



CLARION PARTNERS



THREE
FIVE
LOGISTICS

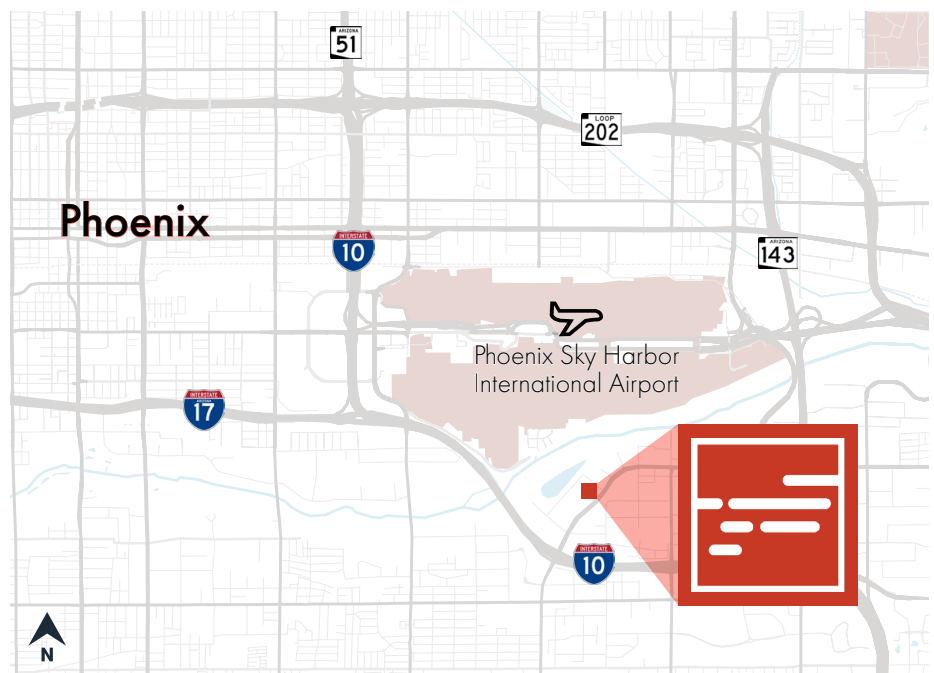
For Lease

3050 South 35th Street
Phoenix, AZ 85034

±159,305 SF | Delivering Q1 2026



Three Five Logistics is a state-of-the-art ±159,305 SF facility, ideally situated just off Interstate 10 and south of Sky Harbor International Airport. This strategic location provides excellent access to surrounding freeways, offering unparalleled connectivity to major transportation hub. Nestled in an area known for its skilled labor force, Three Five Logistics is perfectly suited for small 3PL companies, tech-related businesses, and distribution users.





THREE
FIVE
LOGISTICS



CLARION PARTNERS



BUILDING SPECIFICATIONS

TOTAL SF:	±159,305 SF	AUTO PARKING:	164 stalls
OFFICE:	±3,000 SF to be delivered at shell	TRAILER PARKING:	47 stalls
CLEAR HEIGHT:	32'	TRUCK COURT:	180' full concrete
DOCK DOORS:	27 (9'x10')	ROOFING:	60 mil. TPO roofing with 20-year warranty
GRADE DOORS:	(2) 16'x14' and (2) 14'x14'	INSULATION:	R-19 at all walls starting at 10' AFF to roof deck and R-38 above the deck
POWER:	3,000 amps, expandable to 6,000 amps total	SLAB:	7" unreinforced
HVAC:	100% AC	SUSTAINABILITY:	LEED Certified
COLUMN SPACING:	55' x 56'		
SPEED BAYS:	60'		

For more information on this opportunity, please contact



Payton Kruidenier
Principal, Ross Brown Partners
+1 480 695 8688
paytonk@rossbrown.com

Kyle McGinley
Principal, Ross Brown Partners
+1 602 327 3984
kmcginley@rossbrown.com

Steve Larsen, SIOR, CCIM
Executive Managing Director, JLL
+1 602 282 6296
steve.larsen@jll.com

This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



THREE
FIVE
LOGISTICS



CLARION PARTNERS



Phoenix Sky Harbor International Airport

LOCATION HIGHLIGHTS

- Located just off Interstate 10, south of Sky Harbor International Airport in the heart of Phoenix
- Excellent access to surrounding freeways: I-10, I-17, SR-143, Loop 202, SR-51, US-60

3 MILES
from Phoenix Sky Harbor
International Airport

4 MILES
from downtown Tempe
and Mill Avenue

6 MILES
from downtown
Phoenix

For more information on this opportunity, please contact



Payton Kruidenier
Principal, Ross Brown Partners
+1 480 695 8688
paytonk@rossbrown.com

Kyle McGinley
Principal, Ross Brown Partners
+1 602 327 3984
kmcginley@rossbrown.com

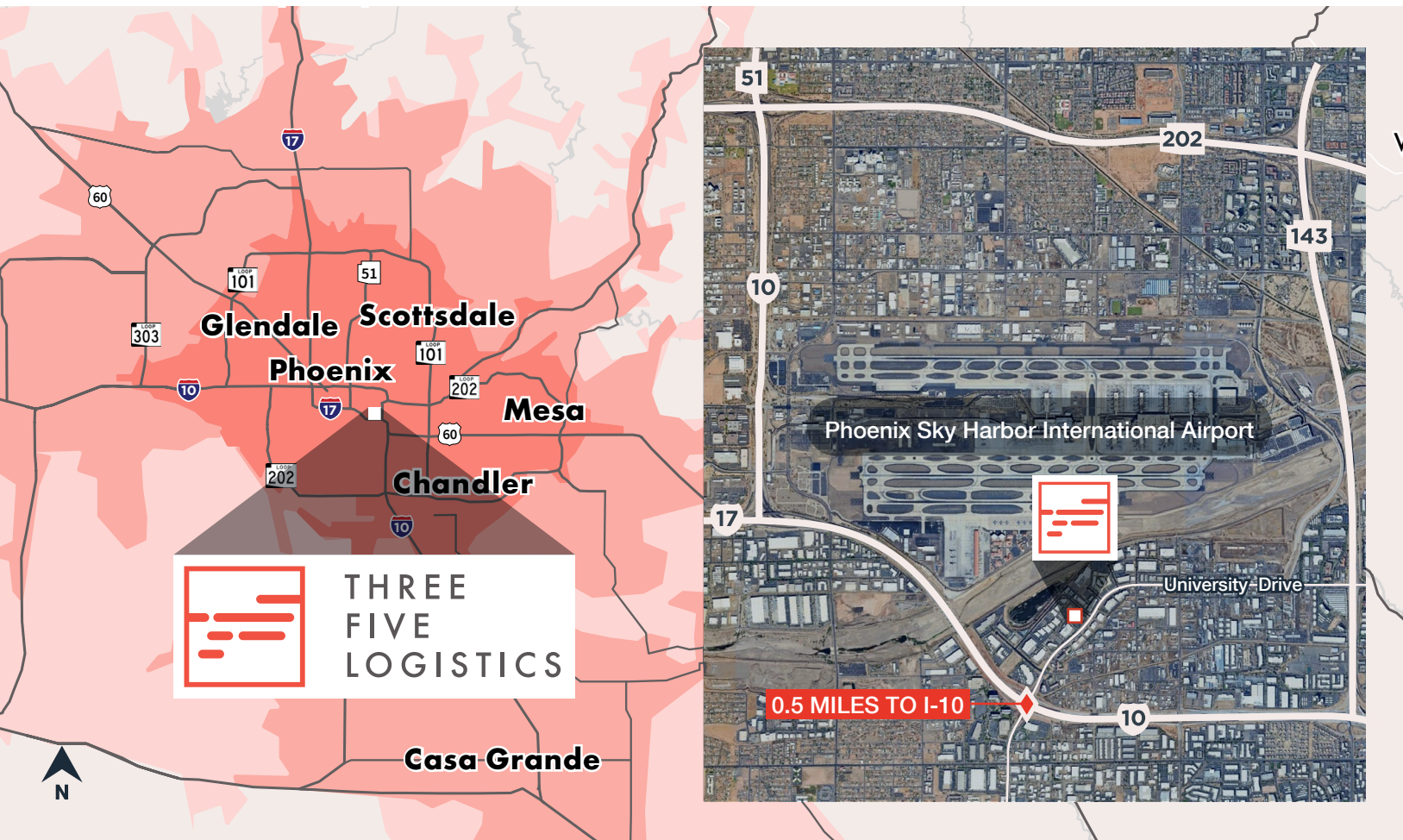
Steve Larsen, SIOR, CCIM
Executive Managing Director, JLL
+1 602 282 6296
steve.larsen@jll.com



THREE
FIVE
LOGISTICS



CLARION PARTNERS



DEMOGRAPHICS

	30 MINUTES	60 MINUTES	90 MINUTES
TOTAL POPULATION	3,324,222	5,049,236	5,247,211
LABOR FORCE POPULATION	1,811,220	2,626,010	2,708,967
MEDIAN HOUSEHOLD INCOME	\$82,028	\$87,357	\$87,143
COLLEGE EDUCATED	46.1%	46.8%	46.5%

For more information on this opportunity, please contact



Payton Kruidenier
Principal, Ross Brown Partners
+1 480 695 8688
paytonk@rossbrown.com

Kyle McGinley
Principal, Ross Brown Partners
+1 602 327 3984
kmcginley@rossbrown.com

Steve Larsen, SIOR, CCIM
Executive Managing Director, JLL
+1 602 282 6296
steve.larsen@jll.com