

YUMA COMMERCE CENTER

7800 EAST 30TH STREET | YUMA, AZ 85365
±400,000 SF BUILT-TO-SUIT INDUSTRIAL BUILDING

FOR SALE OR LEASE

SUPERB FREEWAY ACCESS AND I-8 IDENTITY



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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DEVELOPMENT BY:

G NEM

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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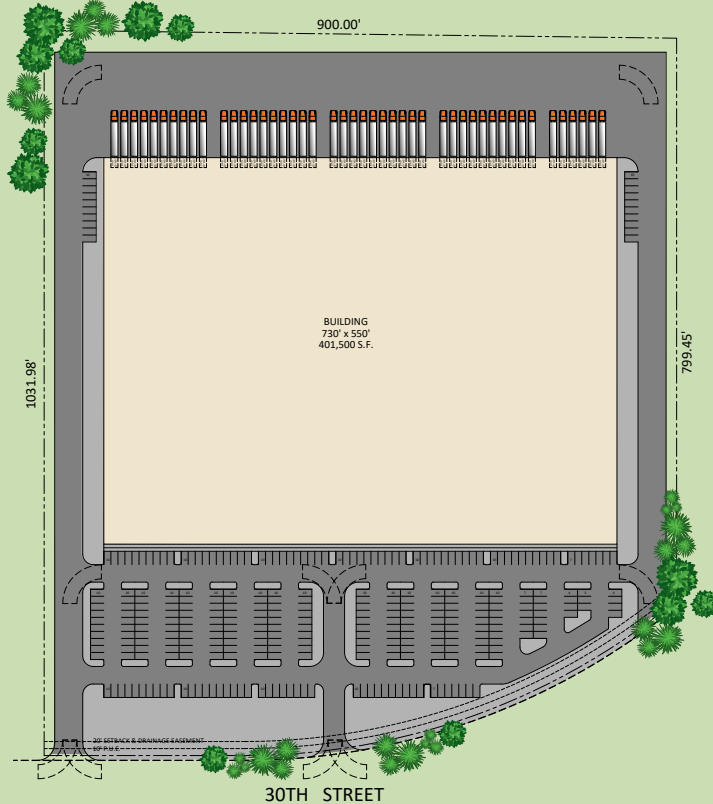
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CONCEPT ONE

- Clear Height 32' Plus
- 46 Dock High Doors
- ESRF Fire Sprinklers
- 321 Parking Spaces



CONCEPT TWO

- Clear Height 32' Plus
- 46 Dock High Doors
- ESRF Fire Sprinklers
- 302 Parking Spaces



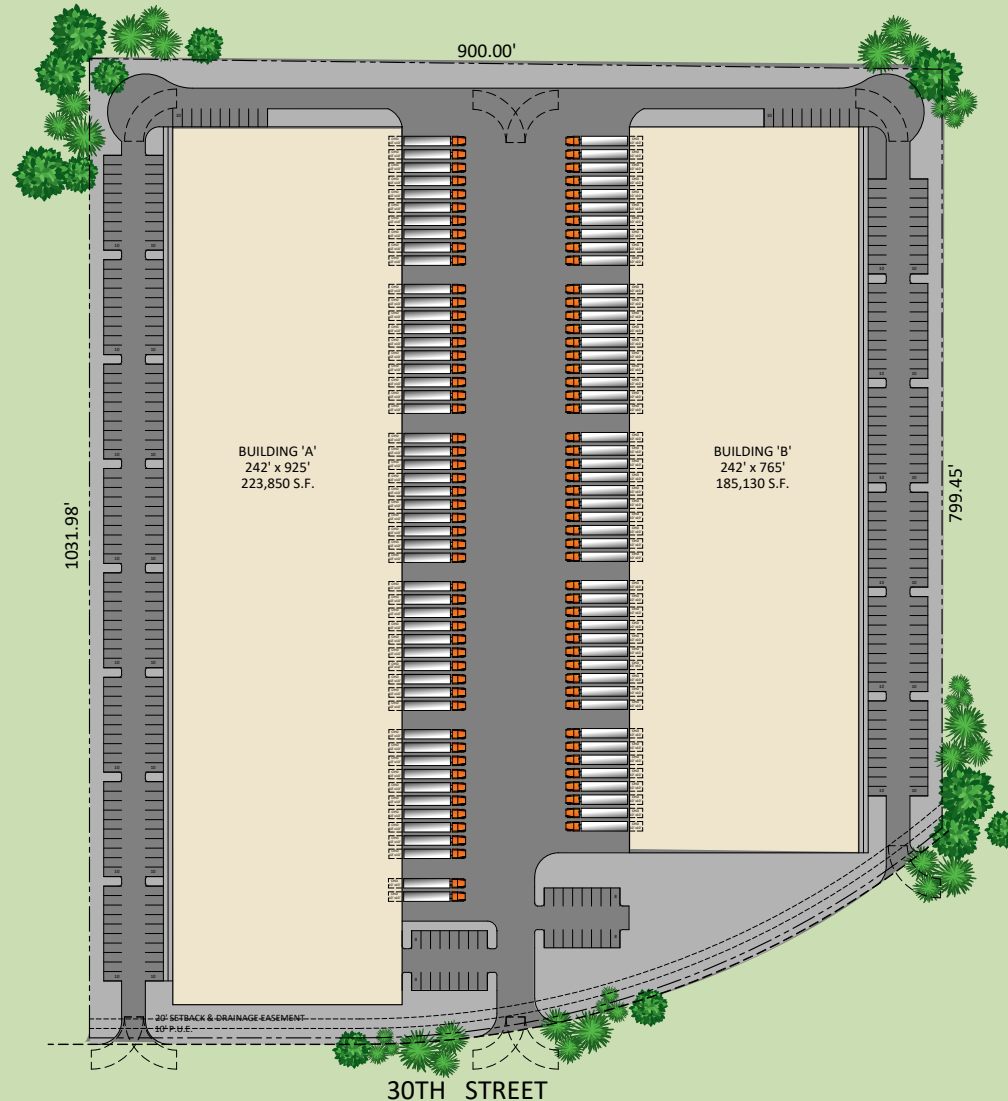
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CONCEPT THREE

- Clear Height 32' Plus
- 100 Dock High Doors
- ESFR Fire Sprinklers
- 328 Parking Spaces



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PROP. SUMMARY

- Customized BTS/Design Build Opportunity
- 1 or 2 Buildings Available
- Excess Truck Parking Available
- Superb Freeway Access - 2 Diamond Interchanges
- Excellent I-8 Identity
- Divisible to ±50,000 SF

Address	7800 E 30th St - Yuma AZ 85365
Project Square Feet	±400,000
Land Size	±20.22 Acres (±880,783.2 SF)
Zoning	Heavy Industrial
APN's	698-23-002
Dock High Doors	(100) 10' x 10'
Clear Height	32' Plus
Sprinklers	ESFR
Power	480/277 V
Lighting	High Bay LED
Sewer/Water Lines	12" Sewer & Water lines w/8" line tapped to Site.



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12.19.23

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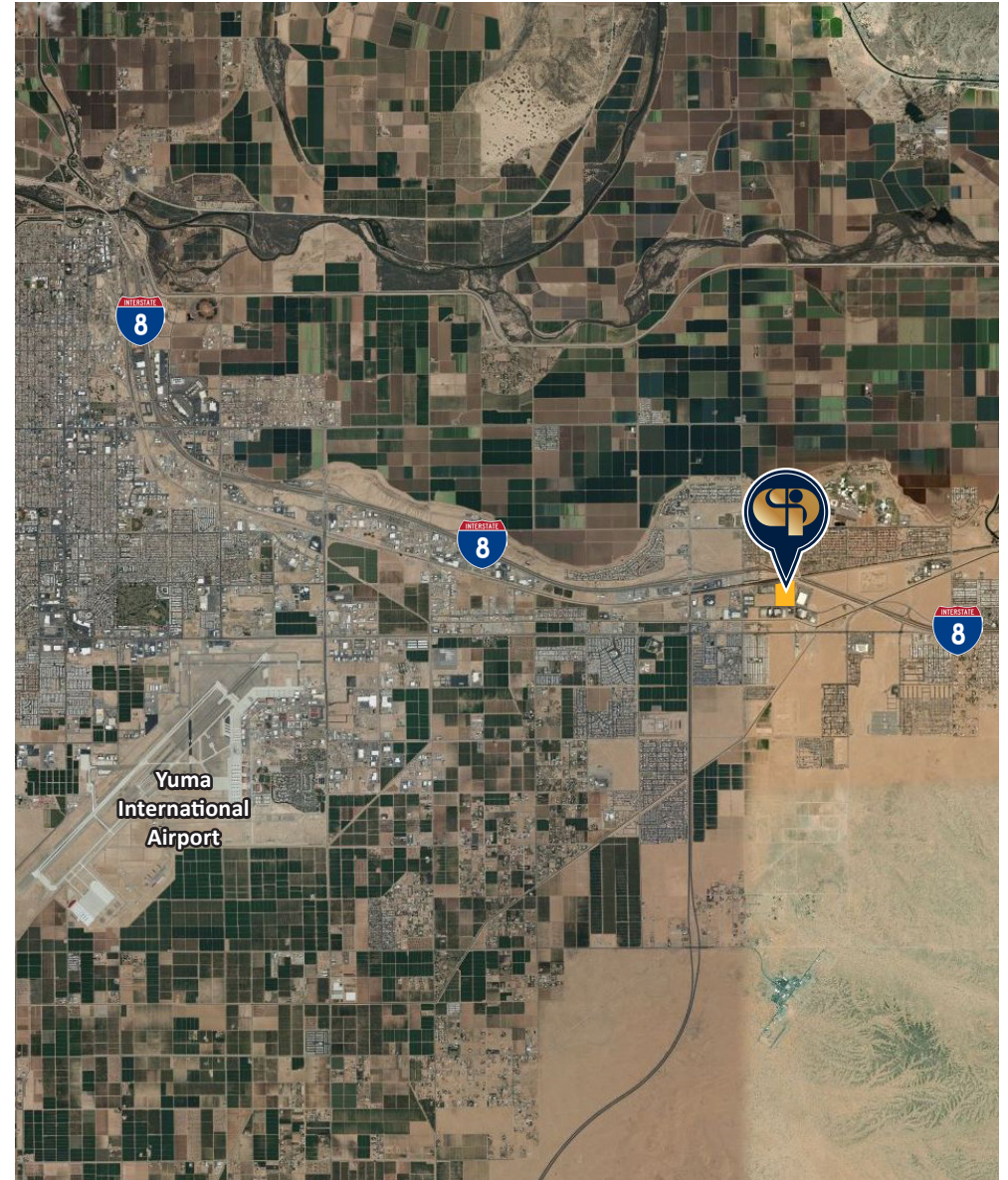
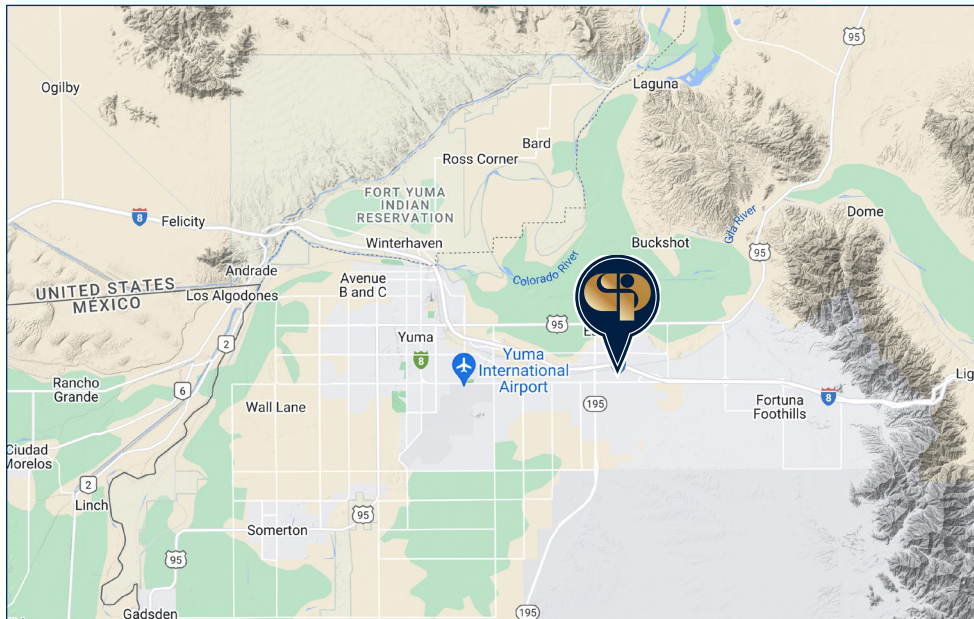
DEMOGRAPHICS

YUMA

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

7800 EAST 30TH STREET, YUMA, AZ 85365

	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	8,396



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ABOUT YUMA

WELCOME TO YUMA, ARIZONA!

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!

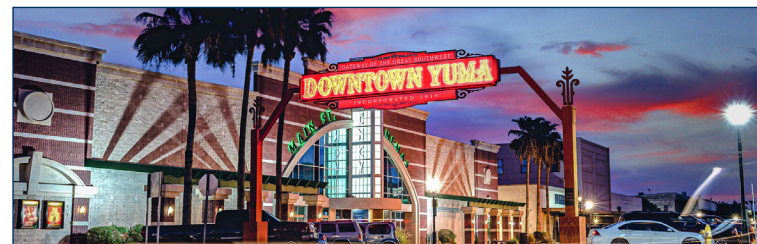
ECONOMY

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!**



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YUMA 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.

