

# FOR SALE



## 12209 S. AVENUE 4E, YUMA, AZ

### FEATURES:

- ◆ PREMIER YUMA WAREHOUSE PROPERTY
- ◆ POTENTIAL EVENT CENTER USE  
IN ACCORDANCE WITH YUMA COUNTY ORDINANCES
- ◆ AIR CONDITIONED WAREHOUSE
- ◆ 160 ACTIVE SOLAR PANELS
- ◆ 6 ROLL UP DOORS  
(ESTIMATED 16'W x 20'H)
- ◆ 13,802 SQUARE FEET (\$290 PSF)
- ◆ OUTDOOR KITCHEN AND PATIOS
- ◆ COVERED PARKING AND SECURE GATED

### CONTACT INFORMATION:

**JEFFREY E. SMITH (JEFF)**

COMMERCIAL WEST REAL ESTATE ADVISORS, LLC  
DESIGNATED BROKER

BR690445000 / LC699339000

**602-999-2198**

OFFERED AT

**\$3,999,990**



**COMMERCIAL WEST**

REAL ESTATE ADVISORS, LLC

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