



JIOS
A Jadian Company

**±1.68 - 5.38 ACRE CONTRACTOR'S YARD WITH ±8,046 SF
SHOP & OFFICE BUILDINGS AVAILABLE FOR LEASE**
1313 N 25TH AVE PHOENIX, ARIZONA 85009

FRONTAGE ON I-10 FREEWAY - 235,000+ VEHICLES PER DAY



AVAILABLE NOVEMBER 1, 2025!

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FULL SITE OVERVIEW

±8,046 SF

Shop/Office Buildings + Canopy

±5.38 AC

Site Size

**Five (5) Grade Level Doors
(14'x14')**

Site Highlight

LEASE OPTION 1 - INQUIRE FOR PRICING

- ±5.38 Acre Site
- ±5,846 SF of Shop and Office Buildings
- 17' Clear Height
- ±2,200 SF Canopy Structure
- Zoned A-1 (Light Industrial), City of Phoenix
- Fully Paved and Secured with Lighting Throughout Yard
- Immediate Access to I-10 and I-17

±3.70 ACRE INDUSTRIAL
OUTDOOR STORAGE SITE

±1,499 SF OFFICE

±4,347 SF OF SHOP WITH
±2,200 SF CANOPY ON ±1.68
ACRES



LEASE OPTION 2 : EASTERN PARCEL - INQUIRE FOR PRICING

- ± 1.68 Acre Fully Paved and Secured Yard
- $\pm 4,347$ SF of Shop Space
 - » Five (5) Grade Level Doors (14' x 14')
 - » 17' Clear Height
- $\pm 1,499$ SF Office
- $\pm 2,200$ SF Canopy



LEASE OPTION 3 : WESTERN PARCEL - INQUIRE FOR PRICING

- ± 3.70 Acre Yard
- Fully Paved and Secured
- Lighting Throughout Yard
- Ability to Bring in Mobile Office Trailer



