



3045 S AVENUE 3 E

3045 S AVENUE 3 E, YUMA, AZ 85365-3310

SHANE BENJAMIN

480.773.1227
sbenjamin@citytocitycre.com

PATRICK BENJAMIN

480.440.4785
pbenjamin@citytocitycre.com

5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

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PROPERTY INFORMATION



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$9,999,000
Price Per SF:	\$91.61
Lease Price:	\$70,000/Month
Lot Size:	+/-7.62 Acres
Year Built:	1982
Building Size:	+/-109,150 SF
Zoning:	Industrial

PROPERTY HIGHLIGHTS

- For Sale or For Lease
- 5 Acres of Enclosed Yard Space
- New Asphalt, Concrete, Paint (Interior & Exterior)
- 13 Truck Wells
- 9 Exterior Roll Up Doors
- Electronic Gate Access (3 Points of Access)
- Access to major highways Interstate 8 and U.S. Highway 95
- Directly on Union Pacific Railroad

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This expansive 103,947 square foot industrial building is located in the heart of Yuma, Arizona, a strategic location with access to major transportation routes. The property features a spacious layout perfect for a wide range of industrial uses, from manufacturing to warehousing and distribution. The building is situated on a sizable lot that provides ample parking, truck circulation, and room for potential expansion.

The building is equipped with high ceilings, open floor plans, 13 loading docks, and has been well-maintained. The interior is versatile and can be easily customized to meet the specific needs of various industrial tenants. Whether you're looking to lease or purchase, this property offers excellent opportunities for businesses looking to establish or expand their presence in Yuma.

Whether you're seeking a large-scale distribution center, a manufacturing facility, or a flexible industrial space, this 103,947 square foot building in Yuma, Arizona offers an exceptional opportunity for growth and operational efficiency. With ample space, modern amenities, and a prime location, this property is an ideal choice for companies looking to establish a strong foothold in the Southwest U.S. market.

LOCATION DESCRIPTION

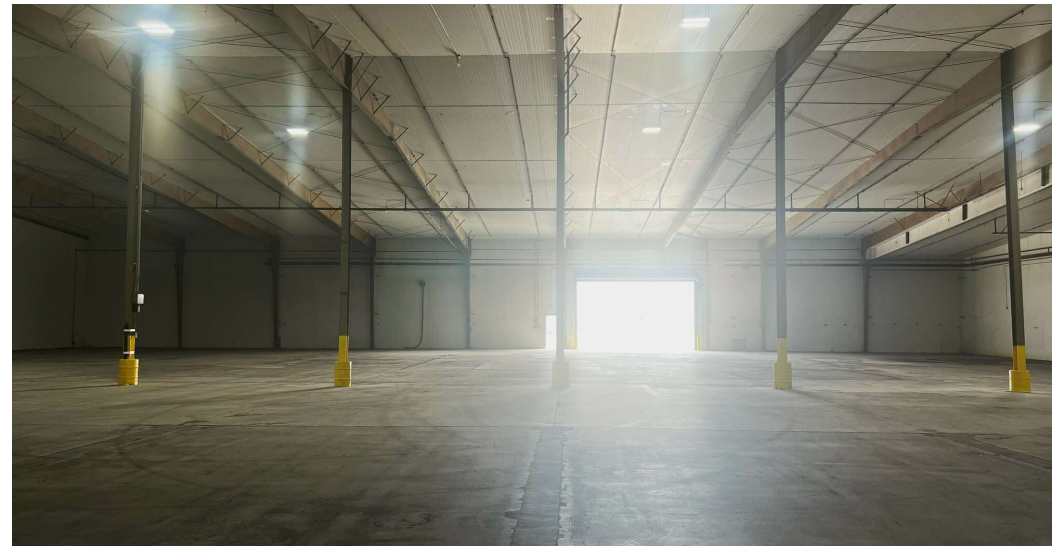
Yuma, Arizona is a growing hub for logistics and distribution due to its strategic location near the California and Mexico borders. This property offers businesses convenient access to major highways including Interstate 8 and U.S. Highway 95 giving easy access to major regional and national markets. The area is well-served by rail and offers easy connections to the rest of the Southwest U.S. and Mexico.

Yuma's industrial real estate market has been thriving due to its strategic location for logistics and distribution purposes. The city's access to both domestic and international markets has attracted companies looking for affordable yet well-located industrial spaces. This property is poised to benefit from the ongoing growth and demand in the region, offering a solid investment opportunity for businesses and investors alike.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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LOCATION INFORMATION



AERIAL MAP



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey



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DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,359	73,903	160,228
Average Age	34.9	33.4	34.6
Average Age (Male)	35.4	32.2	33.4
Average Age (Female)	34.1	34.4	35.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	801	27,675	59,822
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$68,182	\$53,121	\$53,836
Average House Value	\$146,427	\$171,542	\$176,587

2020 American Community Survey (ACS)

