

3550 E 40TH ST

YUMA, AZ

PREPARED BY:

NEWMARK



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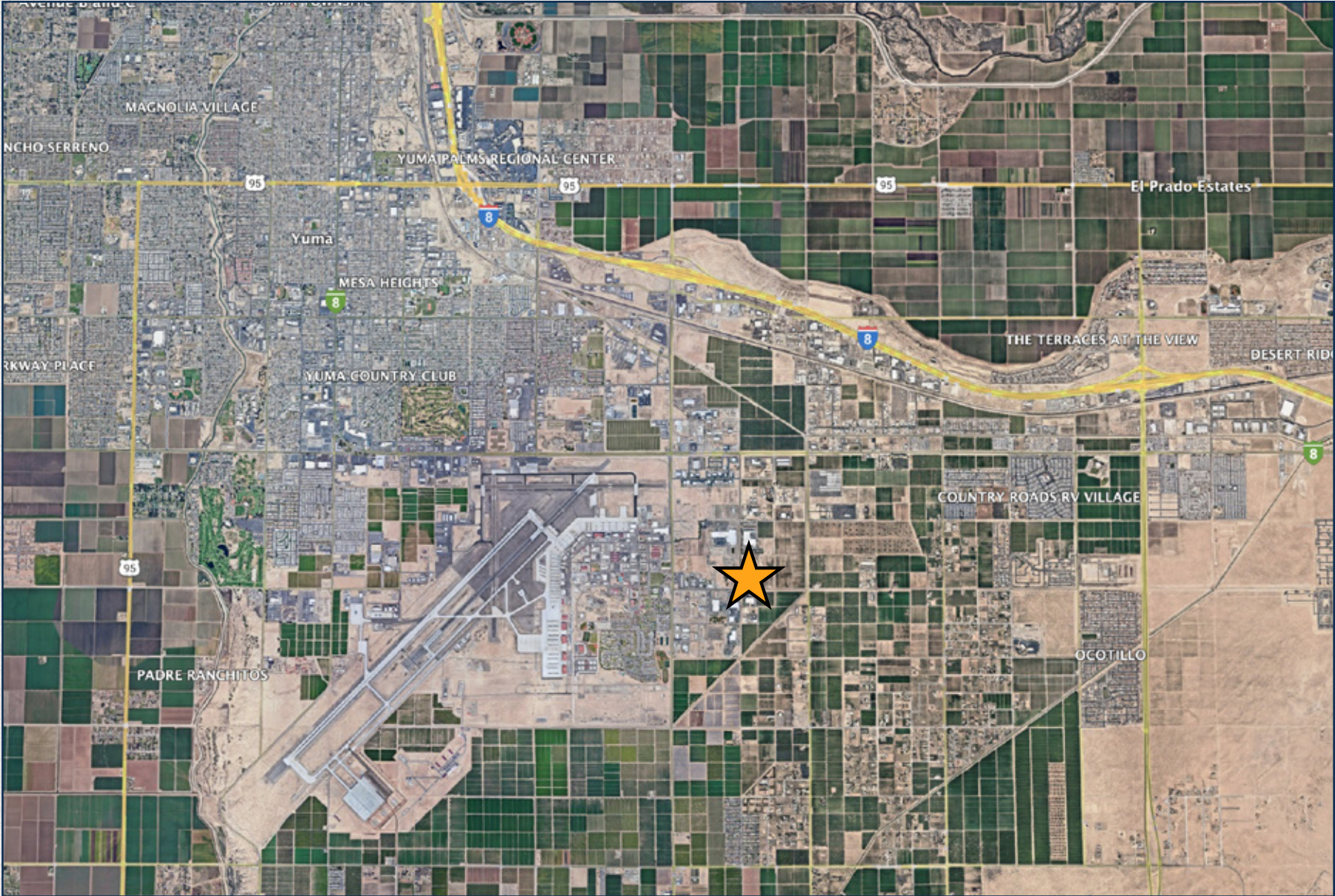


Subject Property

Total Building SF	±55,260 SF of Warehouse ±10,000 SF of Office
Clear Height	24' (From Top of Eave)
Power	3,000 Amps, 277/480 Volts
Loading	12 Dock-High 2 Double-Wide Dock-High 3 Grade Level
Security Cameras	Throughout the Facility (90 Cameras)
Year Built	1992
Zoning	Light Industrial
Lighting	LED Lighting with Motion Sensor in Warehouse
Employee Parking	111 Total Spaces (5 Handicap)



Location Map





Avenue 4 E

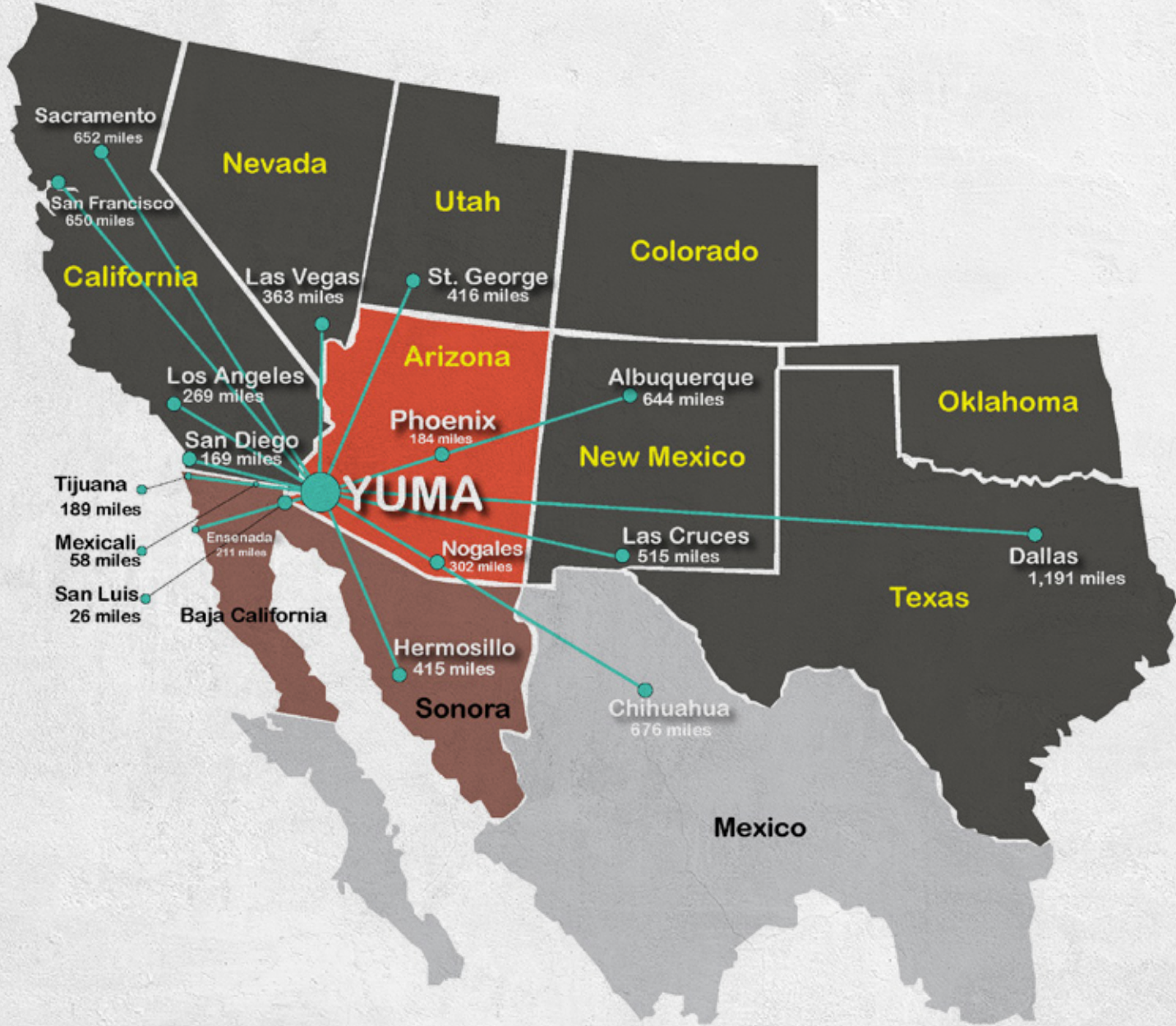
36TH St

SITE

County 12TH St

Avenue 3 1/2 E

Strategic Location Map





Area Overview

Yuma and the Greater Yuma Region

Yuma, located in the southwestern corner of Arizona, is a city known for its rich history, vibrant culture, and strategic location. Bordering California and Mexico, Yuma serves as a critical junction between major markets in the United States and Mexico. The Greater Yuma Region, encompassing the city and its surrounding areas, covers an area of 5,522 square miles and is renowned for its agricultural prowess. Producing 90% of the United States' leafy vegetables during the winter months, the agricultural industry in Yuma generates over \$3 billion in revenue annually. The region's warm climate and abundant sunshine have earned Yuma the title of the "Sunniest City in the World," attracting tourists and seasonal visitors who contribute significantly to the local economy. Yuma and Yuma County offer various incentives to stimulate economic growth, encouraging new business development, expansions, and relocations. The City of Yuma's Economic Development Fund provides performance-based incentives, including up to \$500 per new hire, awarded as an upfront cash grant. Yuma County's Economic Development Fund offers up to \$1,000 per new hire, tied to infrastructure improvements and employee training costs. Additionally, Yuma's Workforce Board covers the entire cost of employee training programs and reimburses 50% of employee salaries during training for up to six months. Other incentives include construction sales tax reimbursements, amortization of water and sewer connection fees, and expedited plan permits and fee waivers to alleviate up-front construction costs for businesses.



CRE Market Summary for Yuma

The commercial real estate market in Yuma is experiencing significant growth, driven by the region's economic incentives and strategic location. With agriculture, military, and tourism as the primary industries, there is a steady demand for commercial properties to support these sectors. The influx of winter visitors and the consistent population growth have further fueled the need for retail, hospitality, and service-oriented real estate across the region. Additionally, ongoing development projects and infrastructure improvements in the area have attracted real estate investors and developers, contributing to a dynamic and competitive market environment.

Major Educational Institutions and Employers

Educational Institutions and Military Contributions

Yuma's educational institutions and military presence play a crucial role in the region's development. The Marine Corps Air Station (MCAS) Yuma and the U.S. Army Yuma Proving Ground are significant contributors to the local economy, generating approximately \$900 million annually. MCAS Yuma, the busiest Marine Corps aviation facility, supports a range of training operations and hosts numerous military units. The city is also home to several educational institutions that play a vital role in the community and local economy. Arizona Western College (AWC) is a prominent institution offering a wide range of academic programs, vocational training, and continuing education courses. AWC collaborates with local industries and military facilities to provide tailored programs that meet workforce needs, ensuring a skilled labor pool. Additionally, Yuma Union High School District and Yuma Elementary School District are major employers, providing jobs for a substantial number of educators, administrators, and support staff. These institutions contribute greatly to the local economy through employment and aid in the continuous development of a well-educated and capable workforce.

Major Employers

Yuma Region Medical Center (Private) – 3,763 employees

MCAS Yuma (Public) – 3,597 employees

Yuma Proving Ground (Public) – 2,520 employees

Yuma County (Public) – 1,355 employees

City of Yuma (Public) – 1,270 employees

Yuma Elementary School District #1 (Public) – 1,259 employees

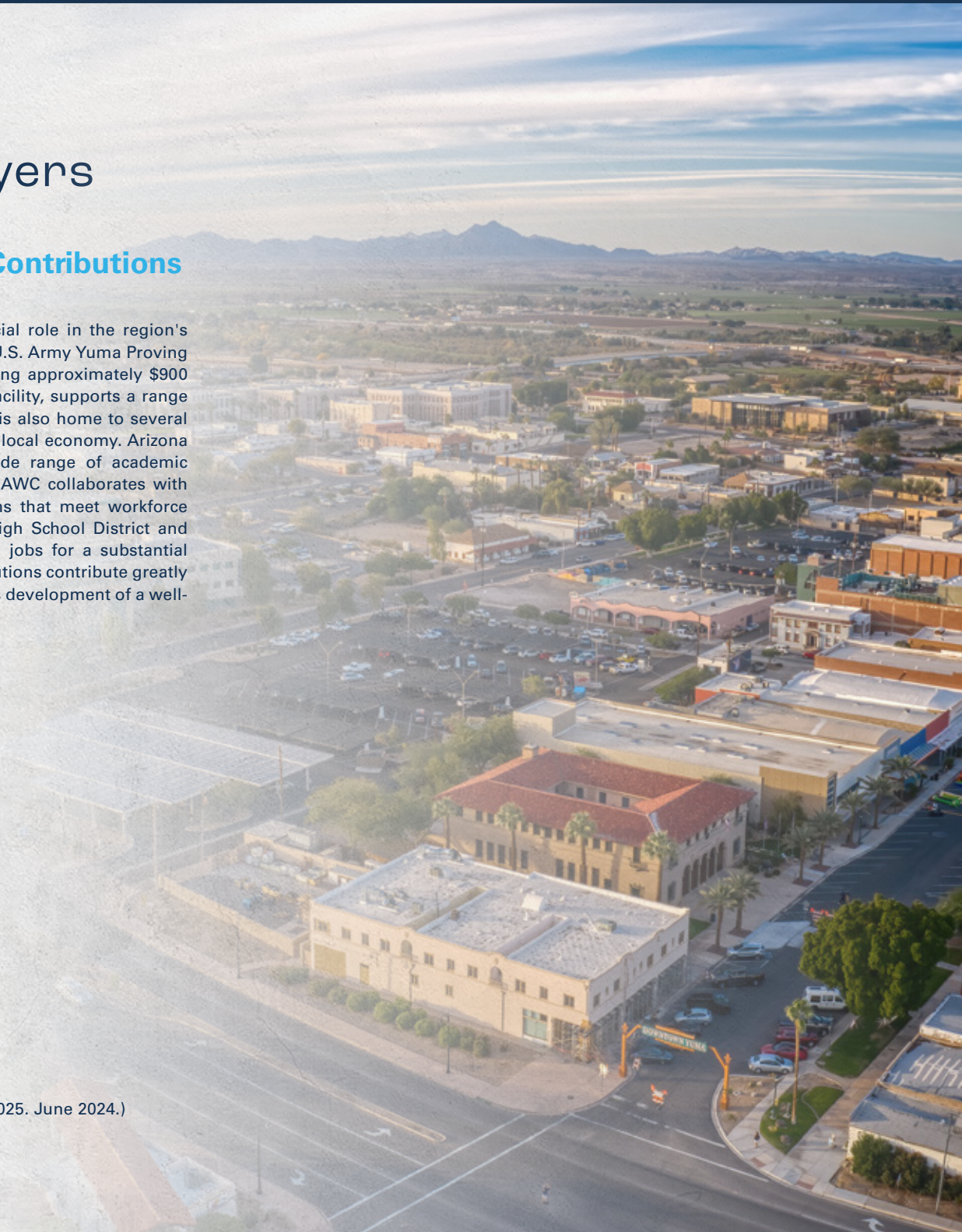
Yuma Union High School District (Public) – 1,059 employees

Anonymous Contractor (Private) – 1,030 employees

Department of Corrections R&R (Public) – 1,022 employees

Arizona Western College (Private) – 949 employees

(Greater Yuma Economic Development Corp. Top Employers 2024-2025. June 2024.)





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