

YUMA COMMERCE CENTER

7140 E 30TH STREET - BUILDINGS A & B | YUMA, AZ 85365
HEAVY & LIGHT INDUSTRIAL SUITES

FOR LEASE

COMING SOON



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. COBRAC

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DEVELOPMENT BY:

GONEM

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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SPACE AVAILABLE
FROM 2,573 - 77,175 SF



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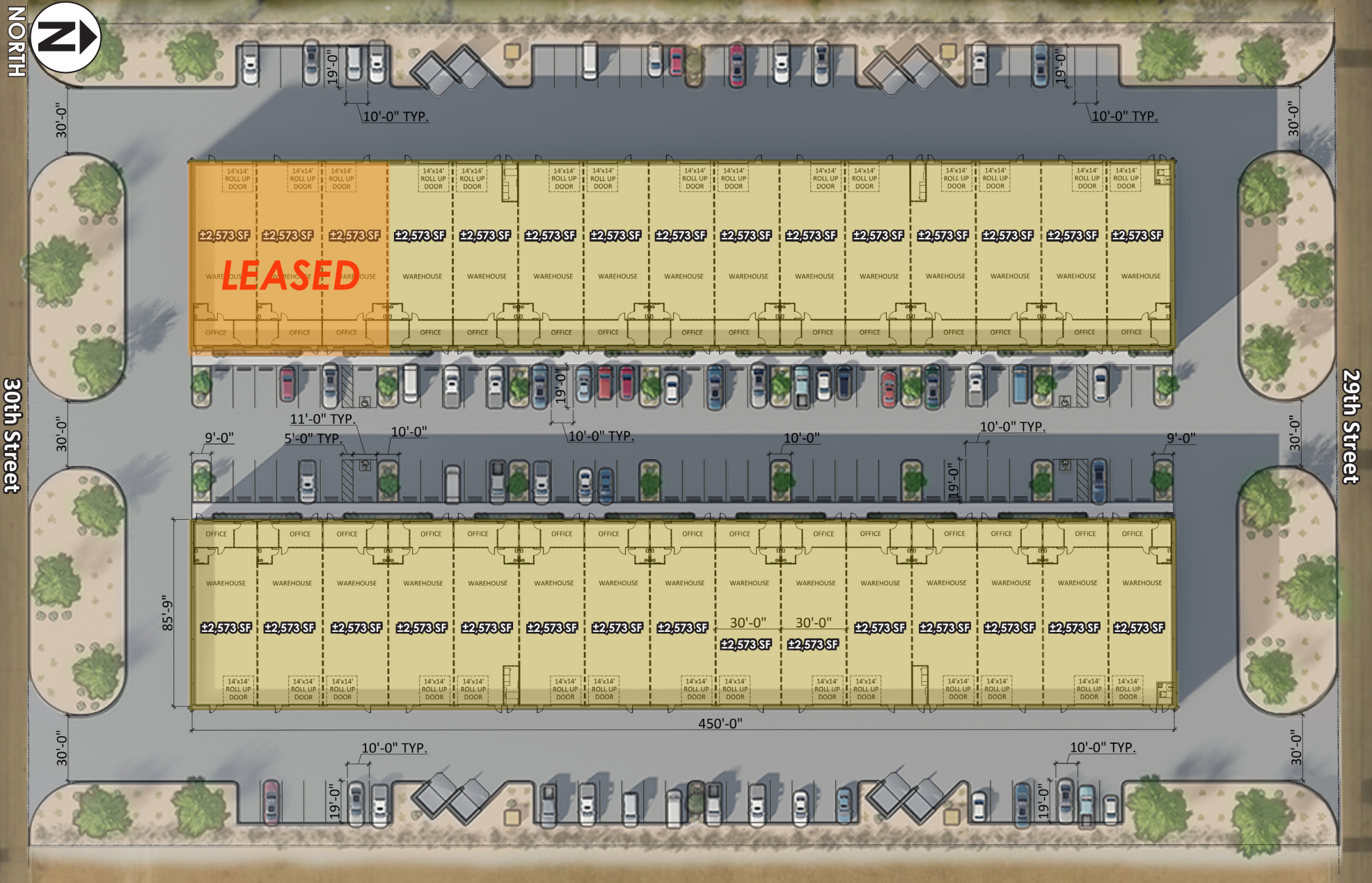
INDUSTRIAL OPPORTUNITY

YUMA, AZ

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Building A

Building B

Suite	SF	Suite	SF
1	Leased	16	±2,573
2	Leased	17	±2,573
3	Leased	18	±2,573
4	±2,573	19	±2,573
5	±2,573	20	±2,573
6	±2,573	21	±2,573
7	±2,573	22	±2,573
8	±2,573	23	±2,573
9	±2,573	24	±2,573
10	±2,573	25	±2,573
11	±2,573	26	±2,573
12	±2,573	27	±2,573
13	±2,573	28	±2,573
14	±2,573	29	±2,573
15	±2,573	30	±2,573
Total	±38,665	Total	±38,665

Property Summary

Address	7140 E 30th St, Bldgs A & B Yuma AZ 85365
Project Square Feet	±77,175 SF
Land Size	±5.2 (±226,512 SF)
Zoning	Heavy Industrial
Units	30 Suites
Type	Heavy to Light Industrial
APN's	698-21-008, 698-21-013



77,175 Total SF

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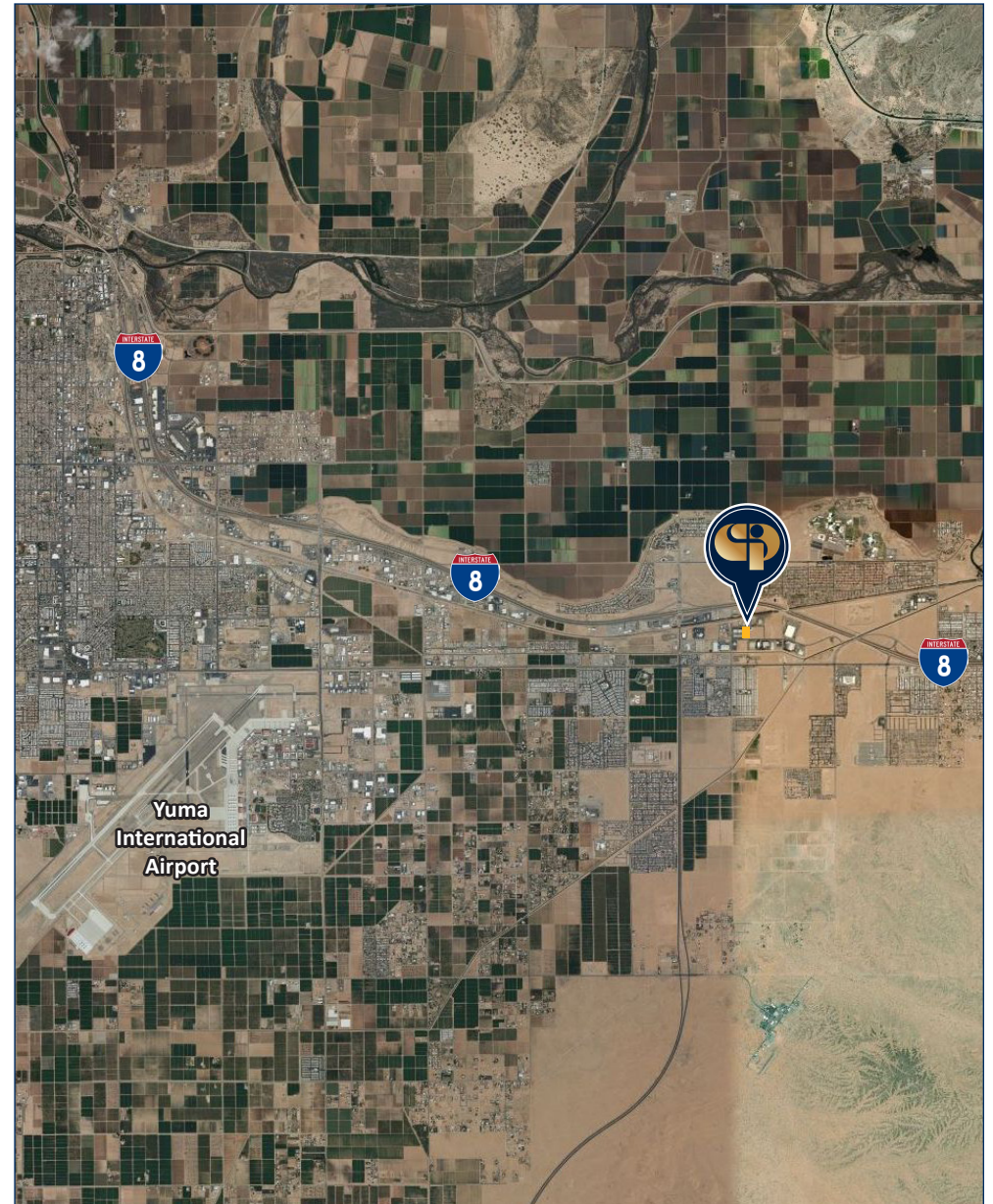
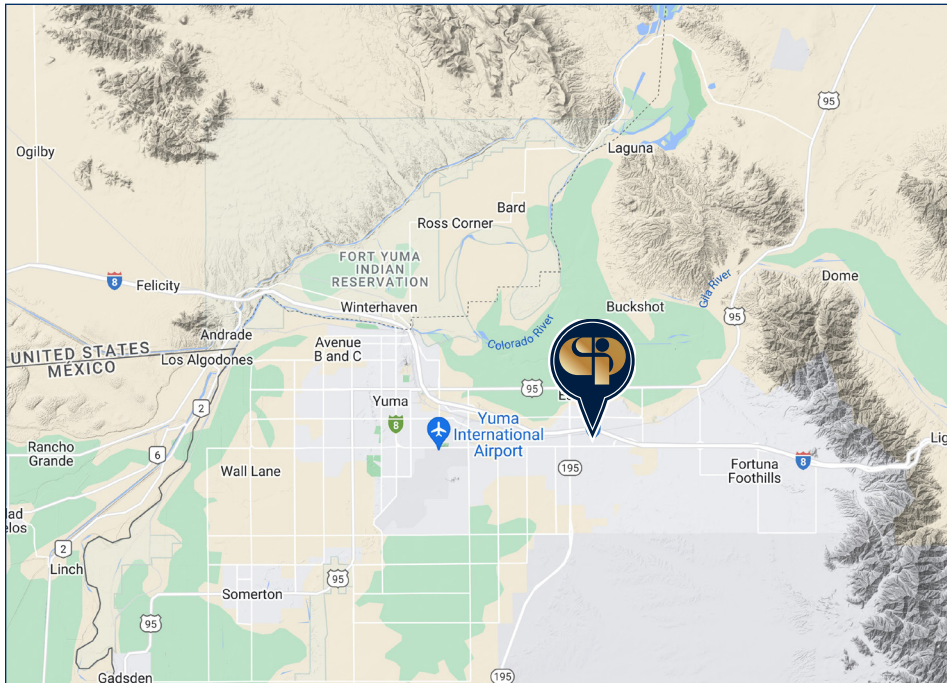
DEMOGRAPHICS

YUMA

Population: ~97,093
Median Age: 31.8 years
Average Household Income: \$52,183
Yuma County Year Round Population: ~206,990

7140 E 30TH ST BLDGS A & B, YUMA, AZ

	5 Mile	10 Mile	15 Mile
2023 Population:	42,040	144,623	173,210
Median HHI:	\$66,629	\$53,313	\$53,122
Total Employees:	12,186	52,009	58,396



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ABOUT YUMA

Welcome to Yuma, Arizona!

The Sunniest City on Earth where the Colorado River flows is the perfect location for your business to thrive. Yuma provides a low cost of doing business in a favorable business environment. If you want to start a new business or expand your existing business, you've come to the right place!

Economy

Agriculture, military/defense, tourism, and 6,750 retail employees drive Yuma's economy and the region's spending power. An emerging sector is manufacturing. In the past three years, Yuma has attracted five out-of-state companies, creating more than 300 new jobs. The most frequently cited reasons for locating in Yuma include the cost of doing business, the regulatory environment, and Yuma's proximity to the California and Mexico markets. Today, however, agriculture remains the largest segment of Yuma's economy, along with military and tourism.

Yuma is gaining traction as a location for new manufacturing operations due to its lower cost of doing business (especially compared to California), labor availability, and its proximity to the Southern California market and Mexico. Recent activity includes:

- Almark Foods - 230 new jobs - 100,000 sf new construction
- MPW Industrial Services - 44 new jobs - 30,000 sf new construction
- Alside Windows - 73 new jobs - Existing business
- Swire Coca Cola, USA - 10 new jobs - 57,000 sf new construction

The City of Yuma invites you to join our growing economy.

Please consider Yuma, AZ as your next business destination.

We are ready to help your business grow!



SWIRE COCA-COLA





YUMA'S ECONOMY

Agriculture

Yuma County is the largest producer of crops in Arizona with an estimated \$3.2 billion per year Agriculture business. During the winter months Yuma produces 80% of all leafy greens for the United States. Other Yuma agriculture products and crops include Lemons, Medjool dates, Durum wheat, Alfalfa, Cantaloupe and Watermelon.

Military

Yuma is the home of two of the largest military installations in the country.

- Yuma Marine Corps Air Station (MCAS) has an estimated annual economic impact of nearly \$700 million. MCAS Yuma is home to 5,613 military personnel, 3,769 family members, and 2,261 civilians, the first operational F-35 joint strike fighter squadron and Weapons Tactical Instructor Course (WTI), the Marines version of "Top Gun".
- Yuma Proving Grounds (YPG) is the Army's 1,300 square mile center for desert environment testing and evaluation with over 2,000 miles of restricted airspace. YPG is used all types of testing including helicopter armament, unmanned aerial systems, artillery and ammunitions, vehicle testing of the M-1 Abrams tank, the M3 Bradley Fighting Vehicle, Stryker Armored Vehicle, and beginning in the mid 1970's, all developmental work on the global positioning system (GPS).

Tourism

Yuma attracts approximately 80,000 winter visitors coming primarily from Washington, Oregon, Montana, Wyoming and Canada. Yuma's been designated the World's Sunniest City by Guinness World Records. The Colorado River and lakes make for fun tubing, canoeing and boating. The Imperial Sand Dunes, the Sonoran desert, and three national wildlife refuges offer great off-roading, hiking, biking and more.

