



±286,500 Square Feet For Sale/Lease

2500 W. 1st Street | Yuma, AZ

Contact Us for Sale Information:

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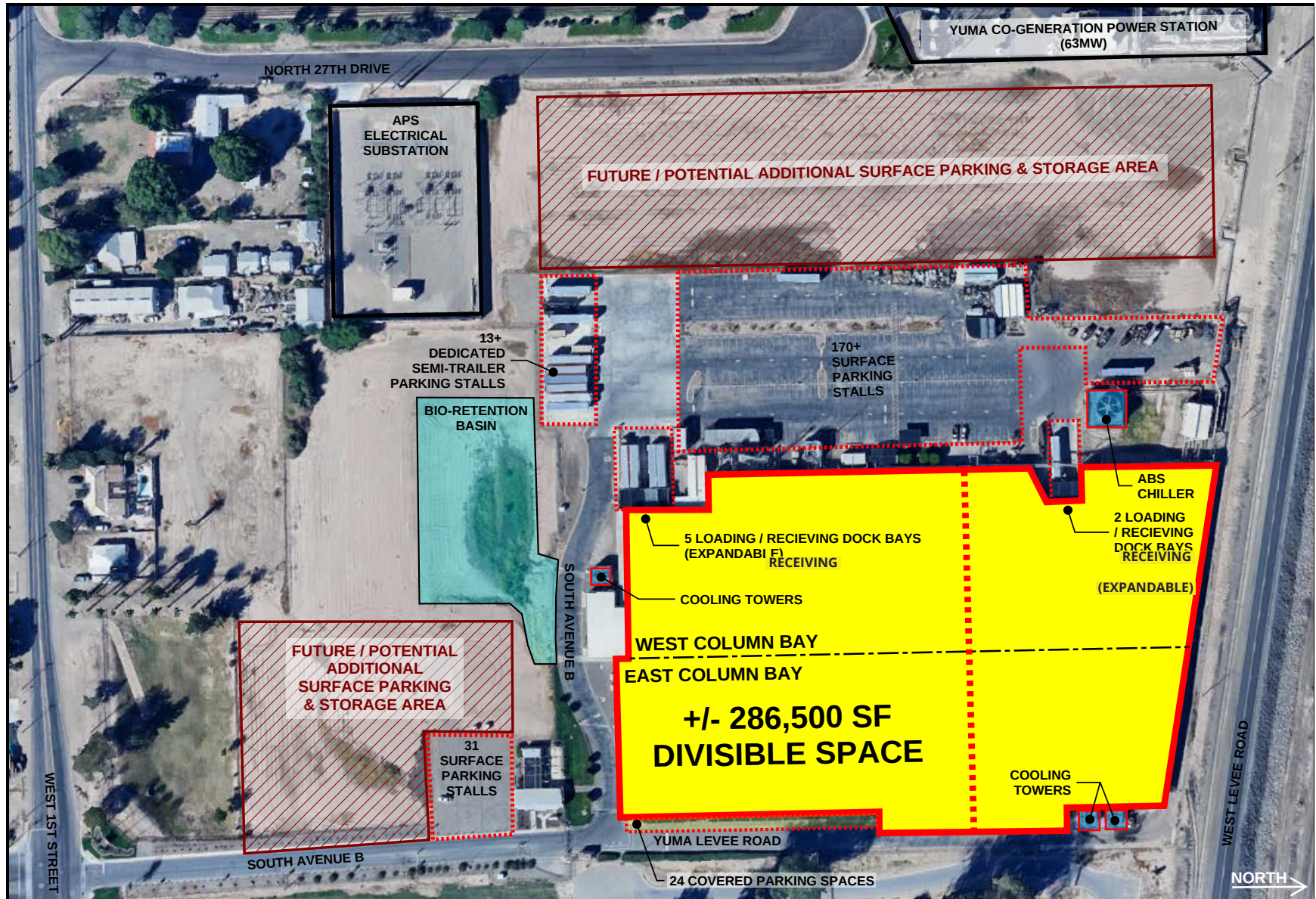
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Accelerating success.

Site Plan

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Features and Demographics

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Sale Price: Call broker
Lease Rate: \$0.58/SF/Month NNN

Power Supply

Arizona Public Service
480V, 3-Phase
4 Mega-Watts
Expandable to 8 Mega-Watts

Sewer

Current: City of Yuma 8" line
Capacity: 300 GPM (0.432 MGD)
Available/Future Connection: 10" Line
located to the north

Advantages

Building is Divisible
Future/Potential Additional Surface Parking &
Storage Area
24 Covered Parking Spaces
Bio-Retention Basin
13+ - Dedicated Semi-Trailer Parking Stalls

Drive-Times:
Less than 3 miles to Interstate 8
Less than 2 miles to U.S. 95
Less than 7 miles to Yuma International Airport

Water Supply

1.5" Main | 400 GPM
2.0" Main | 400 GPM
3.0" Main | 400 GPM

Structural Design

West Column Bay Spacing: 50' x 50'
East Column Bay Spacing: 30' x 50'

Natural Gas

Southwest Gas



**Twenty (20)
trailer
parking
spaces (ability
to expand)**



**7 Loading/
receiving
dock bays
(expandable)**



**18' - 24'
clear height**



**230 auto
parking
spaces**



**Fenced
and gated**

2024 Demographics



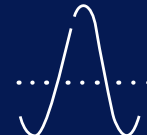
Population

3-mile	53,755
5-mile	90,449
10-mile	122,361



Average Household Income

3-mile	\$71,047
5-mile	\$72,113
10-mile	\$75,063



Median Age

3-mile	33.5
5-mile	33.9
10-mile	33.7



Households

3-mile	18,776
5-mile	32,400
10-mile	42,436

Property Photos

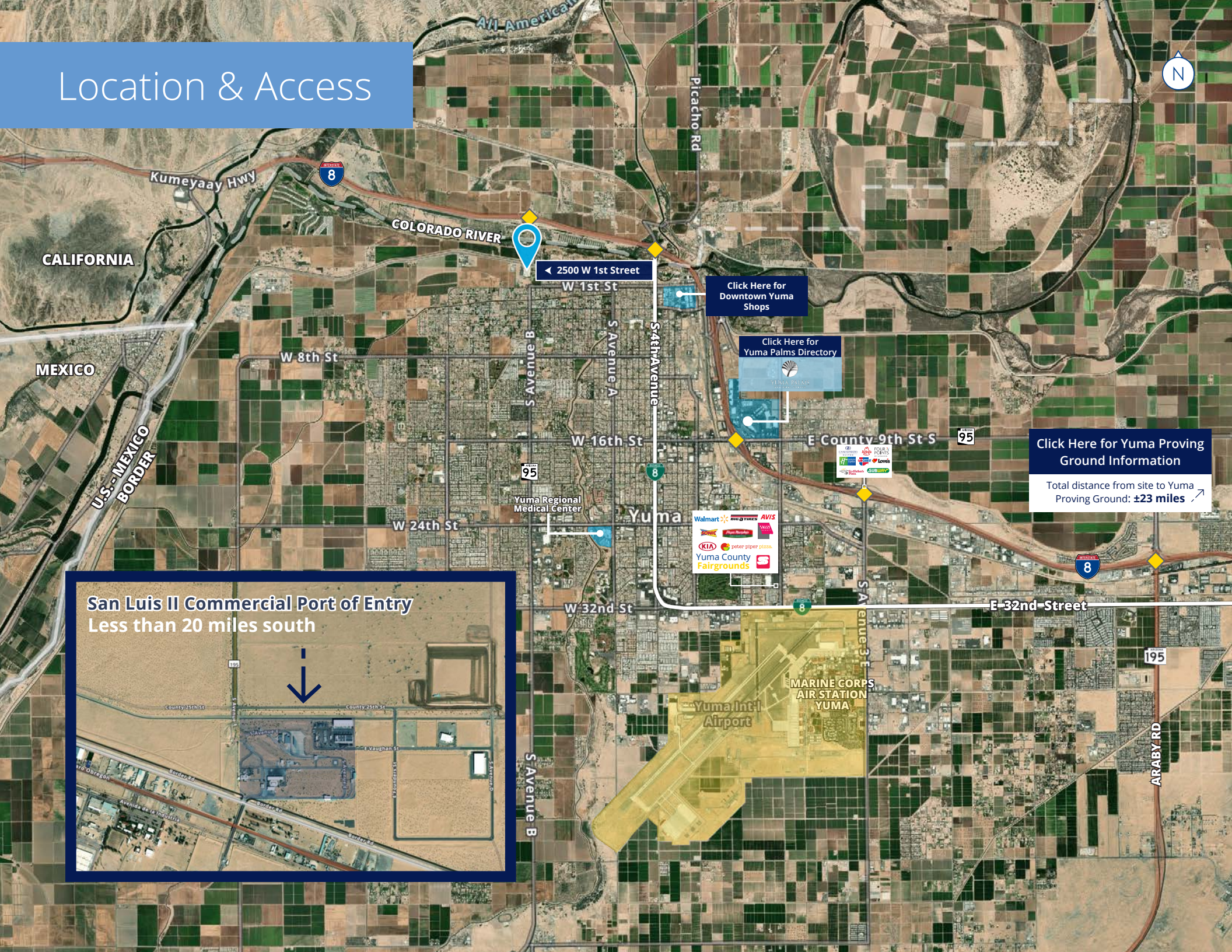
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Drive Time Map



Location & Access



← 2500 W 1st Street

[Click Here for
Downtown Yuma
Shops](#)

[Click Here for
Yuma Palms Directory](#)

[Click Here for Yuma Proving
Ground Information](#)

Total distance from site to Yuma
Proving Ground: **±23 miles**

San Luis II Commercial Port of Entry
Less than 20 miles south



The Yuma Economy

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Doing Business in Yuma

Yuma is located near the California/Arizona/Mexican borders, allowing companies to enjoy lower regulations and property taxes than California, while accessing a large labor pool. Overall, the cost of land, wages, utilities and taxes are much lower in the Yuma area.

Yuma is 172 miles away from San Diego, CA, 184 miles from Phoenix, AZ, 228 miles away from Tucson, AZ, and 38 miles from San Luis Rio Colorado, Sonora, Mexico, making Yuma the perfection location between these densely populated cities.

Yuma is gaining traction as a location for new manufacturing operations due to its lower cost of doing business (especially compared to California), labor availability, and its proximity to the Southern California market and Mexico. Recent activity includes:

- Almark Foods - 230 new jobs; 100,000 sf new construction
- MPW Industrial Services - 44 new jobs; 30,000 sf new construction
- Alside Windows - 73 new jobs; existing business
- Swire Coca Cola, USA - 10 new jobs; 57,000 sf new construction



Click to the left to
access **Uniquely
Yuma** brochure!

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