



±286,500 Square Feet For Lease

2500 W. 1st Street | Yuma, AZ

Contact Us for Sale Information:

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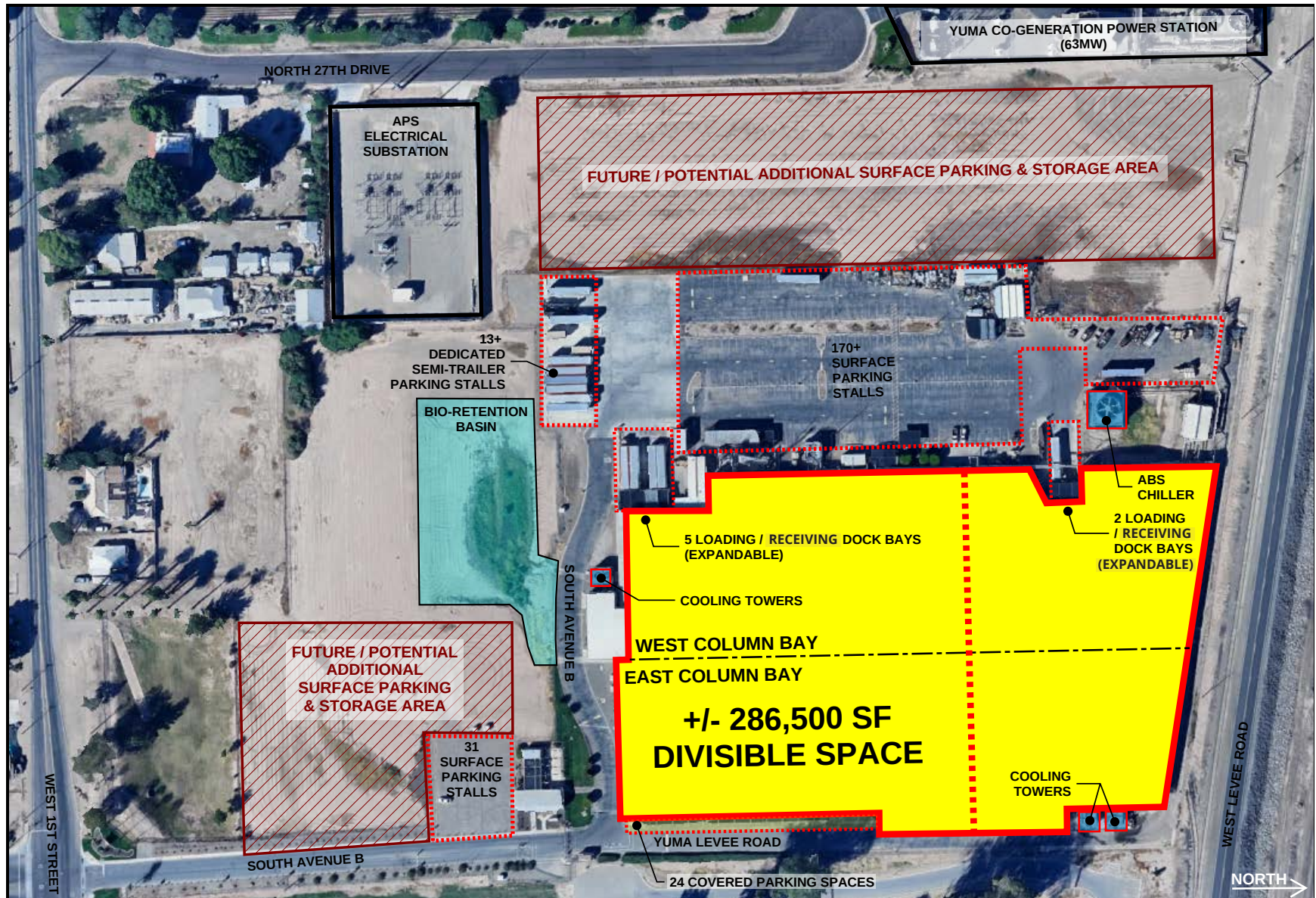
Colliers
2390 E Camelback Rd, Ste 100
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Colliers

Accelerating success.

Site Plan

±286,500 SF For Lease - 2500 W 1st Street | Yuma, AZ



Features and Demographics

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Power Supply

Arizona Public Service

1200 amps, 480v

4 Mega-Watts

Expandable to 8 Mega-Watts

Sewer

Current: City of Yuma 8" line

Capacity: 300 GPM (0.432 MGD)

Available/Future Connection: 10" Line

located to the north

Advantages

Building is Divisible

Future/Potential Additional Surface Parking & Storage Area

24 Covered Parking Spaces

Bio-Retention Basin

13+ - Dedicated Semi-Trailer Parking Stalls

Drive-Times:

Less than 3 miles to Interstate 8

Less than 2 miles to U.S. 95

Less than 7 miles to Yuma International Airport

Water Supply

1.5" Main | 400 GPM

2.0" Main | 400 GPM

3.0" Main | 400 GPM

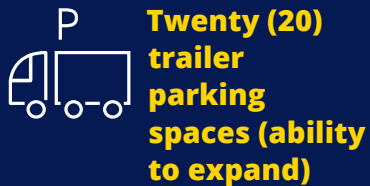
Structural Design

West Column Bay Spacing: 50' x 50'

East Column Bay Spacing: 30' x 50'

Natural Gas

Southwest Gas



2024 Demographics



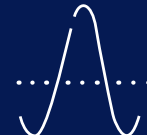
Population

3-mile	53,755
5-mile	90,449
10-mile	122,361



Average Household Income

3-mile	\$71,047
5-mile	\$72,113
10-mile	\$75,063



Median Age

3-mile	33.5
5-mile	33.9
10-mile	33.7



Households

3-mile	18,776
5-mile	32,400
10-mile	42,436

Property Photos

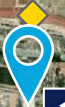
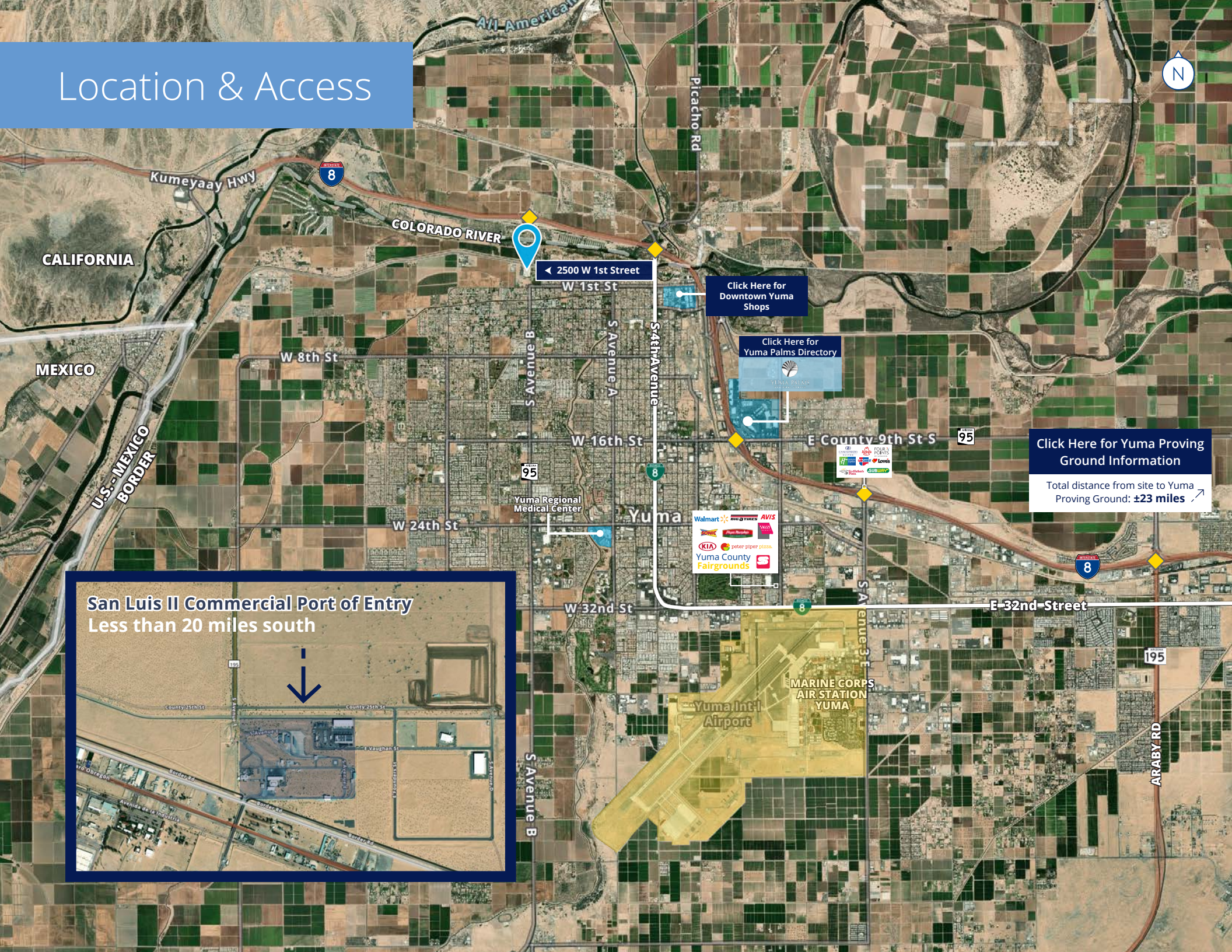
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Drive Time Map



Location & Access



← 2500 W 1st Street

[Click Here for Downtown Yuma Shops](#)

[Click Here for Yuma Palms Directory](#)

[Click Here for Yuma Proving Ground Information](#)

Total distance from site to Yuma Proving Ground: **±23 miles**

San Luis II Commercial Port of Entry
Less than 20 miles south



Yuma County Fairgrounds

MARINE CORPS AIR STATION YUMA

Yuma Int'l Airport

The Yuma Economy

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Click to the left to
access **Uniquely
Yuma** brochure!

Doing Business in Yuma

Yuma is located near the California/Arizona/Mexican borders, allowing companies to enjoy lower regulations and property taxes than California, while accessing a large labor pool. Overall, the cost of land, wages, utilities and taxes are much lower in the Yuma area.

Yuma is 172 miles away from San Diego, CA, 184 miles from Phoenix, AZ, 228 miles away from Tucson, AZ, and 38 miles from San Luis Rio Colorado, Sonora, Mexico, making Yuma the perfection location between these densely populated cities.

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

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