



## 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 1/4" line – running north / south at C 1/2 between County 24th and County 25th, Upgradable depending upon load needed.
- 
- **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.



# DEMOCRAPHICS



## YUMA COUNTY DEMOCRAPHICS

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

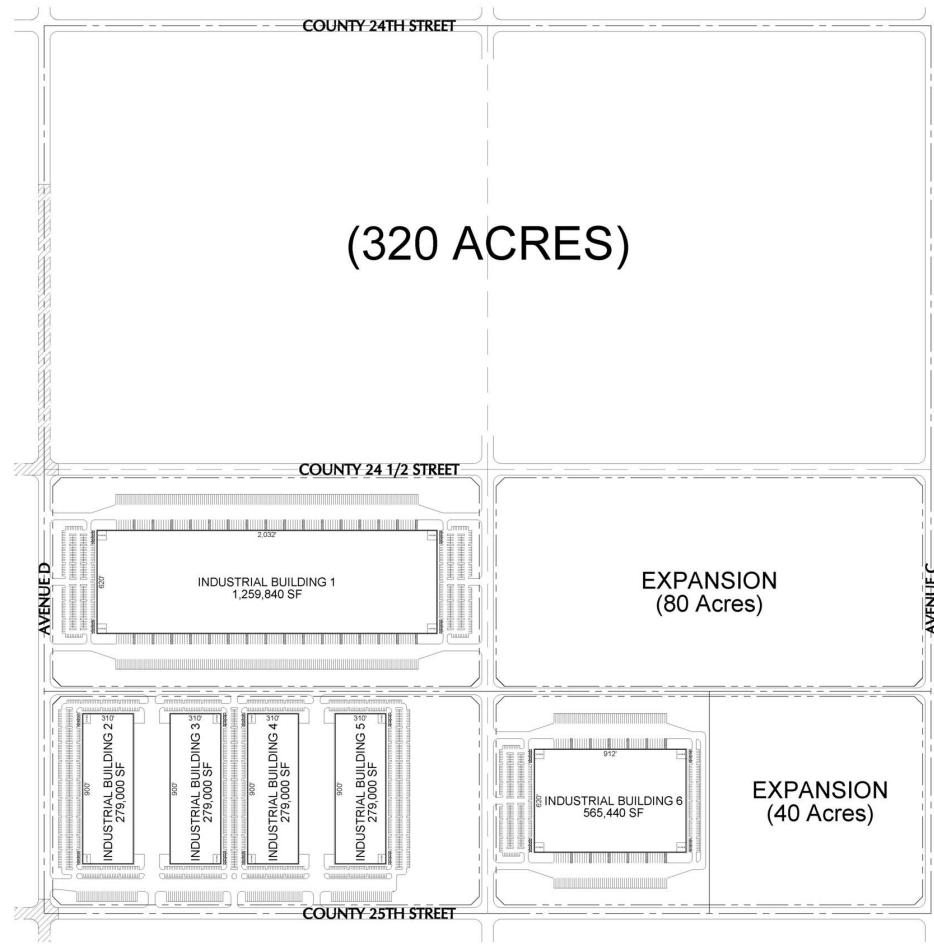
## SAN LUIS CROSSING ANNUAL TRAFFIC

- 2.5 Million Pedestrians
- 3 Million Vehicles

# CONCEPTUAL SITE PLANS

40 ACRES TO 640 ACRES AVAILABLE  
"ALL OR PART"

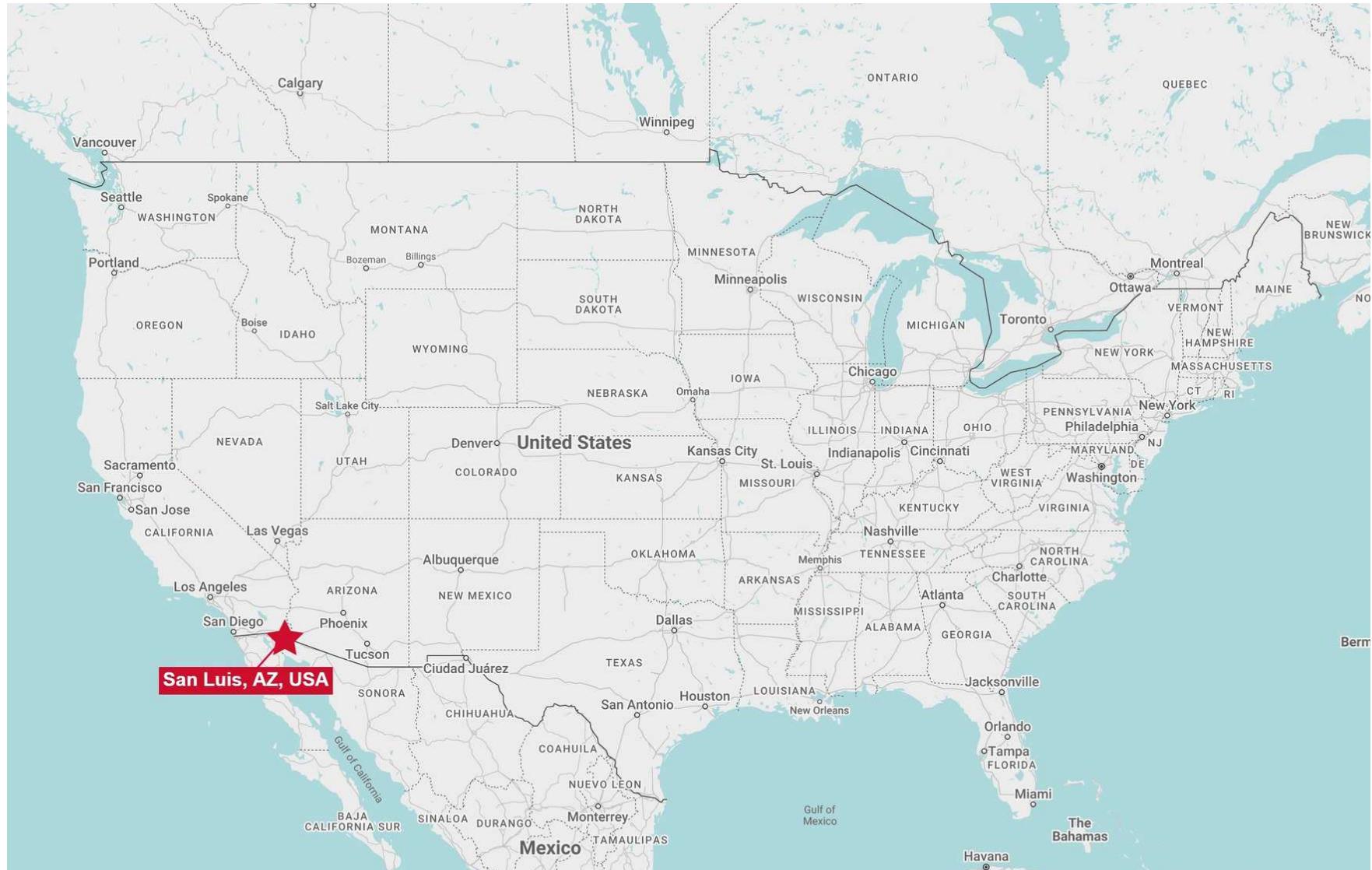
"CONCEPTUAL SITE PLANS SHOWN BELOW"



## ADDITIONAL PHOTOS



# NATIONAL MAP



# AREA MAP



# CONTACT



**Carson Erard**  
Vice President  
**303.779.4345**  
[cerard@binswanger.com](mailto:cerard@binswanger.com)



**Charles Pawlak**  
Senior Vice President  
**480.282.3665**  
[cpawlak@binswanger.com](mailto:cpawlak@binswanger.com)



**Thomas Pancrazi**  
Broker  
**928.782.0000**  
[tom@pancrazi.com](mailto:tom@pancrazi.com)



6400 S Fiddlers Green Circle  
Suite 100  
Greenwood Village, CO 80111  
Phone: 303.779.4345  
[binswanger.com](http://binswanger.com)

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.