

For Lease

Panattoni Yuma Industrial Park

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

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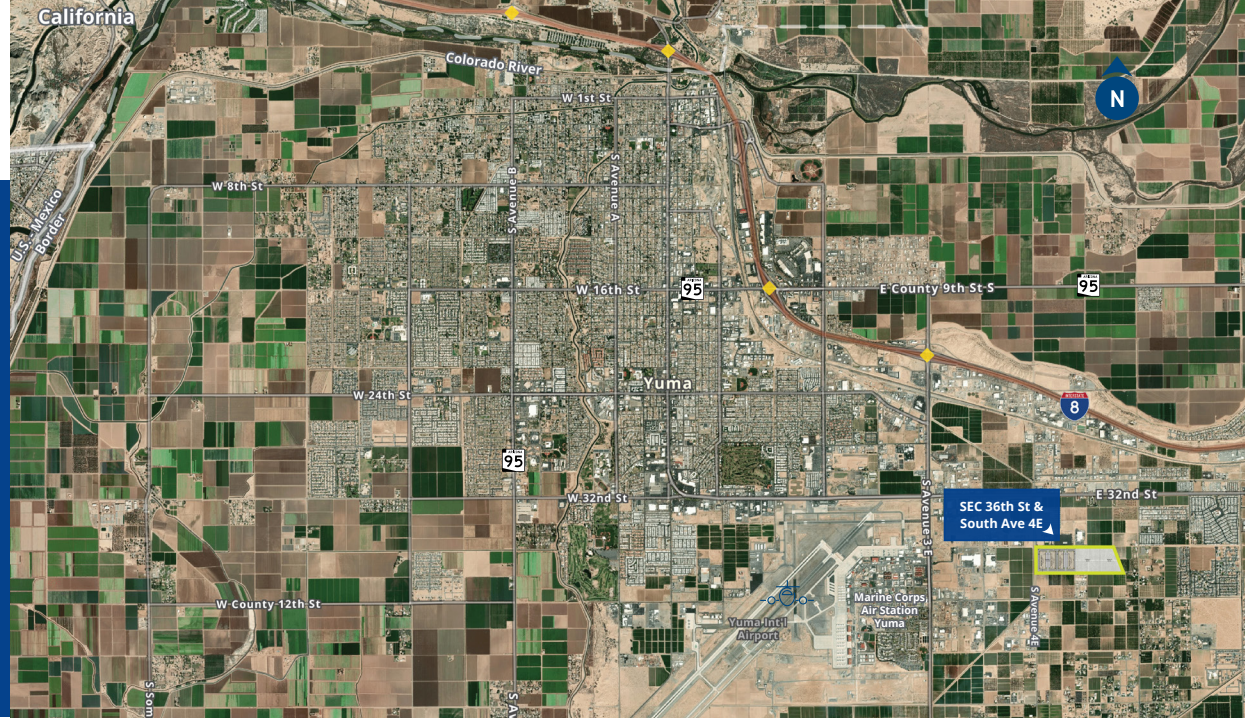
Accelerating success.

Panattoni Yuma Industrial Park

Location & Access

Travel Distances - To/From Yuma

CITY	DISTANCE	TIME	CITY	DISTANCE	TIME
San Luis Port	22 Miles	30 Mins	Tucson	238 Miles	3.25 Hours
Tijuana, MX	168 Miles	3.5 Hours	El Paso	555 Miles	7.83 Hours
Phoenix	185 Miles	3 Hours	Las Vegas	293 Miles	4.44 Hours
San Diego	173 Miles	2.5 Hours	Riverside	219 Miles	3.5 Hours
Los Angeles	270 Miles	4.25 Hours	Indio	145 Miles	2.5 Hours



Panattoni is developing four Class A industrial buildings in Yuma, Arizona with an expected delivery of Q4, 2024. Building square footage will range from ±234,000 - ±279,000. Yuma allows companies to enjoy lower regulations and property taxes than California, while accessing a large labor pool. Yuma is situated at the nexus of Arizona, California, and Mexico borders and is served by I-8 and US-95, making travel times to several destinations less than four hours. Located only minutes from Mexico, the San Luis Port of Entry provides commercial vehicles with immediate access to Mexico and is located 25 minutes south of Yuma via SR 195. Tijuana to Yuma is a 3.5 hour drive and can be done entirely via Mexico without traveling through California. **Other transportation services for Yuma include Union Pacific Railroad for freight and the Yuma International Airport.**

BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4	
Bldg Sq.Ft.	279,000	Bldg Sq.Ft.	234,000	Bldg Sq.Ft.	234,000	Bldg Sq.Ft.	279,000
Clear Height	32'	Clear Height	32'	Clear Height	32'	Clear Height	32'
Dock High	49	Dock High	49	Dock High	49	Dock High	49
Grade Level	2	Grade Level	2	Grade Level	2	Grade Level	2
Parking	1.35/1,000	Parking	1.56/1,000	Parking	1.63/1,000	Parking	1.01/1,000

Buildings include rear load docks, ESFR sprinklers.
±50,000 SF – ±1,026,000 available.