



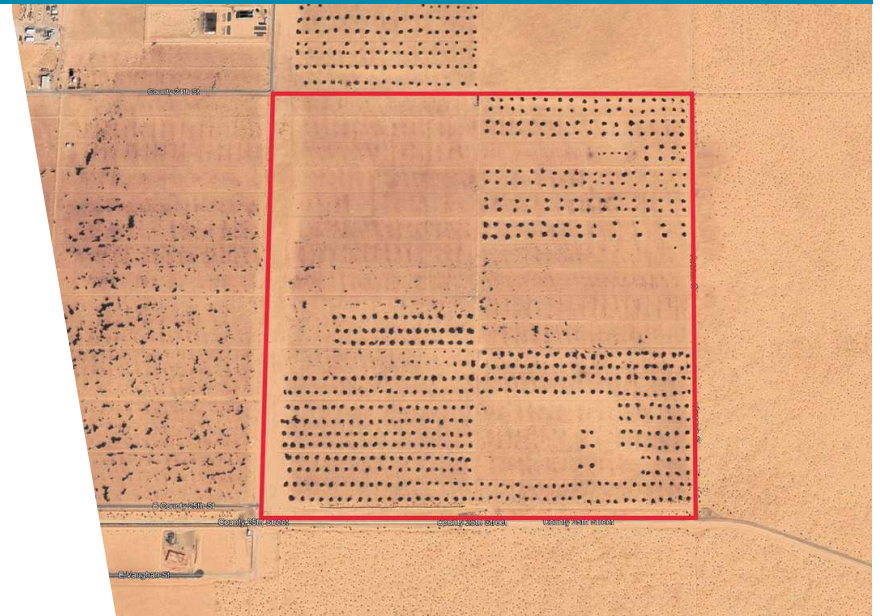
**24TH STREET AND AVENUE C**  
SAN LUIS (YUMA), AZ

AVAILABLE FOR SALE  
**INDUSTRIAL PARK LAND W/ HEAVY UTILITIES**

40-640 Acres

## PROPERTY HIGHLIGHTS

- **Size:** 40 to 640 acres divisible
- **Location:** Located in San Luis Industrial Park on the border of California, Arizona, and Mexico
- **Land w/ Heavy Utilities**
- **Internet:** Allo Fiber & Spectrum
- **Power:** Arizona Public Service. 4 MW available now. **Less than 25 MW** possible in +/- 18 months, **32 + MW** in +/- 36 months
- **Water:** City of San Luis, 12-inch line, Along Avenue D between Co 24 & Co 25th, County 25 between E & D, County 24th between E & D
- **Sewer:** City of San Luis, 15-inch line (South half section) and 18-inch line (North half section)
- **Natural Gas:** Southwest Gas, 3-inch – high pressure line running east / west at County 24th between C and D, 1 ¼" line – running north / south at C ½ between County 24th and County 25th, Upgradable depending upon load needed.
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- **Foreign Trade Zone:** Along with possible duty and tariff elimination of reduction, Arizona offers up to an 80% reduction in state real and personal property taxes by operating in a Federally qualified Foreign Trade Zone.



# DEMOGRAPHICS



## YUMA COUNTY DEMOGRAPHICS

- 204,374 Population
- 74,868 Employed Population
- 35.3 Median Age

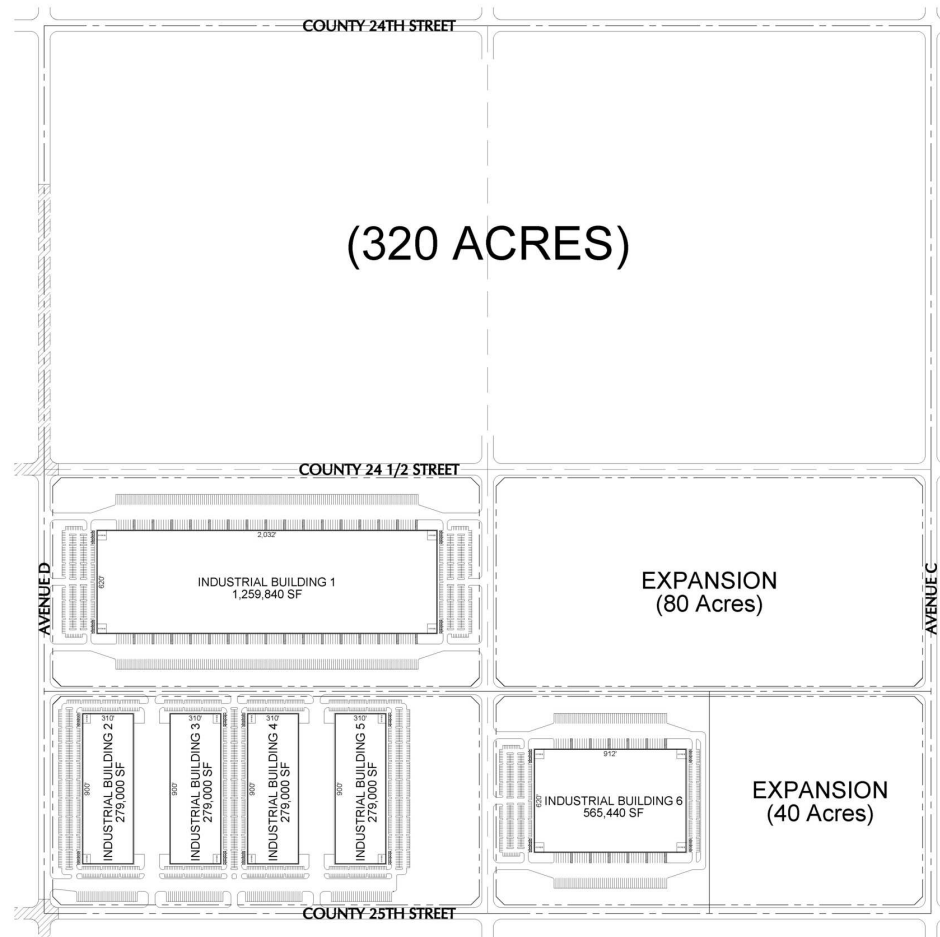
## SAN LUIS CROSSING ANNUAL TRAFFIC

- 2.5 Million Pedestrians
- 3 Million Vehicles

## CONCEPTUAL SITE PLANS

40 ACRES TO 640 ACRES AVAILABLE  
"ALL OR PART"

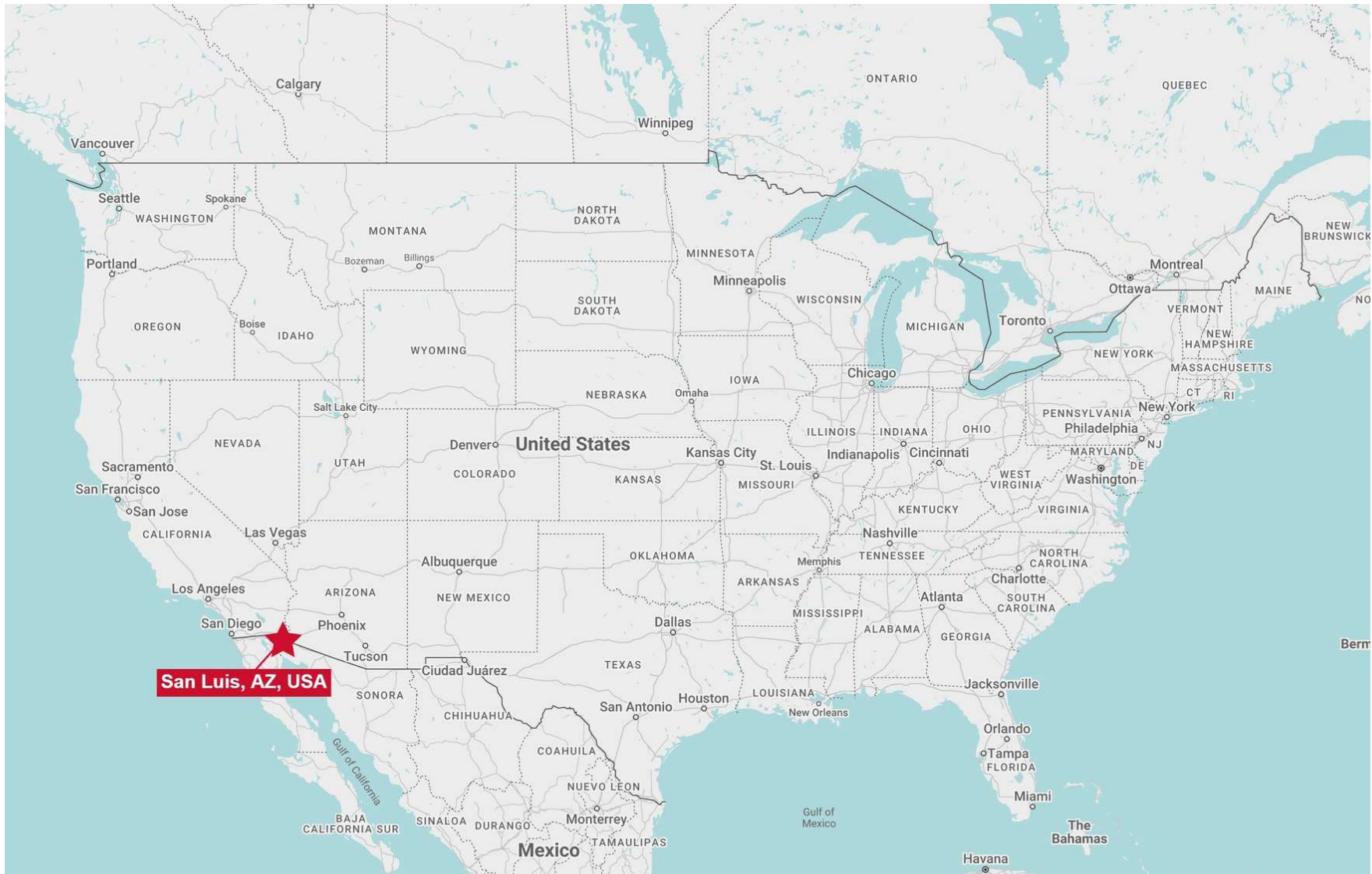
"CONCEPTUAL SITE PLANS SHOWN BELOW"



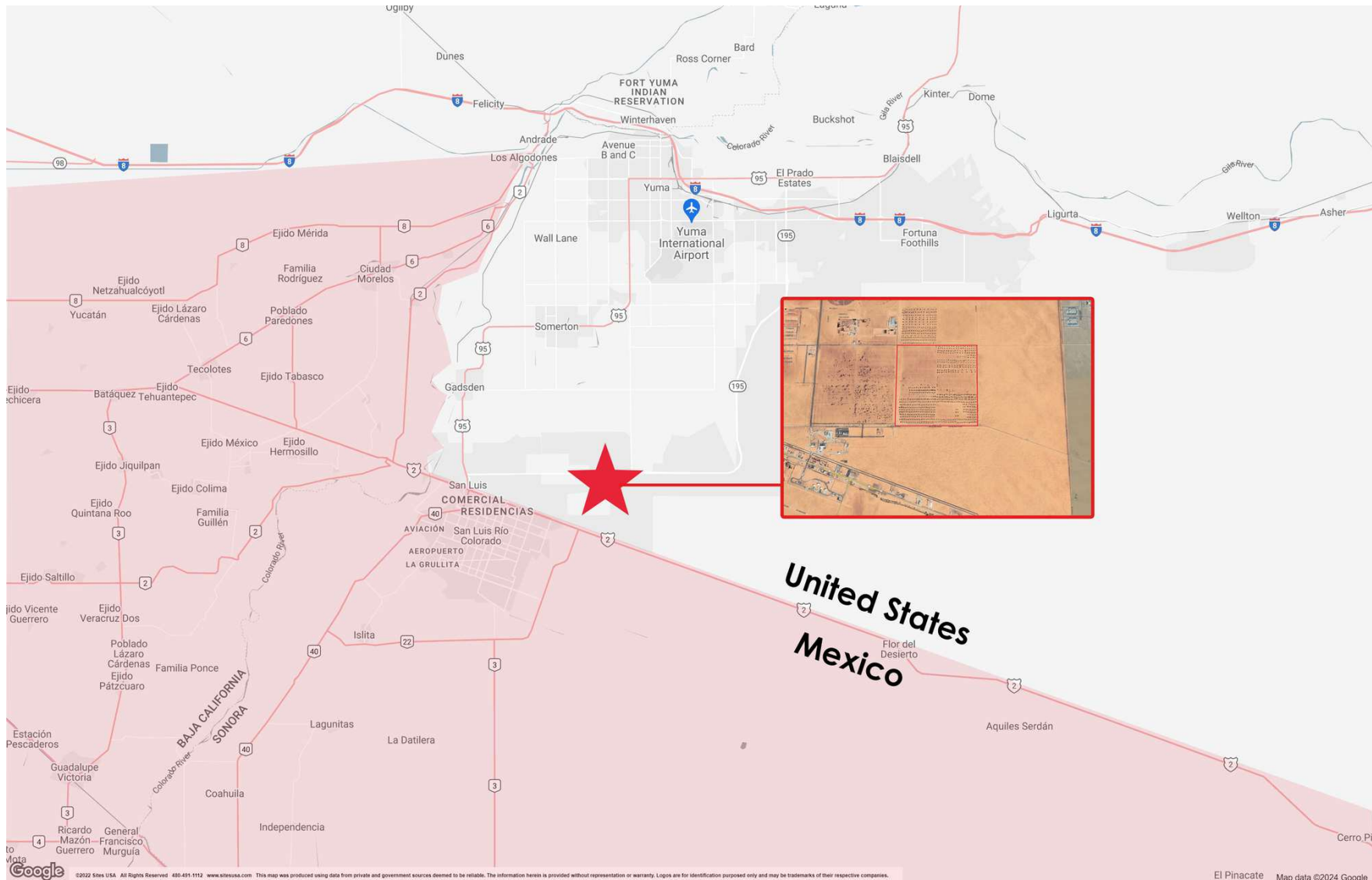
## ADDITIONAL PHOTOS



## NATIONAL MAP



## AREA MAP



# CONTACT



**Carson Erard**

Vice President

**303.779.4345**

cerard@binswanger.com



**Charles Pawlak**

Senior Vice President

**480.282.3665**

cpawlak@binswanger.com



**Thomas Pancrazi**

Broker

**928.782.0000**

tom@pancrazi.com



6400 S Fiddlers Green Circle  
Suite 100  
Greenwood Village, CO 80111  
Phone: 303.779.4345  
binswanger.com

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