



For Lease or Build-to-Suit

# Top-Tier Industrial and Cold Storage Facility Yuma Industrial Park

SEC 36th Street & South Avenue 4E | Yuma, AZ

**Rob Martensen, SIOR, CCIM**

Vice Chair

+1 602 222 5082

[rob.martensen@colliers.com](mailto:rob.martensen@colliers.com)

**Jerry A. LoCoco, J.D.**

Vice President

+1 928 919 6544

[jerry.lococo@colliers.com](mailto:jerry.lococo@colliers.com)

**Sam Jones**

Associate Vice President

+1 602 222 5146

[sam.jones@colliers.com](mailto:sam.jones@colliers.com)



PANATTONI®

# Key Features



75,000-225,000 SF  
Convertible  
Warehouse Options  
-10° to 35°



30'  
Clear  
Cold Dock



3k-6k  
Offices  
Available



53,560 SF  
Cold Dock  
34° to 38°



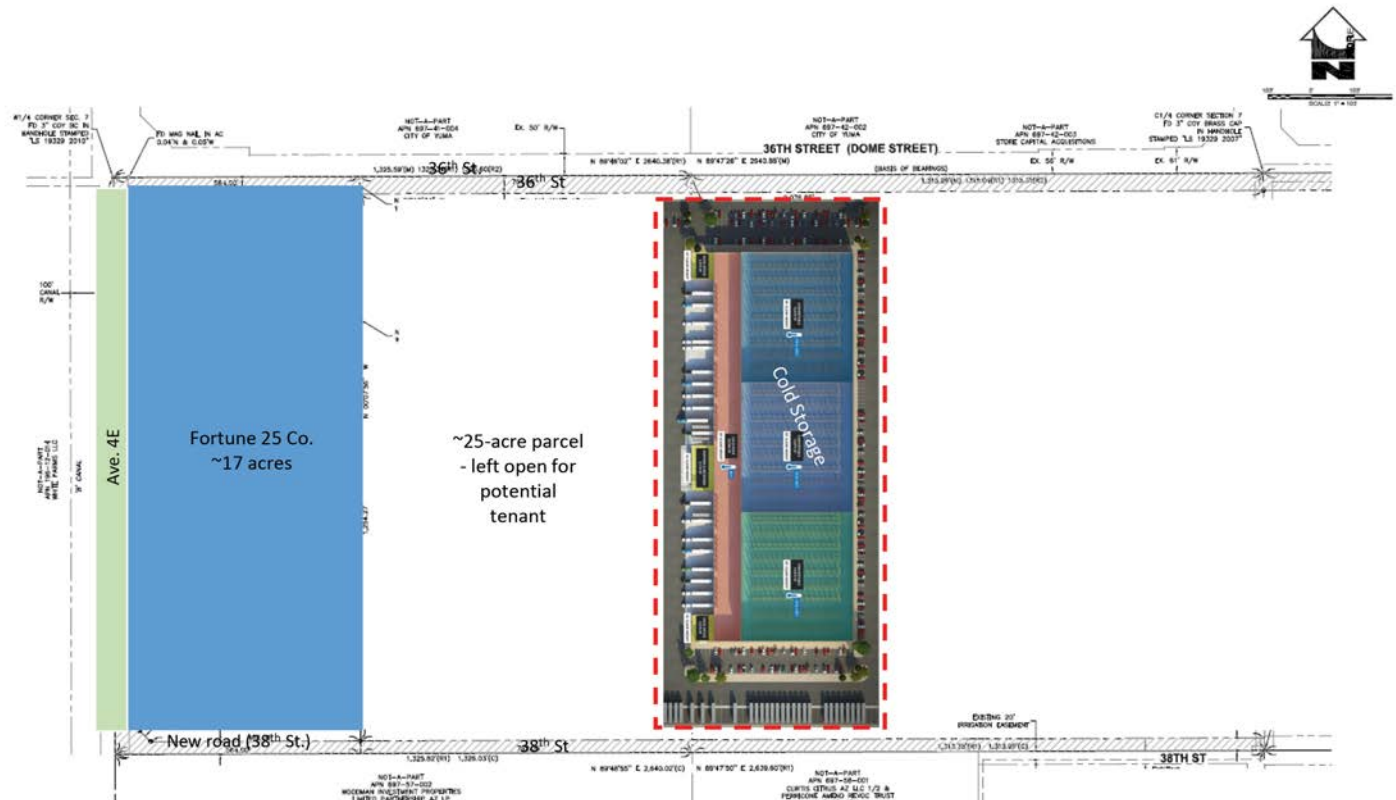
50'  
Clear  
Warehouse



Continuous Dock Pit  
with 45,000 lb Vertical  
Dock Levelers

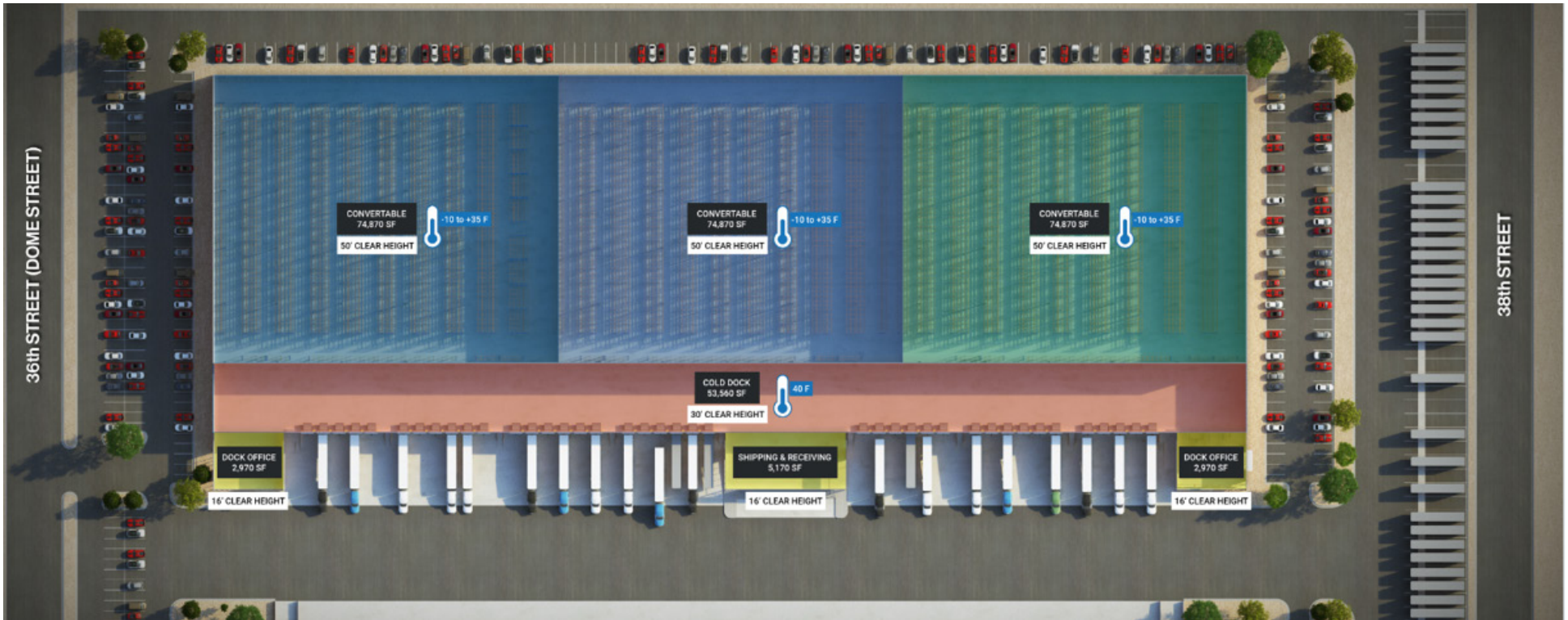


Insulated Doors  
w/ Dock Shelters



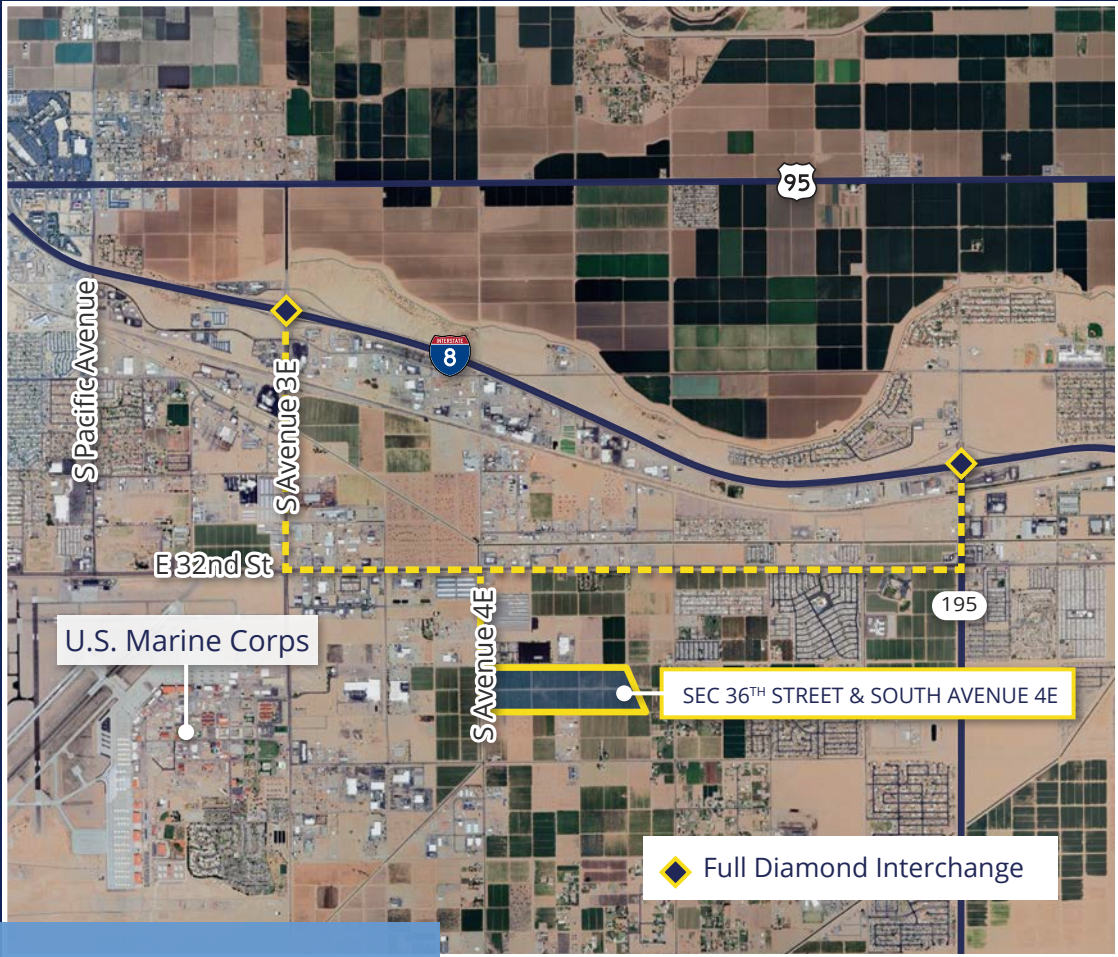
- Double-interlock Tyco Quell fire protection system with Protecto Wire linear heat detection in freezer, dry pipe fire sprinkler system in cold dock, dock office, pump room, & electrical room
- 9x19 Rytec High Speed Turbo Seal roll up door or equivalent. Capital Improvement on Initial Deal: Tenant invested capital into the facility for their use
- Under slab glycol warming system in freezers
- Shrinkage Compensating Slab in Freezers (Fricks or Twintec equivalent) and cold dock
- IMP Exterior Warehouse Walls (6" min) with tilt concrete at loading dock walls
- 60mil TPO with R-46 insulation at freezer and R28.8 min at cold dock.

±75,000-225,000 SF Available



# Drive Time Map





# Demographics



### Total Population (2024)

**5 Miles:** 61,178  
**10 Miles:** 167,786



### Median Age

**5 Miles:** 34.8  
**10 Miles:** 37.1



### Total Households (2024)

**5 Miles:** 19,960  
**10 Miles:** 57,596



### Average Household Income (2024)

**5 Miles:** \$74,429  
**10 Miles:** \$75,212

## Contact us

**Rob Martensen, SIOR, CCIM**  
Vice Chair  
+1 602 222 5082  
rob.martensen@colliers.com

**Jerry A. LoCoco, J.D.**  
Vice President  
+1 928 919 6544  
jerry.lococo@colliers.com

**Sam Jones**  
Associate Vice President  
+1 602 222 5146  
sam.jones@colliers.com



**Colliers**  
2390 E Camelback Rd., Ste 100  
Phoenix, AZ 85016  
www.colliers.com/arizona

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.