



FOR LEASE

*±49,000 SF Commercial Building Available
in Yuma, Featuring Avenue B Frontage &
Monument Signage*

3052 S AVENUE B, YUMA, AZ 85364

±27,000 SF
SHOWROOM

±22,000 SF
WAREHOUSE



PROPERTY FEATURES

ADDRESS	3052 S Avenue B, Yuma, AZ 85364
BUILDING SIZE	±49,000 SF
OFFICE	±2,000 SF
SHOWROOM	±27,000 SF
WAREHOUSE	±22,000 SF
POWER	±1,200 Amps 120/208 (to be verified by Tenant)
DOUBLE TRUCK WELL	Yes
LOADING	(5) 20' x 20'
INSULATED	Yes
SPRINKLERS	Yes
HVAC	±50%
ZONED	B-2 (General Commercial)
CLEAR HEIGHT	±24' - 33'
CLEAR SPAN	Yes
PARKING RATIO	±1.65/1,000
APN	694-28-150
ASKING RATE	\$0.69/SF NNN

\$0.69/SF
ASKING RATE (NNN)

$\pm 22,000$ SF

WAREHOUSE



 Roll Up Door

CANOPY
OVERHANG IS $\pm 15'$



3052 S AVENUE B

*For more information on
this property, please contact*

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