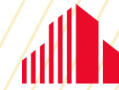


FOR SALE / LEASE / GROUND LEASE

±286,500 SF



CUSHMAN &
WAKEFIELD



PICOR



2500 W 1st STREET

YUMA, AZ, 85364
OPPORTUNITY ZONE 2.0

Jerry LoCoco, J.D. / Industrial Properties / +1 520 546 2734 / jlococo@picor.com

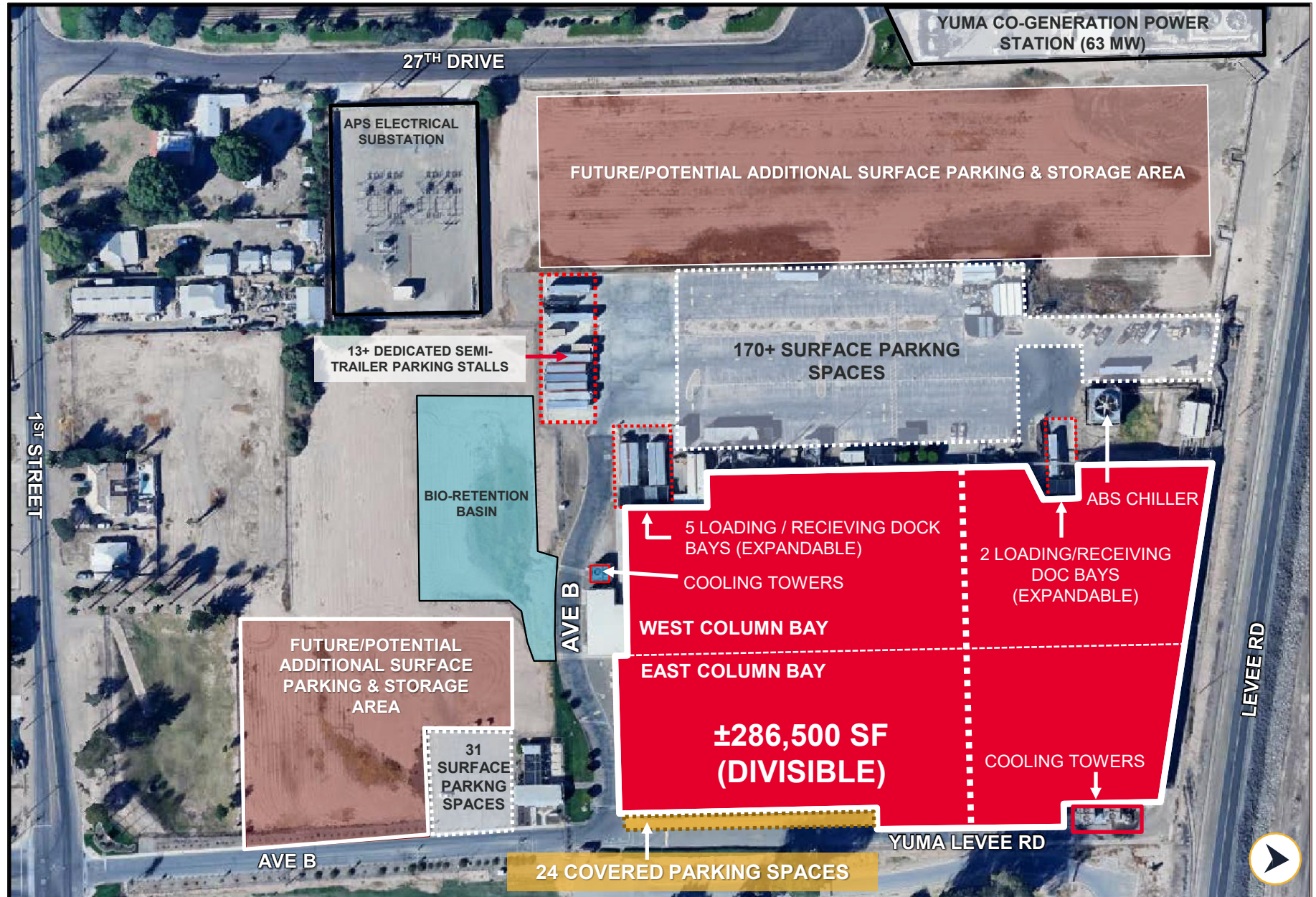
2500 W 1st Street
Yuma, AZ, 85364

PROPERTY HIGHLIGHTS

±286,500 SF industrial facility with divisible space, dock-high loading, and generous parking, suitable for manufacturing, warehouse, or distribution users and available for lease, sale, or ground lease.

Building Size:	±286,500 SF (Divisible)
Sale Price:	Contact Agent
Lease Rate:	\$0.58/SF/Month NNN
Clear Height:	18' - 24'
Bay Spacing:	West Column Bay Spacing: 50' x 50' East Column Bay Spacing: 30' x 50'
Loading:	7 Loading Dock Bays (Expandable)
Parking:	24 Covered Parking Spaces
Trailer Parking:	20 (Ability to Expand)
Auto Parking:	230 Auto Parking Spaces
Power:	Arizona Public Service 480V, 3-Phase 4 Mega-Watts (Expandable to 8 Mega-Watts)
Water:	1.5" Main 400 GPM 2.0" Main 400 GPM 3.0" Main 400 GPM
Sewer:	Current: City of Yuma 8" line Capacity: 300 GPM (0.432 MGD) Available/Future Connection: 10" Line
Natural Gas:	Southwest Gas





SITE PLAN

±286,500 SF

LOCATION OVERVIEW

Located near:

- Interstate 8
- U.S. 95
- Yuma International Airport
- U.S./Mexico Border



86,872
POPULATION
Within 5 Miles



\$83,944
AVG. INCOME
Within 5 Miles



30,672
EST. HOUSEHOLDS
Within 5 Miles



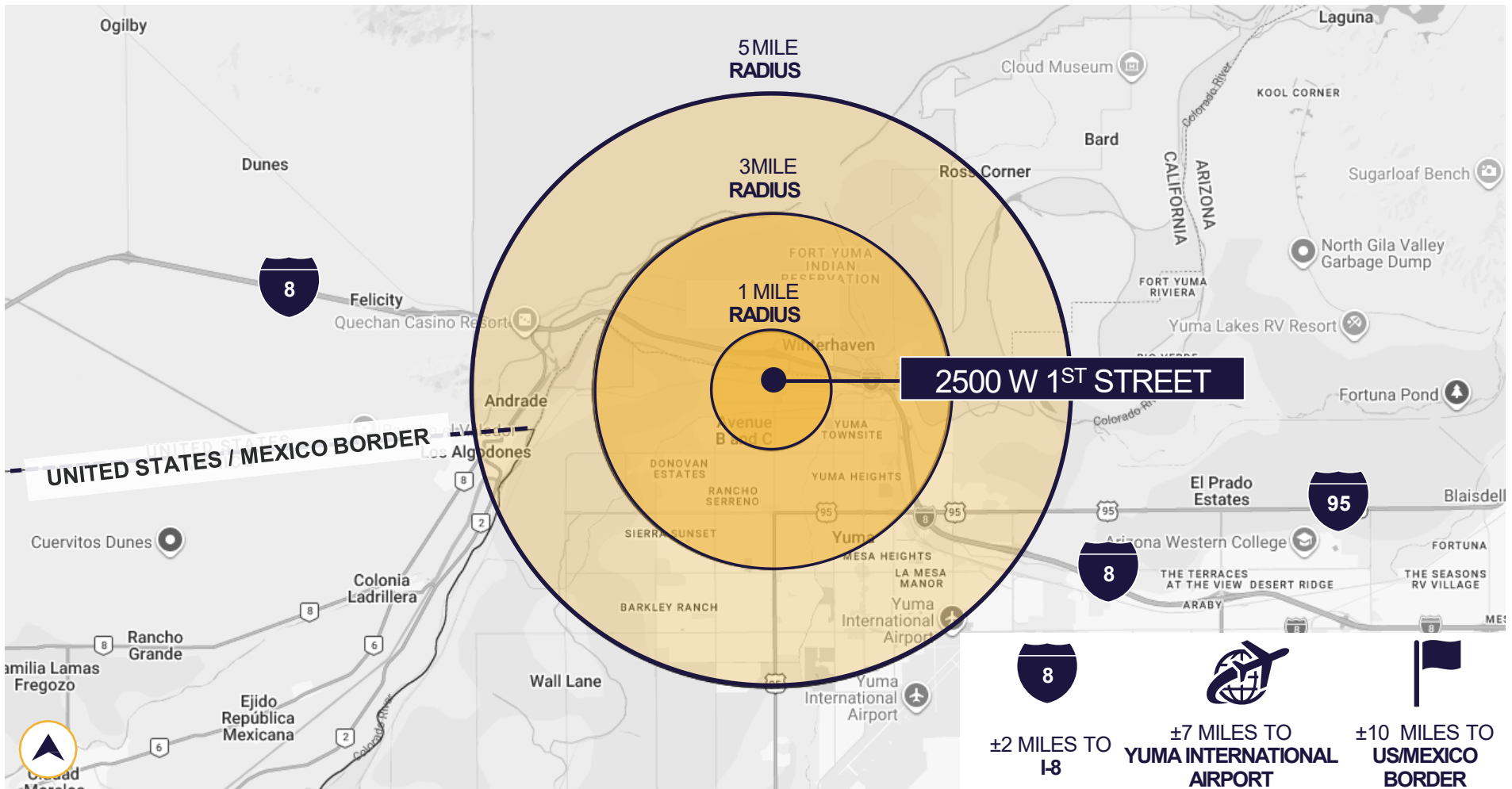
36,052
EMPLOYEES
Within 5 Miles

122,603
POPULATION
Within 10 Miles

\$88,414
AVG. INCOME
Within 10 Miles

41,994
EST. HOUSEHOLDS
Within 10 Miles

44,377
EMPLOYEES
Within 10 Miles





TRANSPORTATION & TRADE

Yuma has a well-connected transportation infrastructure, with two major highways serving the region. I-8 runs east-west, connecting Yuma to San Diego and Southern California to the west and Phoenix to the east. US-95 provides north-south access, linking Yuma to Nevada to the north and the Mexican border to the south.

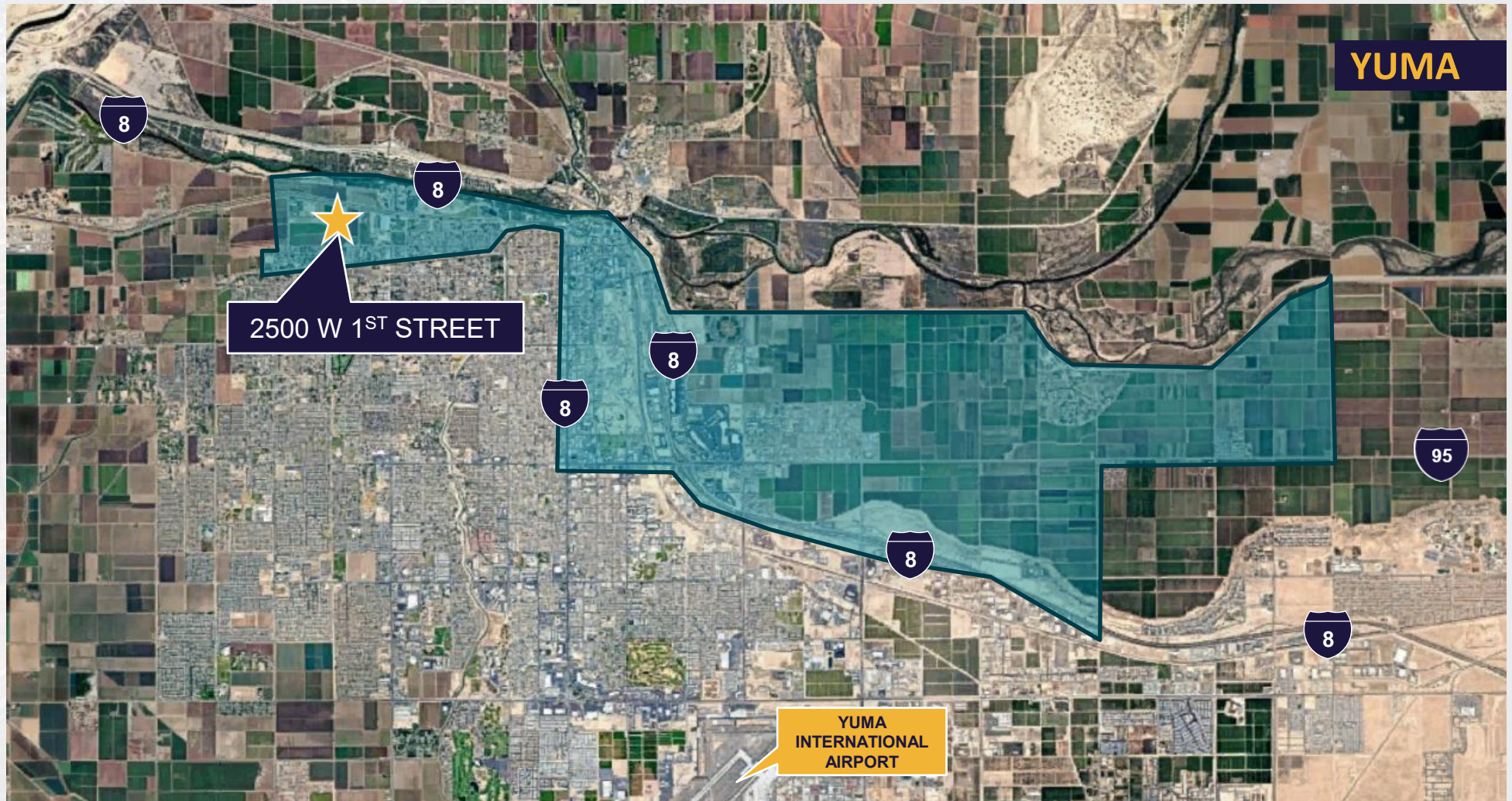
In terms of rail transportation, Yuma is served by Union Pacific Railroad, which supports freight movement for the region's agricultural, manufacturing, and distribution industries.

Yuma has access to deep-water ports through several locations, including San Diego, Los Angeles, and Mexico. The nearest port, the Port of San Diego, lies approximately 172 miles west of Yuma. The Port of Los Angeles, situated roughly 270 miles northwest, is also within reach. These ports give Yuma convenient access to shipping destinations overseas. Additionally, the San Luis Port of Entry, located approximately 26 miles south of Yuma via SR-195, provides commercial vehicles with direct access to Mexico.

Yuma International Airport serves as a key point of entry for the region. It offers daily round-trip service via American Airlines between Yuma and Phoenix, with connections to major cities nationwide.



OPPORTUNITY ZONE 2.0

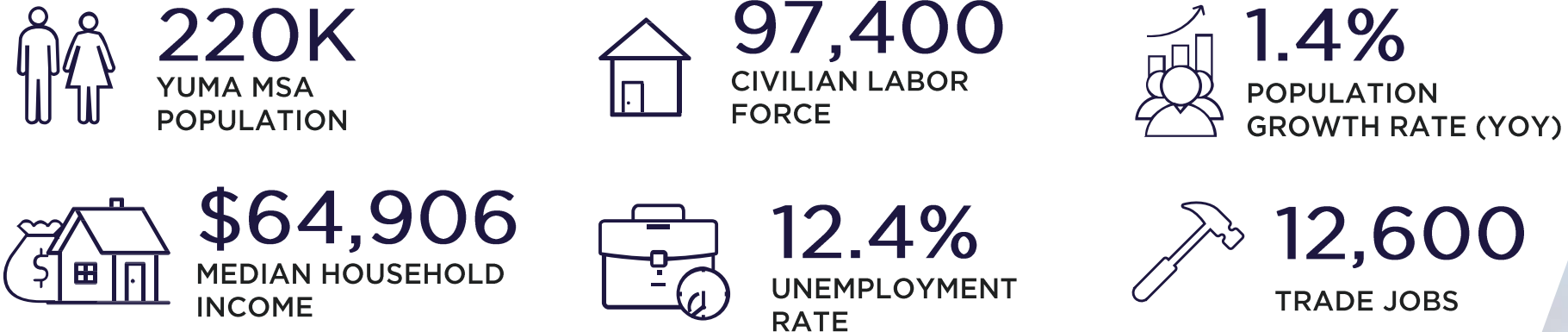


Beginning on January 1st, 2027, the **Opportunity Zone 2.0** will further grow the original Opportunity Zone by offering enhanced tax incentives intending to attract more long-term investments in disadvantaged rural areas.

Eligible **Opportunity Zone 2.0** incentives include:

- Rolling 5-Year capital gains deferral
- 30% increase in tax basis for eligible rural
- Opportunity zone investments
- Accelerated depreciation deductions

YUMA MARKET OVERVIEW



ECONOMIC DRIVERS

- AGRICULTURE, MILITARY & DEFENSE, TOURISM, AND MANUFACTURING
- LOWER COST OF DOING BUSINESS THAN CALIFORNIA AND MAJOR WEST COAST MARKETS
- ACCESS TO CALIFORNIA AND MEXICO SUPPORTS TRADE, LOGISTICS, AND DISTRIBUTION
- GROWTH IN ADVANCED MANUFACTURING, AEROSPACE & DEFENSE, AG-TECH, AND FOOD PROCESSING

LARGEST EMPLOYMENT SECTORS

1. GOVERNMENT - 15,700
2. TRADE, TRANSPORTATION & UTILITIES - 12,600
3. EDUCATION & HEALTH SERVICES - 9,400
4. LEISURE & HOSPITALITY - 7,200

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. ALMARK FOODS
2. MPW INDUSTRIAL SERVICES
3. ALSIDE WINDOWS
4. SWIRE COCA-COLA, USA
5. KIMBERLY-CLARK

CONTACT INFORMATION

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jlococo@picor.com

**DISCLAIMER: OPPORTUNITY ZONE 2.0 MAP
SUBJECT TO BE FINALIZED JANUARY 2027.**



**CUSHMAN &
WAKEFIELD**



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9/2/2026