

▶ **CLICK HERE
FOR VIDEO**

FOR LEASE / SALE

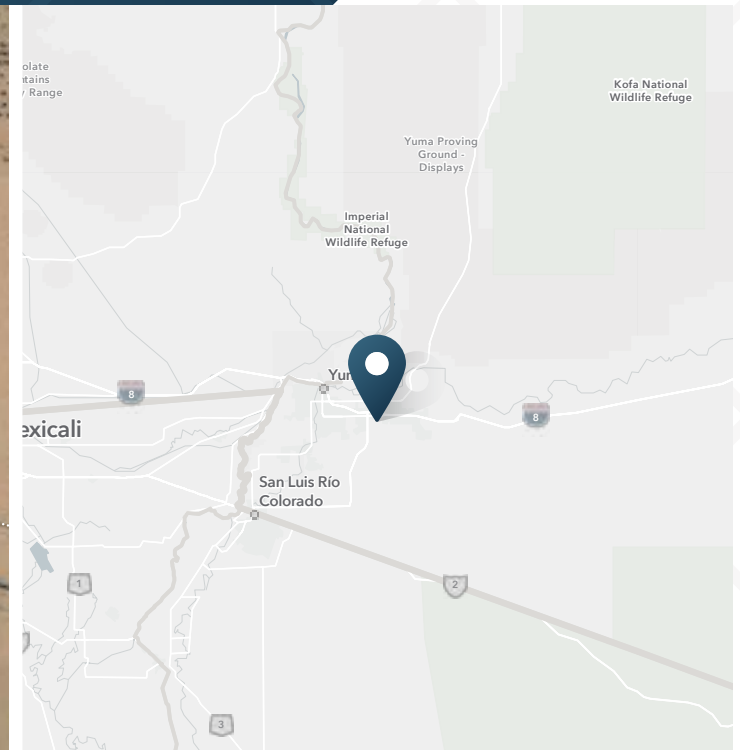
Magrino Industrial Park

Port Authority Avenue/25th Street | San Luis, AZ 85336



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±80 AC

Total Available

Track A: ±6 AC / 6 Lots

Track B: ±74 AC / 12 Lots

\$5.00 PSF

For Sale

\$14.00 PSF/yr

For Lease

ABOUT THE PROPERTY

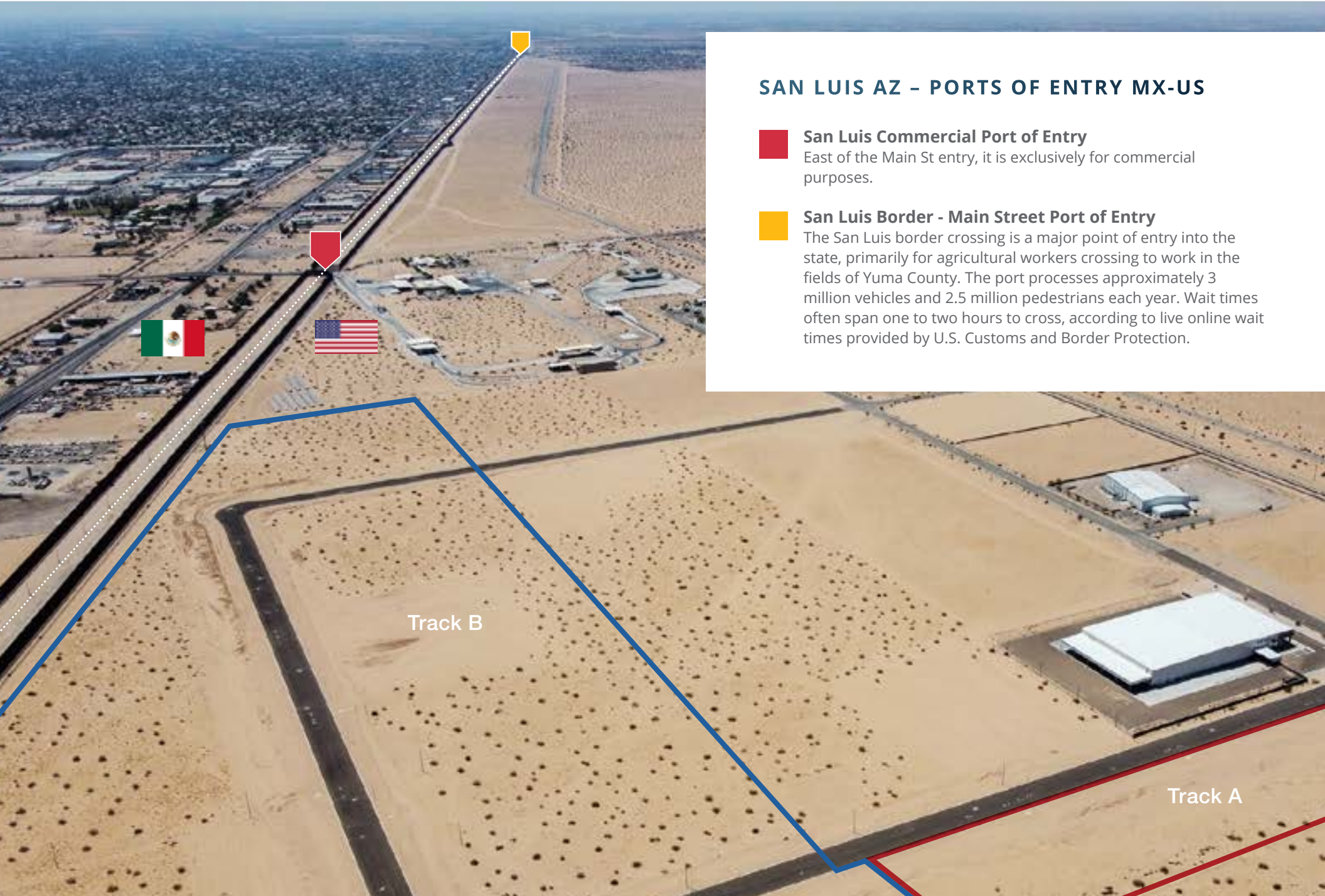
- Magrino Industrial Park is located in the southwestern corner of Arizona
- Adjacent to the international border between US and Mexico and, located within the Foreign Trade Zone.
- The Gary J. Magrino Industrial Park serves two countries and four states; Arizona, California, Sonora and Baja California.
- Parcels: 227-23-042, 227-23-043, 227-23-044, 227-23-045, 227-23-046, 227-23-047 and 227-23-048
- Zoning: C-2 Yuma County
- Primary Use: Logistics, Manufacturing

PROPERTY HIGHLIGHTS



- East Port Connectivity: Exclusively for commercial purposes
- \$300 million US dollars invested
- Direct access to I-8 within 27 miles / 31 minutes from the US-MX border
- FAST & C-TPAT programs available
- ADOT substation allows trucks up to 96,000 lbs over weight limit
- Easy access to Interstate I-10, 4th longest coast-to-coast highway in the USA
- Quick access to the main Interstate Highway on the West I-5 connecting all the way from Canada to Mexico
- Only access to Baja Peninsula through Mexico Federal Highway

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SAN LUIS AZ - PORTS OF ENTRY MX-US

-  **San Luis Commercial Port of Entry**
East of the Main St entry, it is exclusively for commercial purposes.
-  **San Luis Border - Main Street Port of Entry**
The San Luis border crossing is a major point of entry into the state, primarily for agricultural workers crossing to work in the fields of Yuma County. The port processes approximately 3 million vehicles and 2.5 million pedestrians each year. Wait times often span one to two hours to cross, according to live online wait times provided by U.S. Customs and Border Protection.

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KEY INDICATORS

| CURRENT QUARTER | RBA | VACANCY RATE |
|------------------------|------------------|--------------|
| Logistics | 3,219,345 | 0.8% |
| Specialized Industrial | 1,987,163 | 0% |
| Flex | 119,593 | 0% |
| Market | 5,326,091 | 0.5% |

0

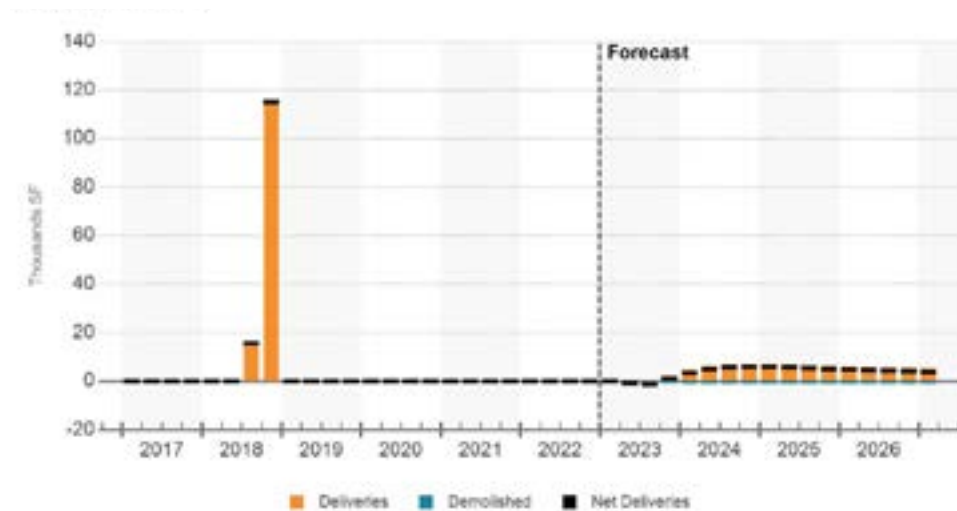
Deliveries

During past 5 years

0.5%

Vacancy Rate

DELIVERIES & DEMOLITIONS

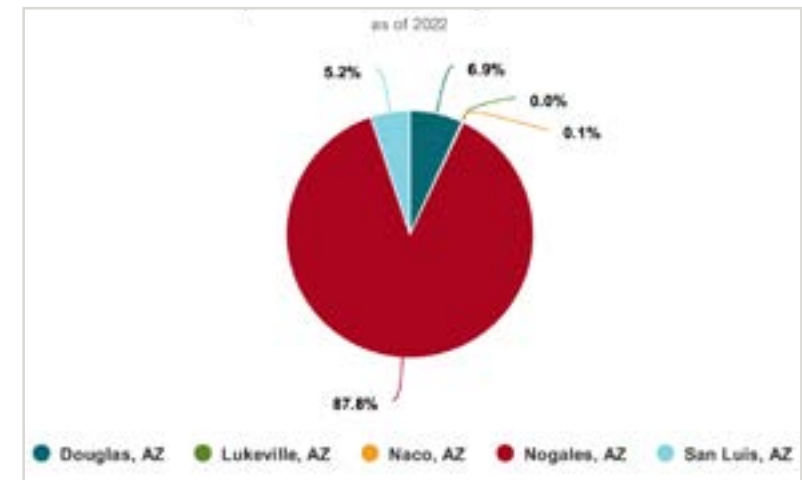


- Yuma AZ has performed a very low vacancy of 0.5% without any deliveries during the past 5 years.
- Logistics Supply & Demand will lead the SF growth in the next 5 years.
- Overall vacancy will keep an avg under 1.5% in the next 5 years.

DEMOGRAPHIC TRENDS

| DEMOGRAPHIC | Current Level | |
|-------------------------|---------------|-------------|
| | METRO | U.S. |
| Population | 207,089 | 333,062,469 |
| Households | 75,219 | 129,210,664 |
| Median Household Income | \$59,626 | \$73,882 |
| Labor Force | 98,944 | 164,954,234 |
| Unemployment | 14.6% | 3.7% |

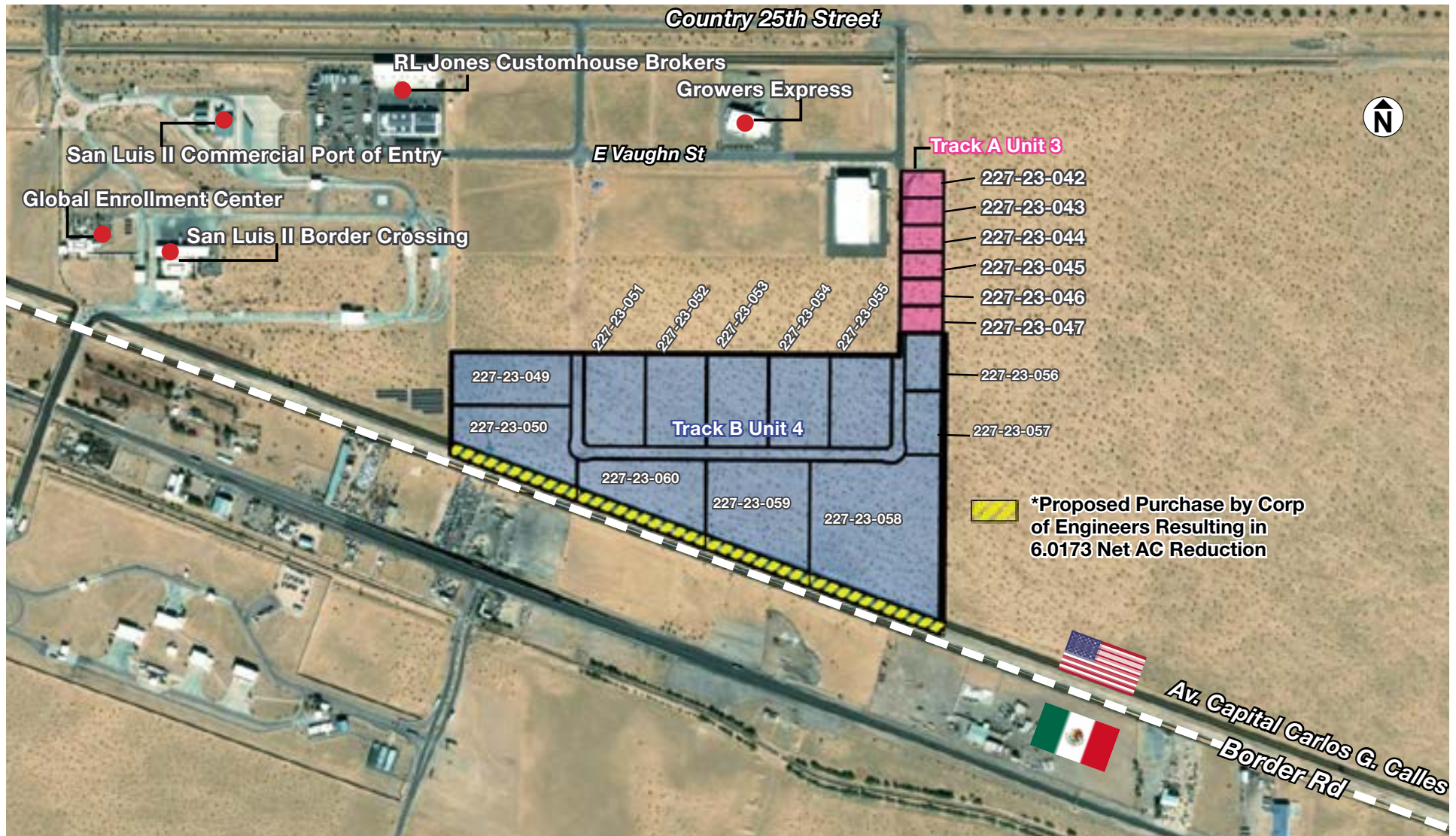
U.S. IMPORTS FROM MEXICO BY ARIZONA BPOE



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SITE PLAN MAP

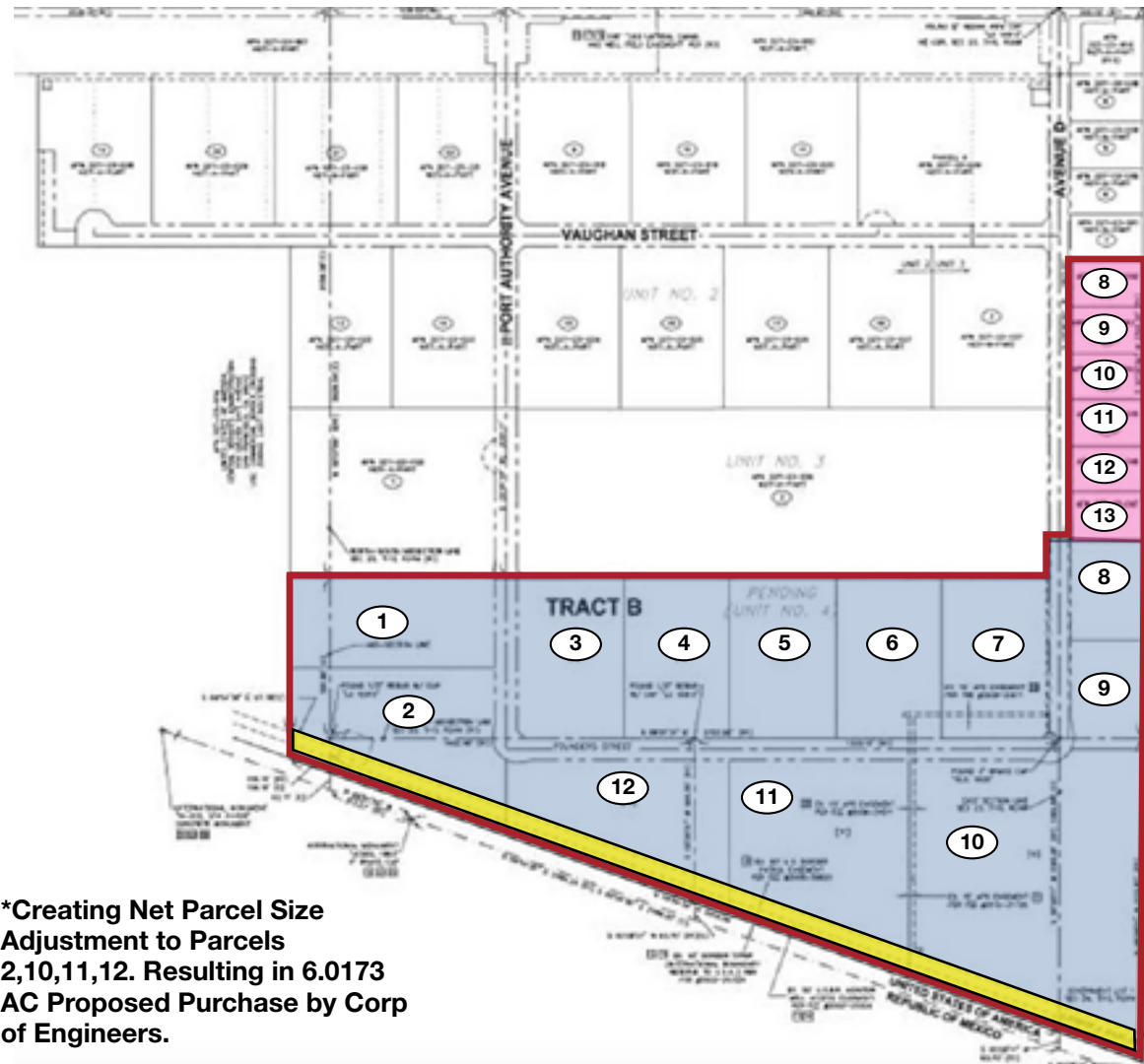


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SITE PLAT

| Lot Number | Parcel Number | Gross Parcel Size (ac) | * Net Parcel Size (ac) |
|------------|---------------|------------------------|------------------------|
| 8 | 227-23-042 | 1.0028 | 1.0028 |
| 9 | 227-23-043 | 1.0028 | 1.0028 |
| 10 | 227-23-044 | 1.0028 | 1.0028 |
| 11 | 227-23-045 | 1.0028 | 1.0028 |
| 12 | 227-23-046 | 1.0028 | 1.0028 |
| 13 | 227-23-047 | 1.0028 | 1.0028 |
| 1 | 227-23-049 | 5.6532 | 5.6532 |
| 2 | 227-23-050 | 8.0866 | 6.5532 * |
| 3 | 227-23-051 | 5.089 | 5.089 |
| 4 | 227-23-052 | 5.0972 | 5.0972 |
| 5 | 227-23-053 | 5.0982 | 5.0982 |
| 6 | 227-23-054 | 5.0993 | 5.0993 |
| 7 | 227-23-055 | 5.1591 | 5.1591 |
| 8 | 227-23-056 | 2.14869 | 2.14869 |
| 9 | 227-23-057 | 2.3509 | 2.3509 |
| 10 | 227-23-058 | 18.5337 | 16.8839 * |
| 11 | 227-23-059 | 10.0468 | 8.7844 * |
| 12 | 227-23-060 | 7.6966 | 6.1249 * |
| | | 86.07609 | 80.05879 |

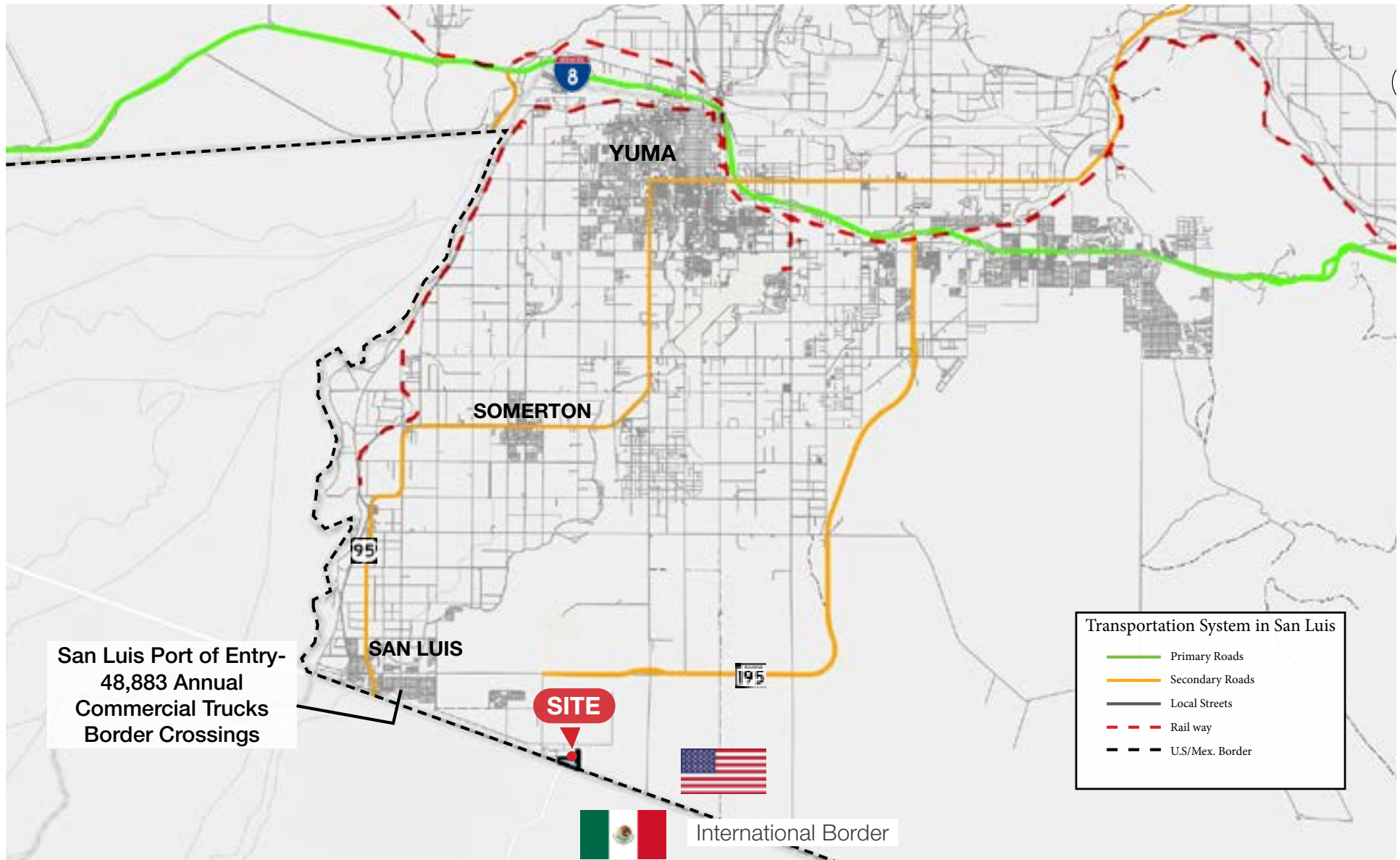


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SAN LUIS TRANSPORTATION SYSTEM MAP

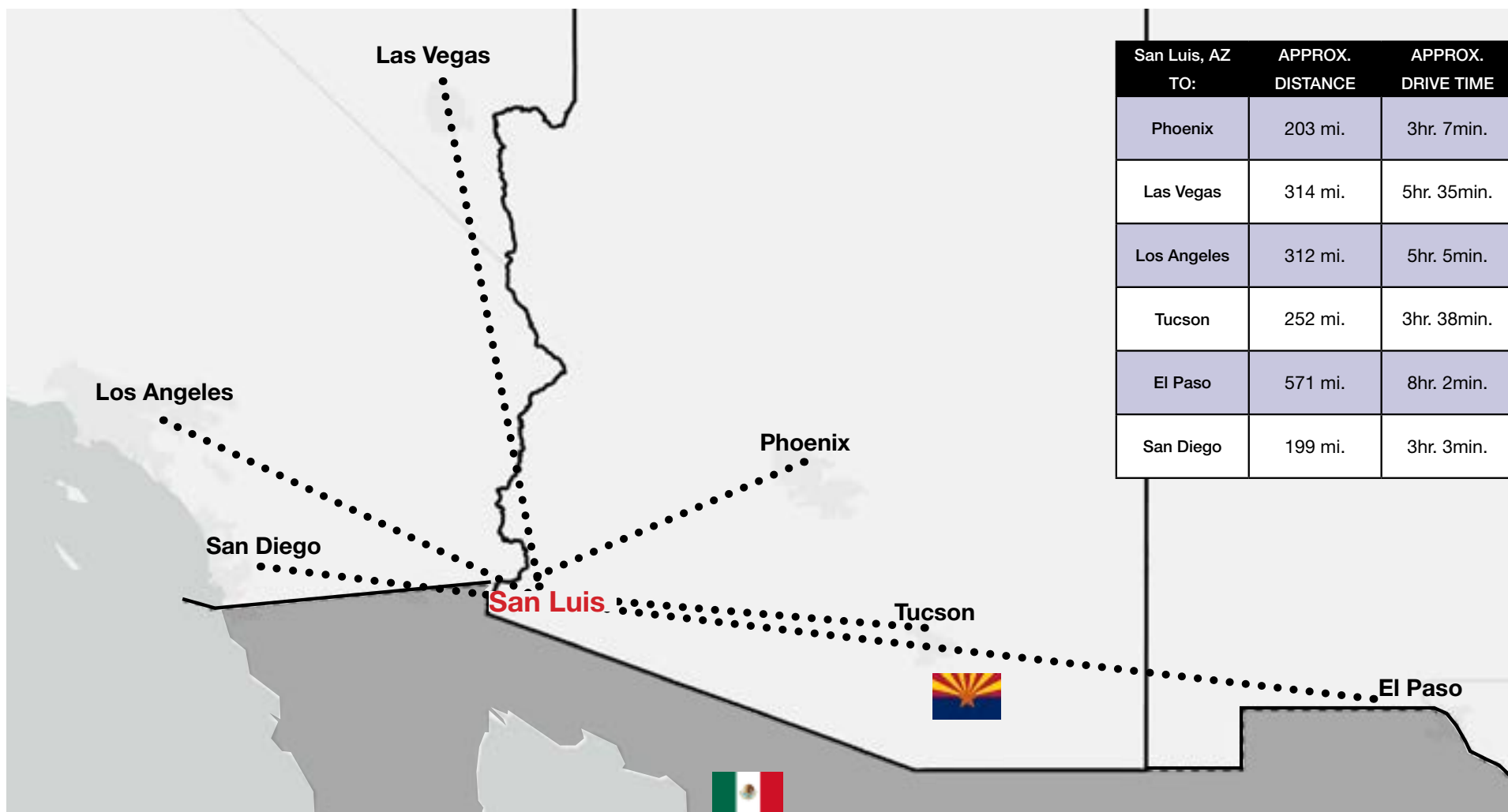


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DRIVE TIME MAP





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