialty

Property Summary

GBA (% Leased)	435,600 SF (0.0%)
Built	2005
Stories	1
Typical Floor	435,600 SF
Available	435,600 SF
Max Contiguous	435,600 SF
Asking Rent	Withheld
Parking Spaces	2.30/1,000 SF; 1000 Surface Spaces



Property Details

Land Area	10.00 AC (435,600 SF)	Zoning	APZ-2
Building FAR	1.00	Parcel	501-47-015A

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Industrial	Direct	435,600	435,600	435,600	Withheld	Vacant	Negotiable

±10 Acres on the SWC of Olive Avenue & Dysart Road in El Mirage. Contact broker for lease rates.

Transportation

Parking Details	2.30/1,000 SF; 1000 Surface Spaces	
Traffic Volume	14,188 on N Dysart Rd (2026); 13,722 on W Orchid Ln (2026); 14,703 on N Dysart Rd (2026); 12,902 on W Olive Ave (2026); 10,629 on W Olive Ave (2026); 12,694 on N Litchfield Rd (2026); 14,481 on W Northern Ave (2026); 4,709 on West Northern Parkway (2026); 13,186 on W Peoria Ave (2026); 20,207 on N Litchfield Rd (2026)	
Airport	Phoenix Sky Harbor International	41 min drive
Pedestrian Friendly	20 - Somewhat friendly	
Cycling Friendly	20 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	0 - Not friendly	

Property Notes

±10 acres of industrial outdoor storage land at the southwest corner of Olive Avenue & Dysart Road in El Mirage, AZ. Property is currently zoned by Maricopa County for RV and boat storage with additional uses allowed within conditional permit use APZ-2.



2155 W Williams Dr

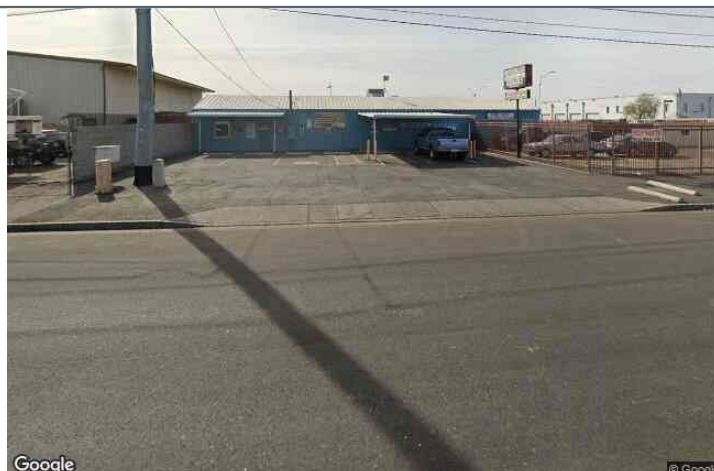
Phoenix, Arizona 85027 (Maricopa County) - Deer Valley/Airport Submarket



Specialty

Property Summary

GBA (% Leased)	2,500 SF (0.0%)
Built	1978
Stories	1
Typical Floor	2,500 SF
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	Withheld



Property Details

Land Area	2.50 AC (108,900 SF)	Zoning	A-1
Building FAR	0.02	Parcel	209-05-029G

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Industrial	Direct	2,500/2,500 Office	2,500	2,500	Withheld	Vacant	Negotiable

Ideal for Contractor's yard

Transportation

Traffic Volume	3,036 on N 21st Ave (2026); 1,134 on Mobile Home Park (2026); 19,654 on W Williams Dr (2026); 29,675 on W Adobe Dr (2026); 2,111 on N 19th Ave (2026); 3,491 on W Louise Dr (2026); 149,277 on Black Canyon Freeway (2026); 1,989 on N Black Canyon Hwy (2026); 3,458 on W Pinnacle Peak Rd (2026); 31,618 on N 22nd Ave (2026)	
Airport	Phoenix Sky Harbor International	35 min drive
Pedestrian Friendly	40 - Fairly friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	20 - Somewhat friendly	

