



# ±286,500 Square Feet For Sale

2500 W. 1st Street | Yuma, AZ

Contact Us for Sale Information:

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Accelerating success.

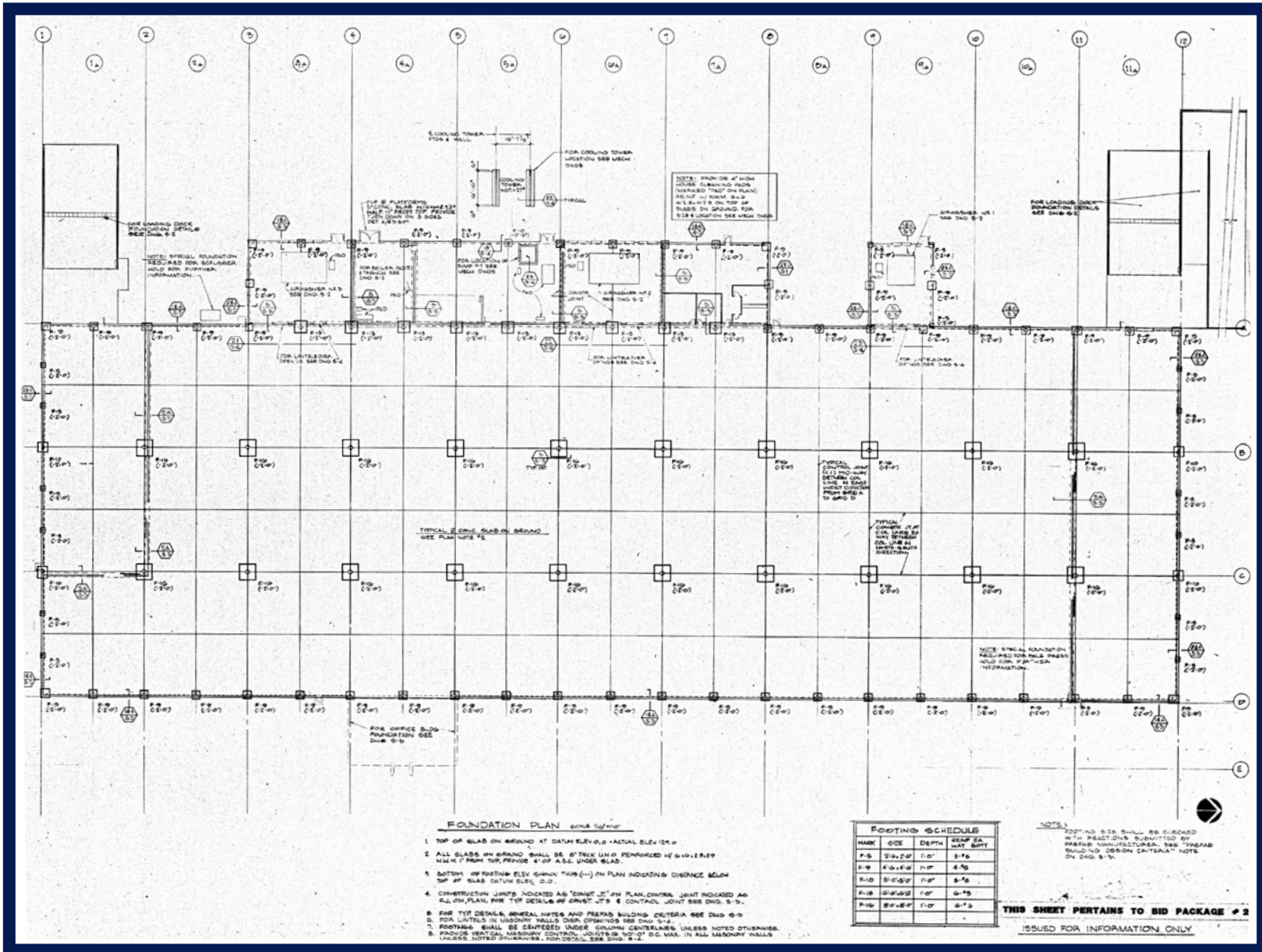
# Site Plan

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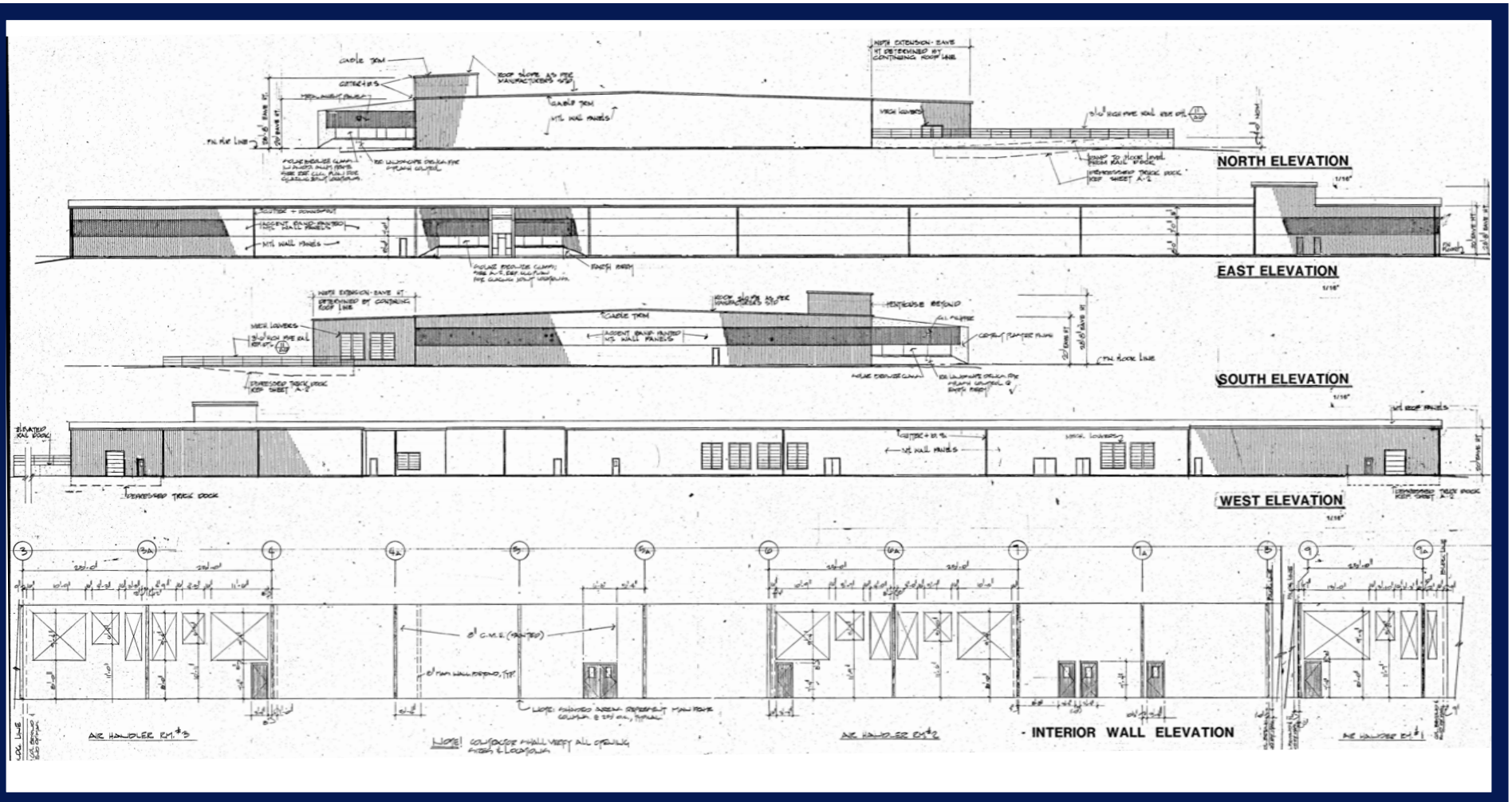
# Floor Plan

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# Elevations

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# Features and Demographics

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## Power

Arizona Public Service

1200 amps, 480v

4MW, expandable to 8MW

## Water

1.5", 400 GPM

2.0", 400 GPM

3.0", 400 GPM

## Sewer

Current: City of Yuma 8" line

There is a 10" line bordering the facility on the north but not currently connected.

With the 8" line, the estimated existing capacity is 300 gpm or 0.432 MGD with potential to expand to 10" line

## Column Spacing

Building 1 (West) 50' x 50'

Building 2 (East) 30' x 50'

## Gas

Southwest Gas

## Advantages

Multiple office spaces throughout

Excess land (ability for expansion)

Drive-Times:

Less than 3 miles to Interstate 8


Less than 2 miles to U.S. 95

Less than 7 miles to Yuma International Airport

 P Twenty (20) trailer parking spaces (ability to expand)

 7 dock doors

 18' - 24' clear height

 P 230 auto parking spaces

 Built in 1989

 Fenced and gated

## 2024 Demographics



### Population

3-mile	53,755
5-mile	90,449
10-mile	122,361



### Average Household Income

3-mile	\$71,047
5-mile	\$72,113
10-mile	\$75,063



### Median Age

3-mile	33.5
5-mile	33.9
10-mile	33.7



### Households

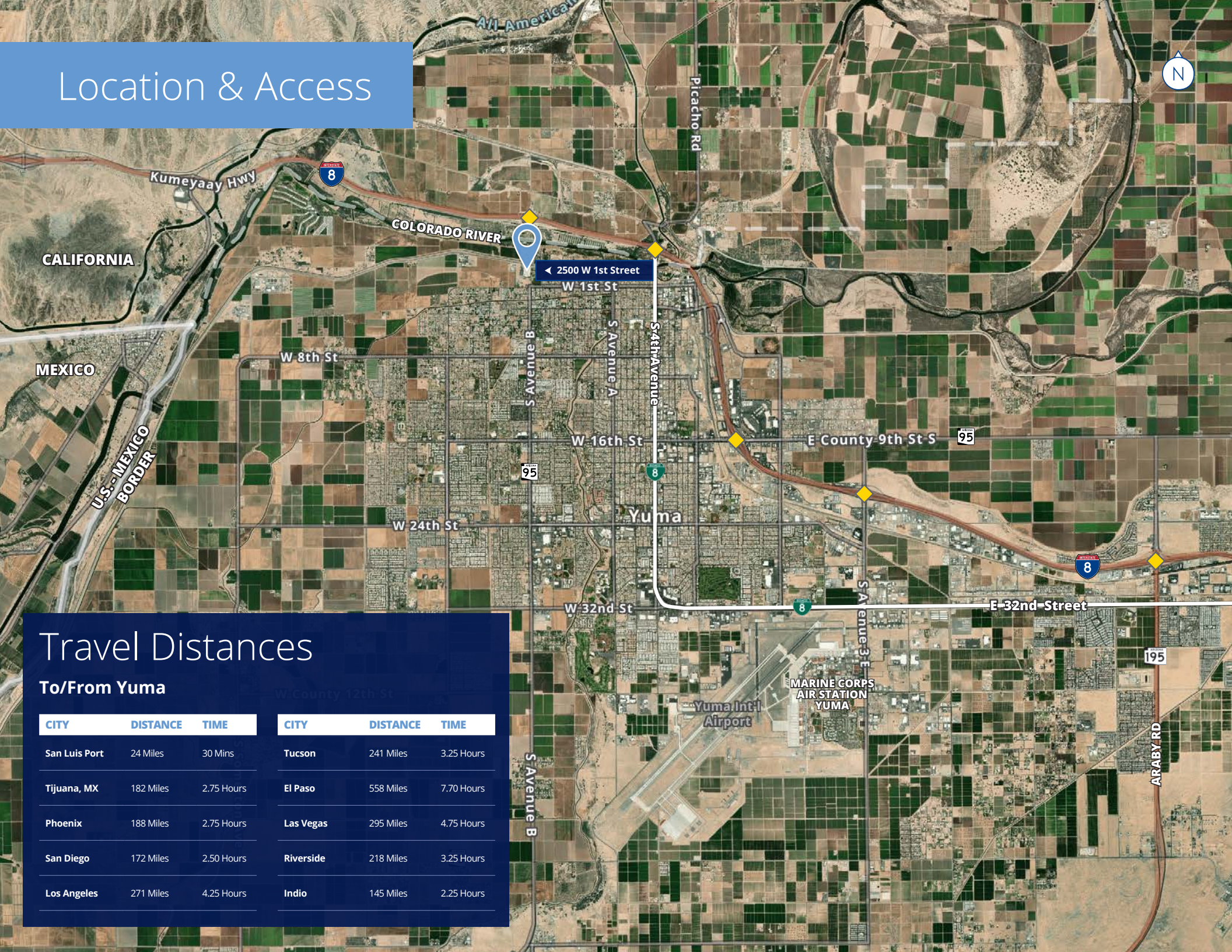
3-mile	18,776
5-mile	32,400
10-mile	42,436

# Property Photos

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# Location & Access



CALIFORNIA

MEXICO

U.S. - MEXICO  
BORDER

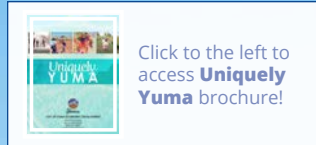
## Travel Distances

### To/From Yuma

CITY	DISTANCE	TIME	CITY	DISTANCE	TIME
San Luis Port	24 Miles	30 Mins	Tucson	241 Miles	3.25 Hours
Tijuana, MX	182 Miles	2.75 Hours	El Paso	558 Miles	7.70 Hours
Phoenix	188 Miles	2.75 Hours	Las Vegas	295 Miles	4.75 Hours
San Diego	172 Miles	2.50 Hours	Riverside	218 Miles	3.25 Hours
Los Angeles	271 Miles	4.25 Hours	Indio	145 Miles	2.25 Hours

# The Yuma Economy

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## Doing Business in Yuma

A 2019 report by Applied Economics shows Yuma manufacturing facilities saving an average of 16-18% when compared to similar locations in California. The cost of land, wages, utilities and taxes are much lower in the Yuma area.

The City of Yuma is considered by the development community to be one of the most business-friendly cities in Arizona. The City is committed to being a location of choice for businesses and developers, and regularly reviews its processes and development policies and provides a high level of customer service.

The City of Yuma has a well-defined development process that provides problem-solving and predictability for companies and the development community. The Planning and Neighborhood Services and Building Safety departments work closely with businesses and are available to assist on issues related to planning, development, and zoning.

Staff coordinates Pre-Development Meetings (PDM) in an effort to facilitate and expedite development activity in Yuma. The meetings allow applicants the opportunity to present their project prior to formal submission in order to gain valuable feedback and comment from city departments engaged in the development process.

Yuma offers performance-based incentives consistent with state statutes. Keys to the availability of incentives include the creation of good paying jobs, a positive economic impact analysis, and meaningful capital investment.

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