

INDUSTRIAL OUTDOOR STORAGE • FOR LEASE

Secure Trailer & Equipment Yard



Fully fenced, lit and monitored outdoor storage acreage in the Phoenix / Laveen submarket — minutes from I-10 and the Loop 202 industrial corridor.

AVAILABLE OCT 1, 2026

1 - 24 ACRES • DIVISIBLE

PHOENIX • ARIZONA

5310 W. Roeser Road

Phoenix, AZ 85339 • APN 104-64-001A

SITE SIZE

1 - 24 ac

Divisible • lease part or whole

RATE

\$5,000/ac/mo

NNN • month-to-month available

SURFACE

Partial Pave

Compacted, graded, all-weather

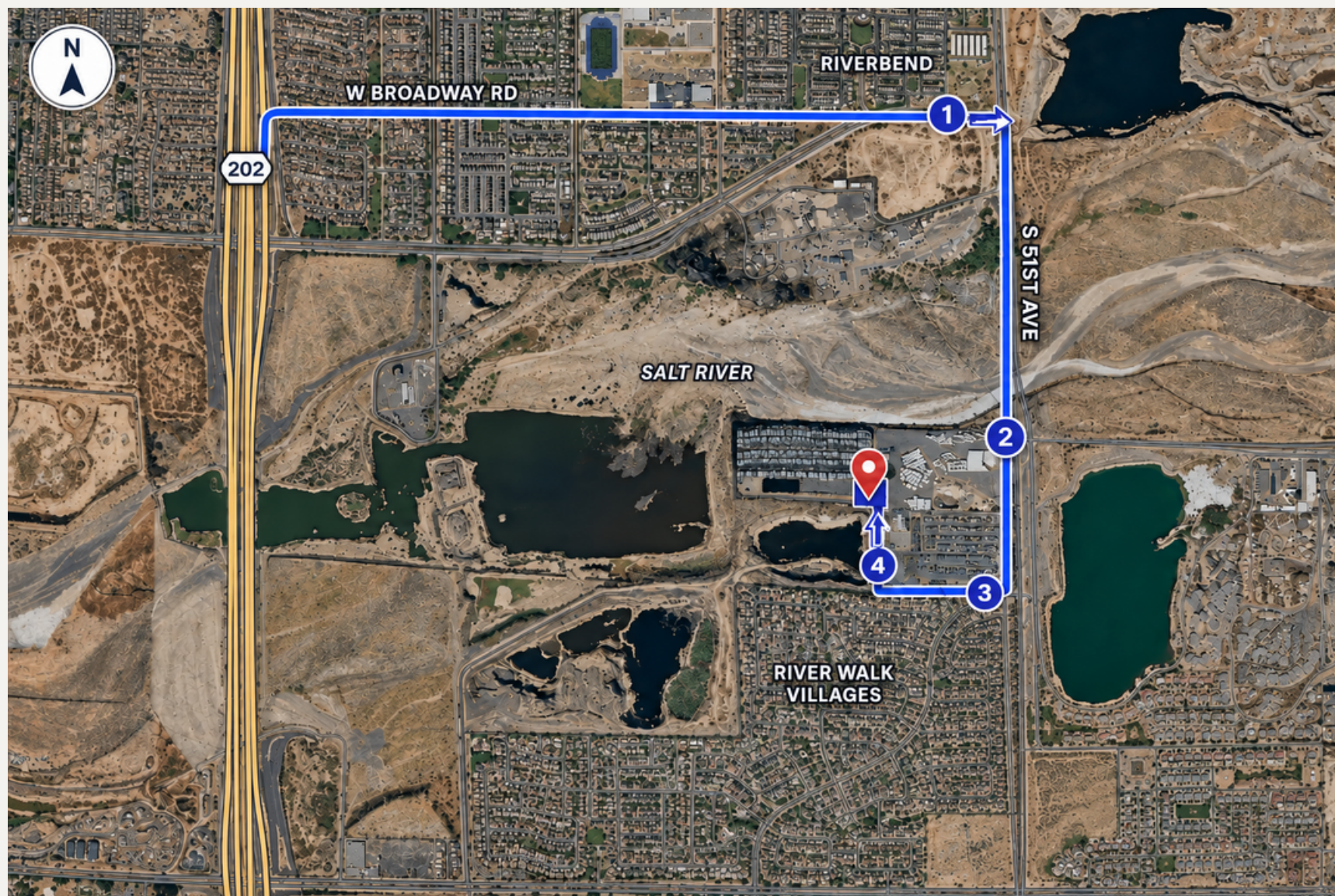
SECURITY

Zero Theft

Since 2022 • gated & camera-monitored

PROPERTY FEATURES

- ✓ **1 – 24 acre configurations**
Take one acre or the whole yard — flexible lot lines.
- ✓ **Partially paved surface**
Ideal for 53' trailers, containers & heavy equipment.
- ✓ **Live camera coverage**
Recorded, remote-monitored surveillance across the site.
- ✓ **Fully fenced & perimeter-lit**
Chain-link with privacy screening, high-mast LED lighting.
- ✓ **24 / 7 gated access**
Manned entry point with logged in / out for every unit.
- ✓ **Truck & drop-lot ready**
Wide aisles built for tractor swings and yard trucks.



LOCATION

Phoenix • Laveen Submarket

Immediate access to I-10 and Loop 202, positioned inside one of the fastest-growing industrial logistics corridors in the Southwest.

TOLLESON

AHWATUKEE

PHOENIX

I-10 CORRIDOR

LOOP 202

Downtown Phoenix	≈ 12 min	PHX Sky Harbor	≈ 18 min
I-10 & 51st Ave	≈ 6 min	Loop 202 (South Mtn)	≈ 8 min

IDEAL USES

- Trailer parking
- Container storage
- Fleet & equipment
- Overflow yard

SITE SECURITY

Zero theft on record since 2022.

- Gated entry
- High-mast lighting
- Live cameras
- 24/7 access
- Flexible month-to-month

David Molo

PARTNER • LEASING CONTACT

CONTACT

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WEBSITE

paddockparking.com

CALL TO BOOK



Paddock Drop & Go

Use our yard as your drop yard. Pick up a preloaded trailer, drop the one you brought, and keep running — Paddock's carrier network handles the final-mile delivery while you're already on your next load.



Arrive at 1pm. Appointment at 9pm. Unloaded by 11. That's **10 hours you'll never get back** — unless you drop at Paddock.

SHIPPER WAIT AVOIDED

~2 hrs

No wait to get loaded

RECEIVER DEAD TIME

~10 hrs

Early arrival + appt gap + dock wait

TOTAL TIME RECLAIMED

~12 hrs

Per swap, both ends of the trip

PADDOCK SWAP TIME

<30 min

Drop, hook, and go

HOW IT WORKS

- 1 Drop**
Pull into Paddock and drop your trailer — no waiting to get loaded at the shipper next time.
- 2 Hook**
Hook a trailer that's already preloaded and ready to roll — skip the shipper wait entirely.
- 3 Go**
Head out on your next run immediately — you're never sitting idle for a receiver.

- 4 WE DELIVER IT**
Paddock's carrier network runs the final mile on the trailer you dropped — while you're already halfway to your next stop.

THE MATH

Shipper wait avoided (loading)	~2 hrs
Receiver dead time avoided	~10 hrs
Total reclaimed per swap	~12 hrs
2 SWAPS A WEEK = EXTRA SHIFT	24+ hrs

IDEAL FOR

Owner-operators

Regional fleets

Drop-and-hook lanes

High-frequency routes

Avoiding deadhead

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