



# PACIFIC AVE LIGHT INDUSTRIAL COMPLEX

Yuma Mesa Fruit  
Growers Association



2198 S. PACIFIC AVENUE  
YUMA, AZ 85365

Jerry LoCoco, J.D.  
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# Property Overview



## OFFERING SUMMARY

Sale Price:	\$3,990,000
Lot Size:	25.67 Acres
APN:	665-55-006
Year Built:	1958
Zoning:	LI
Main Building Size:	107,683 SF
2020 Taxes:	\$37,162.56
Traffic Count:	29,853 Vehicles per Day [Source, YMPO]

## PROPERTY OVERVIEW

Excellent investment and redevelopment opportunity in northeast Yuma, AZ. Property consists of multiple stand alone industrial buildings on 25.67 acres. Main building consists of 107,683 SQFT. All buildings, improvements and fixtures included. Property contains approximately 13 acres that can be used for redevelopment. Property is serviced with 3 phase 240 volt (east side) and 3 phase 208 volt (west side).

Located on Pacific Avenue, one of Yuma's busiest roadways with exposure to 29,853 vehicles per day [RAW Winter Count, Source YMPO]. Property is in the heart of the Yuma Valley with easy access to Yuma International Airport and Marine Corps Air Station Yuma. Property is also within close proximity to Highway 95, Interstate 8, and Ash Highway.

Property is located in one of the few areas designated as an opportunity zone creating opportunities for redevelopment and development on the west portion of the site

## PROPERTY HIGHLIGHTS

- Approximately 13 acres available for redevelopment
- Positioned on over 25 Acres of land
- Zoned LI
- Multiple Dock Doors

# Property Details & Highlights

Property Name:	Pacific Ave Light Industrial Complex
Property Address:	2198 S. Pacific Avenue, Yuma, AZ 85365
Property Type:	Industrial
APN:	665-55-006
Lot Size:	25.67 Acres
Building Size:	107,683 SF
Rail Access:	Ability to use rail spur
Power:	Arizona Public Service- 3 phase 240 volt (east side); 3 phase 208 volt (west side)
Clear Height:	Varies Throughout
Building Type:	Free Standing Metal Building



## PROPERTY OVERVIEW

Excellent investment and redevelopment opportunity in northeast Yuma, AZ. Property consists of multiple stand alone industrial buildings on 25.67 acres. Main building consists of 107,683 SQFT. All buildings, improvements, and fixtures included. Property contains approximately 13 acres to be used for redevelopment.

## LOCATION OVERVIEW

Property is located in one of the few areas designated as an opportunity zone creating opportunities for redevelopment and development on the west portion of the site.

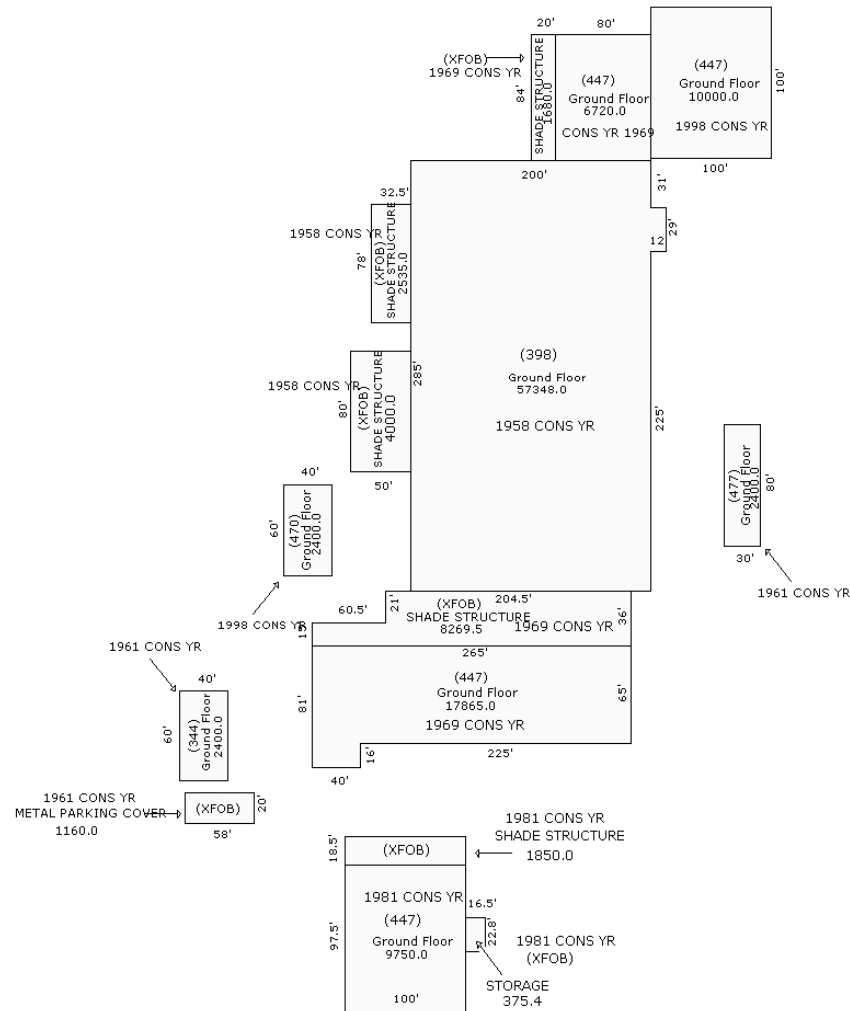
# Additional Photos



# Acresage View

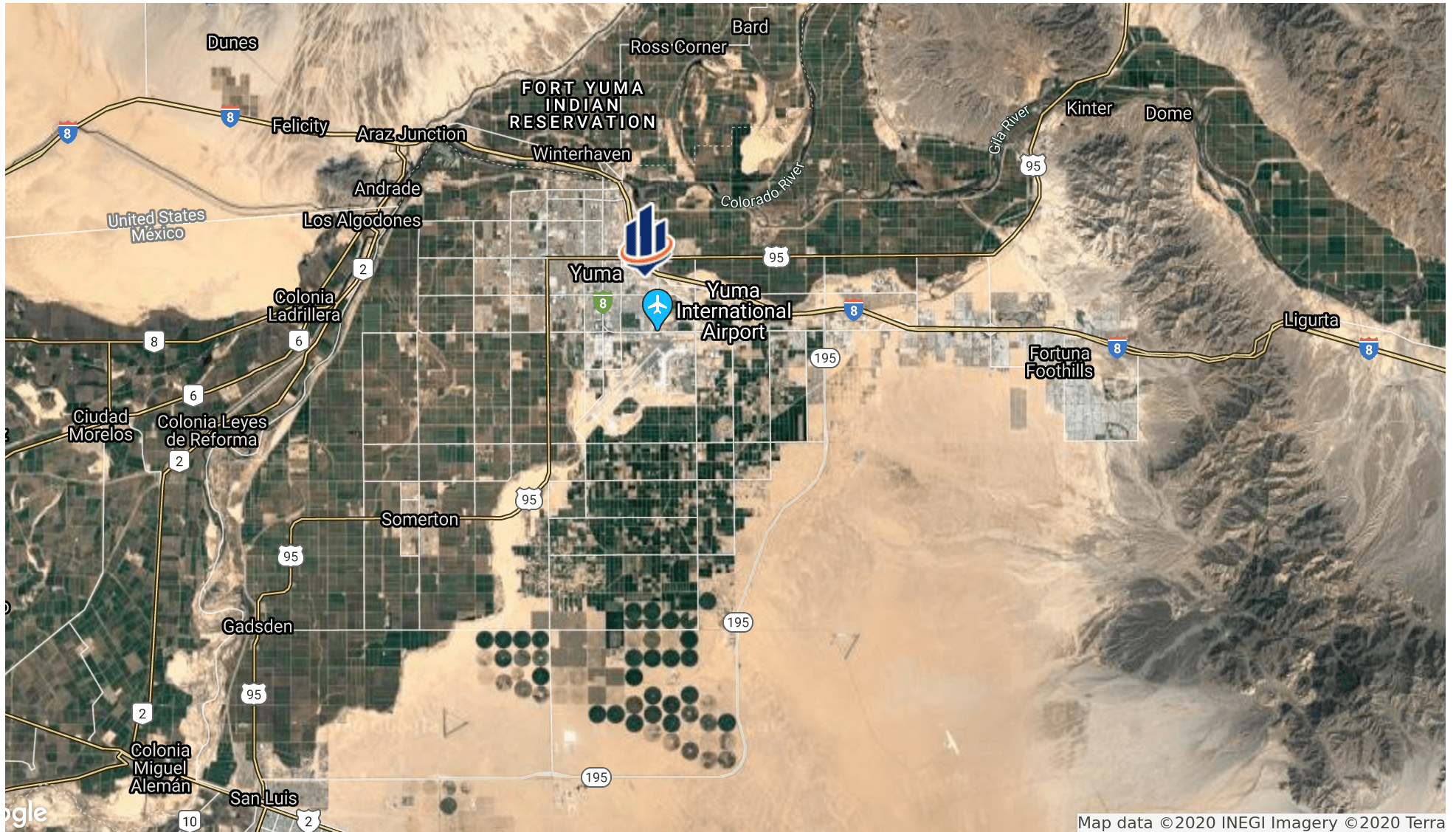


# Building Layout



Sketch by Apex MedinaD

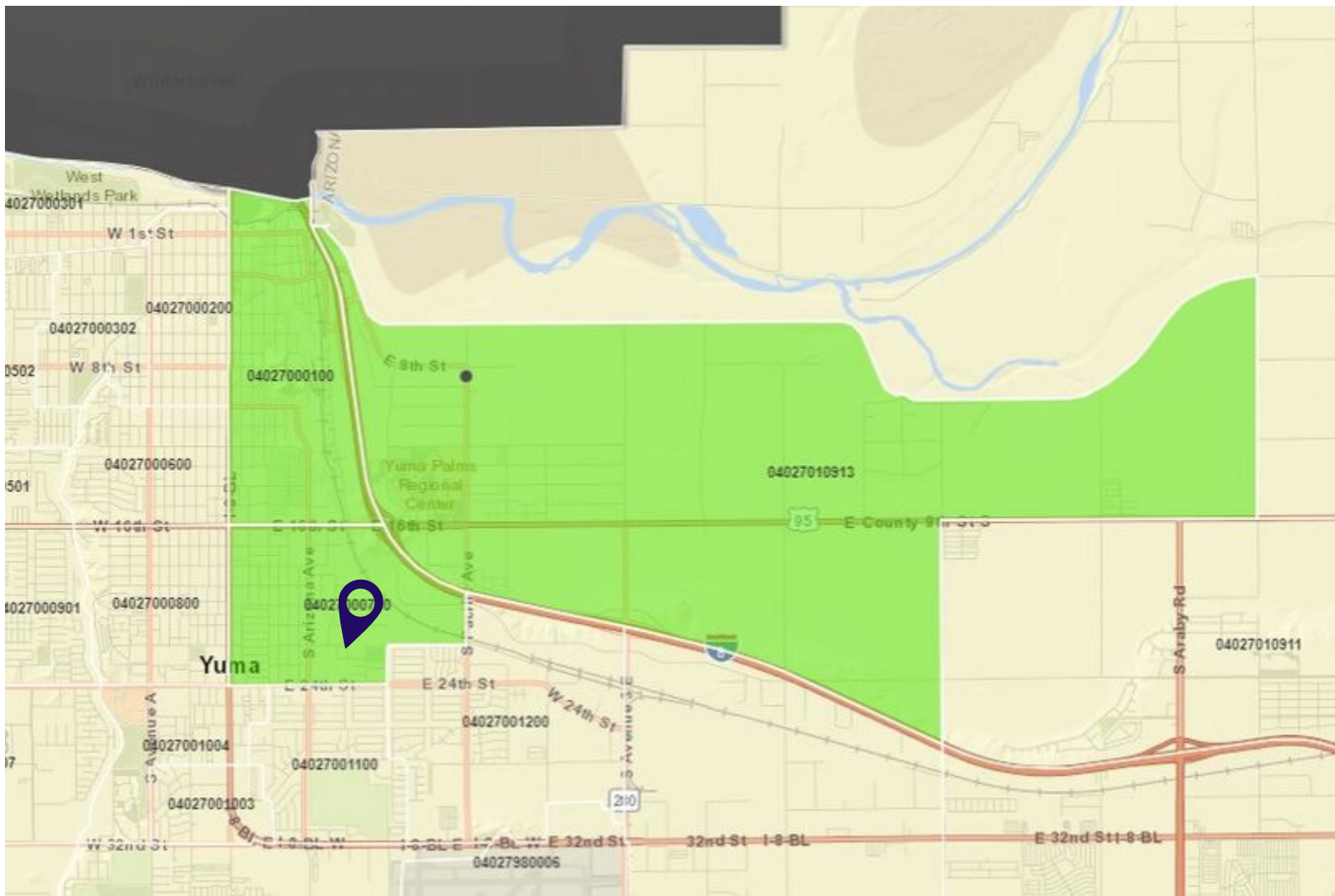
# Highway Map



Map data © 2020 INEGI Imagery © 2020 Terra

# Retailer Map



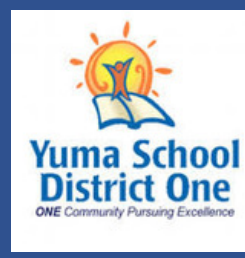


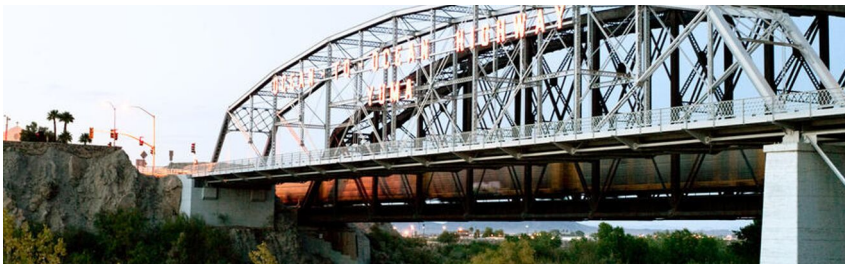
# LOCATED IN AN OPPORTUNITY ZONE!

**Federal Opportunity Zone created under a provision of the 2017 Tax Cuts and Jobs Act. Investors who reinvest capital gains monies in an Opportunity Zone will receive reductions on capital gains taxes relative to the years of their investment.**



# Yuma County Top Employers





## *Why Yuma, AZ?*



Agriculture is the leading industry in Yuma County, producing over \$2.5 billion a year, making Yuma County the Winter Vegetable Capitol of the world.

The United States Government is the top employer in Yuma County, with Marine Corps Air Station Yuma and the Yuma Proving Grounds being the number 1 and 2 employers within the county.

Tourism is the third largest contributor to the economy in Yuma County. Within close proximity to Mexico, tourists spend an estimated \$2.2 billion a year on entertainment, food, and clothing within Yuma County. During winter months, the county doubles in size with winter visitors temporarily relocating to the city. Yuma County's location gives companies an advantage of doing business in Southern California without "being in" Southern California.

# Advisor Biography



## JERRY LOCOCO, J.D.

Designated Broker/Managing Director

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### PROFESSIONAL BACKGROUND

Jerry LoCoco is a commercial real estate professional who specializes in investment property, industrial, and office leasing and sales based in Yuma, AZ.

Jerry is an almost-Yuma- native, having moved to Yuma when he was 5 years old. Jerry studied at Arizona State University, majoring in Housing and Urban Development and then went on to obtain his Juris Doctor degree from the James E. Rogers College of Law at the University of Arizona. Jerry is a SIOR Designee.

His experience and passion to improve the local community is evident in his background – having over twenty years experience developing a multi-million dollar commercial construction and residential land development company. Jerry has a passion helping investors and business owners achieve their investment and business objectives and he offers a skill set unique to the Commercial Real Estate industry. He has an excitement for marketing and loves identifying inefficiencies and opportunities in the industry.

His primary goal is to create value for the investors and owners that he works with while also striving to improve our wonderful community, looking at problems as an opportunity, and always taking the approach that challenges are opportunities to create value.

### EDUCATION

Juris Doctor, James E. Rogers College of Law University of Arizona; Certificate in Tax Law

### MEMBERSHIPS

- SIOR Designee
- Chairman of the Board to the Greater Yuma Economic Development Corporation
- Board Member to the Yuma Regional Medical Center Foundation
- Committee Chair at Yuma Catholic High School

# Disclaimer

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