



20 Acres

INDUSTRIAL BUILD-TO-SUIT

South Avenue 4E & 36th Street | Yuma, AZ



LOCATION & FEATURES

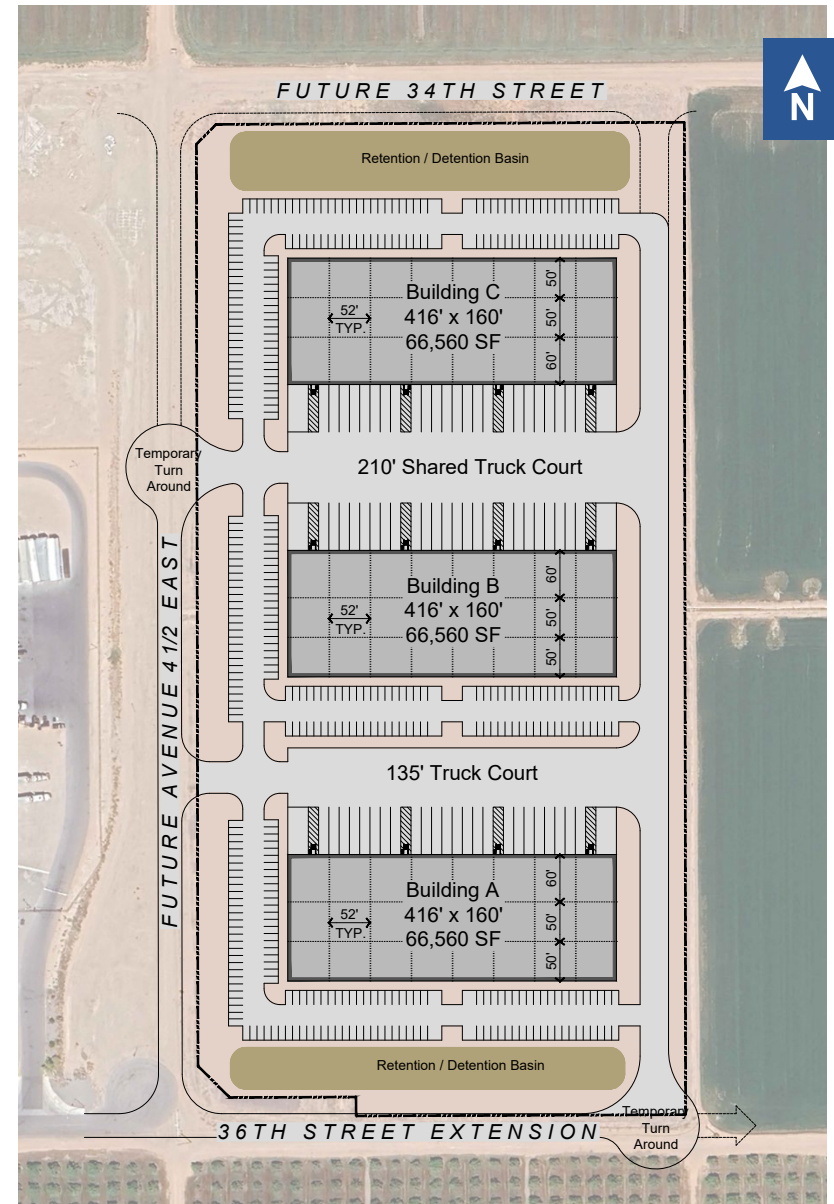
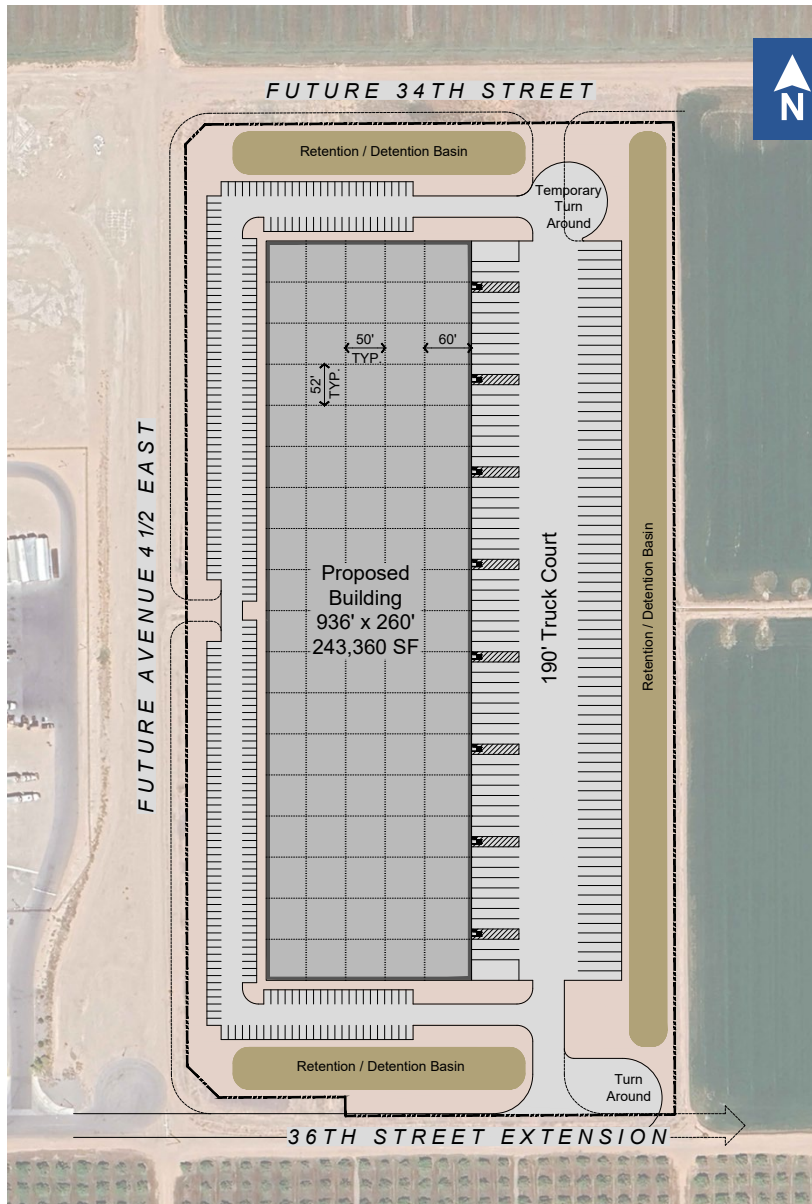
PROPERTY SUMMARY

Site Area	20 Acres
APN	697-43-001
Zoning	Light Industrial
General Plan	Light Industrial

This 20-acre parcel is a highly desirable site for industrial development with close proximity to Interstate 8. Surrounding neighbors include Yuma Marine Corp Air Station, Yuma International Airport, Yuma County Fair Grounds, Arizona Western College, and Northern Arizona University campus.



SITE PLANS - AVAILABLE FOR BUILD-TO-SUIT



LOCATION & ACCESS

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.

DOING BUSINESS IN YUMA

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.

SAN LUIS I LAND PORT OF ENTRY

- Port size: 15.9 acres
- \$307.5M budget allocated to the modification and expansion of the port through the Bipartisan Infrastructure Law and the Inflation Reduction Act
- Largest single non-commercial port expansion since 1984
- Second busiest non-commercial port in AZ
- Substantial completion Spring 2029

UTILITY OVERVIEW

Within close proximity to:

Electric Service - Arizona Public Services (APS)

Natural Gas Service - Southwest Gas

Sewer - City of Yuma

Water - City of Yuma

Telecom - Time Warner Cable/Spectrum and Century Link

LOCATION OVERVIEW

Parcel located off of Avenue 4 E and County 11 1/2 Street in between Avenue 4E and 5E.

±3.00 Miles to **Yuma International Airport**

±2.25 Miles to **Yuma Marine Corp Air Station**

±2.75 Miles to **Interstate 8**

±6.00 Miles to **Highway 95**

±2.25 Miles to **Highway 195**

The San Luis I Land Port of Entry is a major regional economic engine for the city of San Luis and Yuma County, supporting its agricultural and retail industries. The current expansion and modernization project will provide state-of-the-art facilities. San Luis I currently serves three million drivers and two-and-a-half million pedestrians annually. Once completed, the port will boast a 40% increase in pedestrian inspection capacity, a 100% increase in vehicle inspection capacity, and alleviate congestion. The port is vital to the food industry and related supply chains, as the key regional gateway for essential migrant field laborers. The agricultural sector in Yuma County supplies much of the winter produce consumed in the U.S.

CONTACT

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CALIFORNIA CONSTRAINTS? DISCOVER YUMA'S FREEDOM TO GROW

AB 98 introduces stricter design standards and limits siting for logistics projects, driving up development costs in California. Yuma offers a **cost-effective, business-friendly** alternative with fewer restrictions, ideal for logistics-focused growth.



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