



**FOR LEASE / SALE**

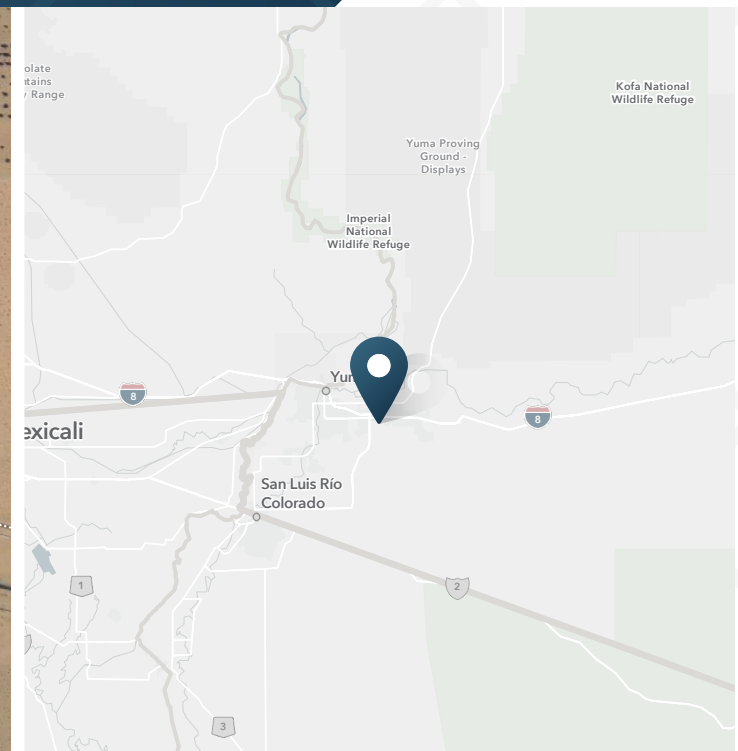
# Magrino Industrial Park

Port Authority Avenue/25th Street | San Luis, AZ 85336



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±80 AC

Total Available

Track A: ±6 AC / 6 Lots

Track B: ±74 AC / 12 Lots

\$5.00 PSF

For Sale

\$14.00 PSF/yr

For Lease

## ABOUT THE PROPERTY

- Magrino Industrial Park is located in the southwestern corner of Arizona
- Adjacent to the international border between US and Mexico and, located within the Foreign Trade Zone.
- The Gary J. Magrino Industrial Park serves two countries and four states; Arizona, California, Sonora and Baja California.
- Parcels: 227-23-042, 227-23-043, 227-23-044, 227-23-045, 227-23-046, 227-23-047 and 227-23-048
- Zoning: C-2 Yuma County
- Primary Use: Logistics, Manufacturing

## PROPERTY HIGHLIGHTS



- East Port Connectivity: Exclusively for commercial purposes
- \$300 million US dollars invested
- Direct access to I-8 within 27 miles / 31 minutes from the US-MX border
- FAST & C-TPAT programs available
- ADOT substation allows trucks up to 96,000 lbs over weight limit
- Easy access to Interstate I-10, 4th longest coast-to-coast highway in the USA
- Quick access to the main Interstate Highway on the West I-5 connecting all the way from Canada to Mexico
- Only access to Baja Peninsula through Mexico Federal Highway

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## SAN LUIS AZ - PORTS OF ENTRY MX-US

-  **San Luis Commercial Port of Entry**  
East of the Main St entry, it is exclusively for commercial purposes.
-  **San Luis Border - Main Street Port of Entry**  
The San Luis border crossing is a major point of entry into the state, primarily for agricultural workers crossing to work in the fields of Yuma County. The port processes approximately 3 million vehicles and 2.5 million pedestrians each year. Wait times often span one to two hours to cross, according to live online wait times provided by U.S. Customs and Border Protection.

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## KEY INDICATORS

CURRENT QUARTER	RBA	VACANCY RATE
Logistics	3,219,345	0.8%
Specialized Industrial	1,987,163	0%
Flex	119,593	0%
<b>Market</b>	<b>5,326,091</b>	<b>0.5%</b>

0

### Deliveries

During past 5 years

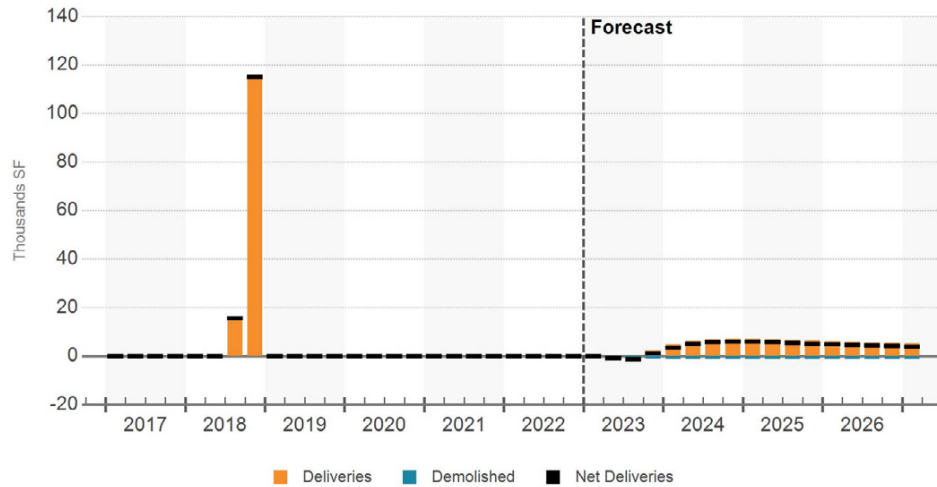
0.5%

### Vacancy Rate

## DEMOGRAPHIC TRENDS

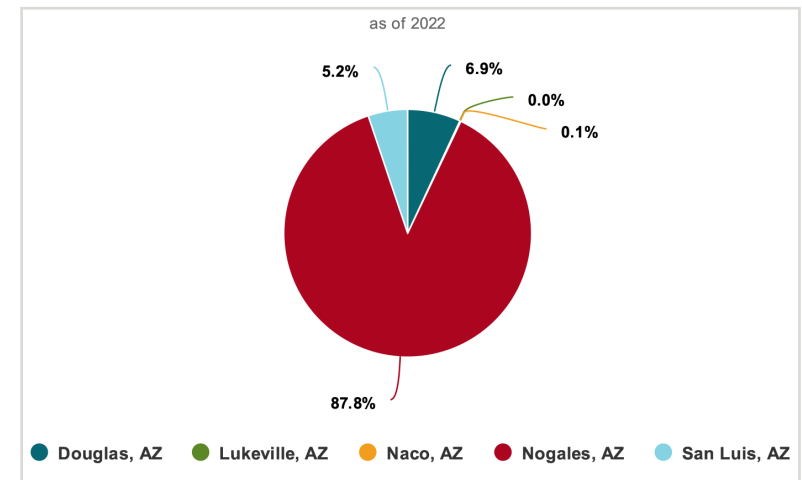
DEMOGRAPHIC	Current Level	
	METRO	U.S.
Population	207,089	333,062,469
Households	75,219	129,210,664
Median Household Income	\$59,626	\$73,882
Labor Force	98,944	164,954,234
Unemployment	14.6%	3.7%

## DELIVERIES & DEMOLITIONS



- Yuma AZ has performed a very low vacancy of 0.5% without any deliveries during the past 5 years.
- Logistics Supply & Demand will lead the SF growth in the next 5 years.
- Overall vacancy will keep an avg under 1.5% in the next 5 years.

## U.S. IMPORTS FROM MEXICO BY ARIZONA BPOE

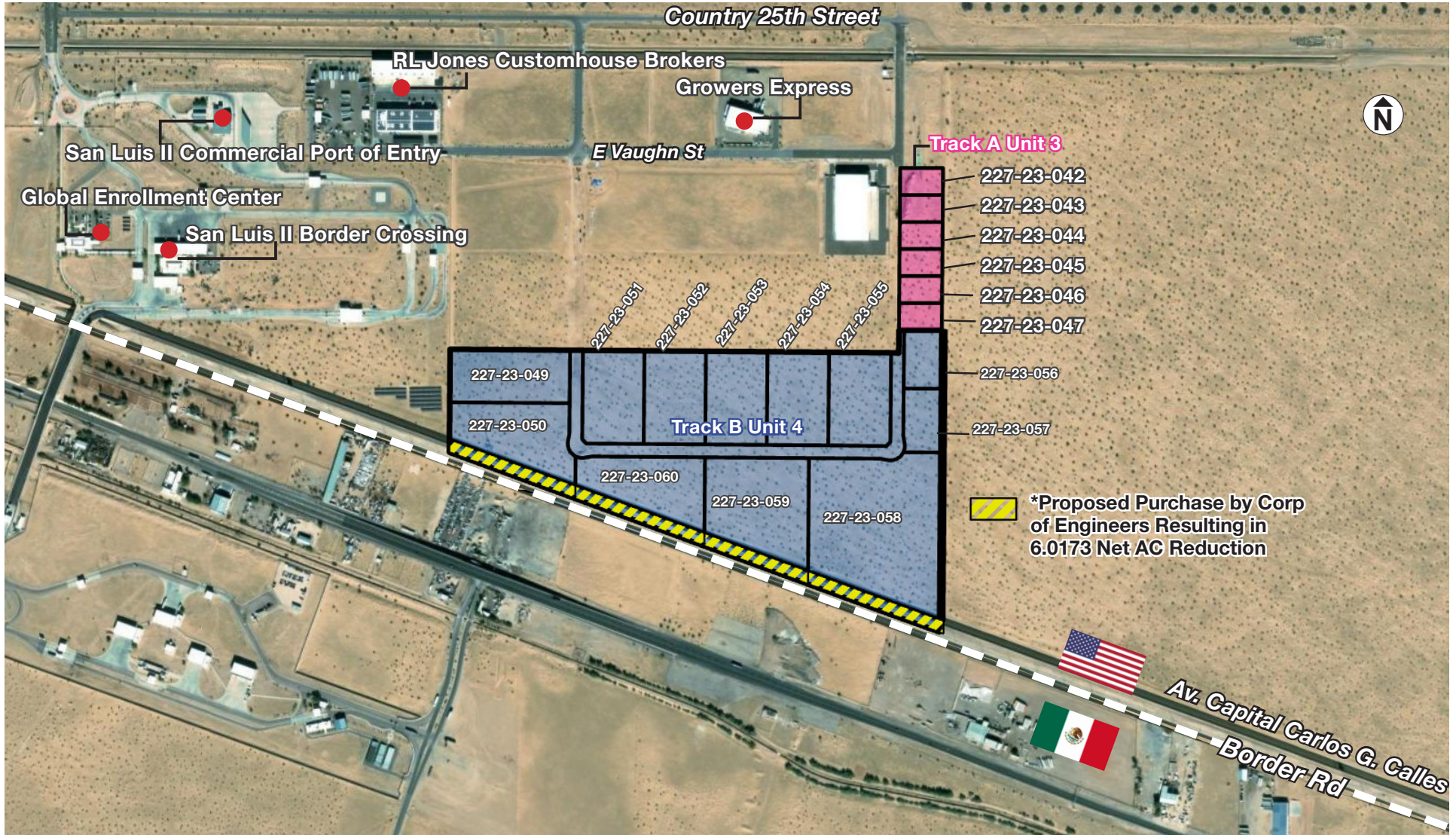


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## SITE PLAN MAP



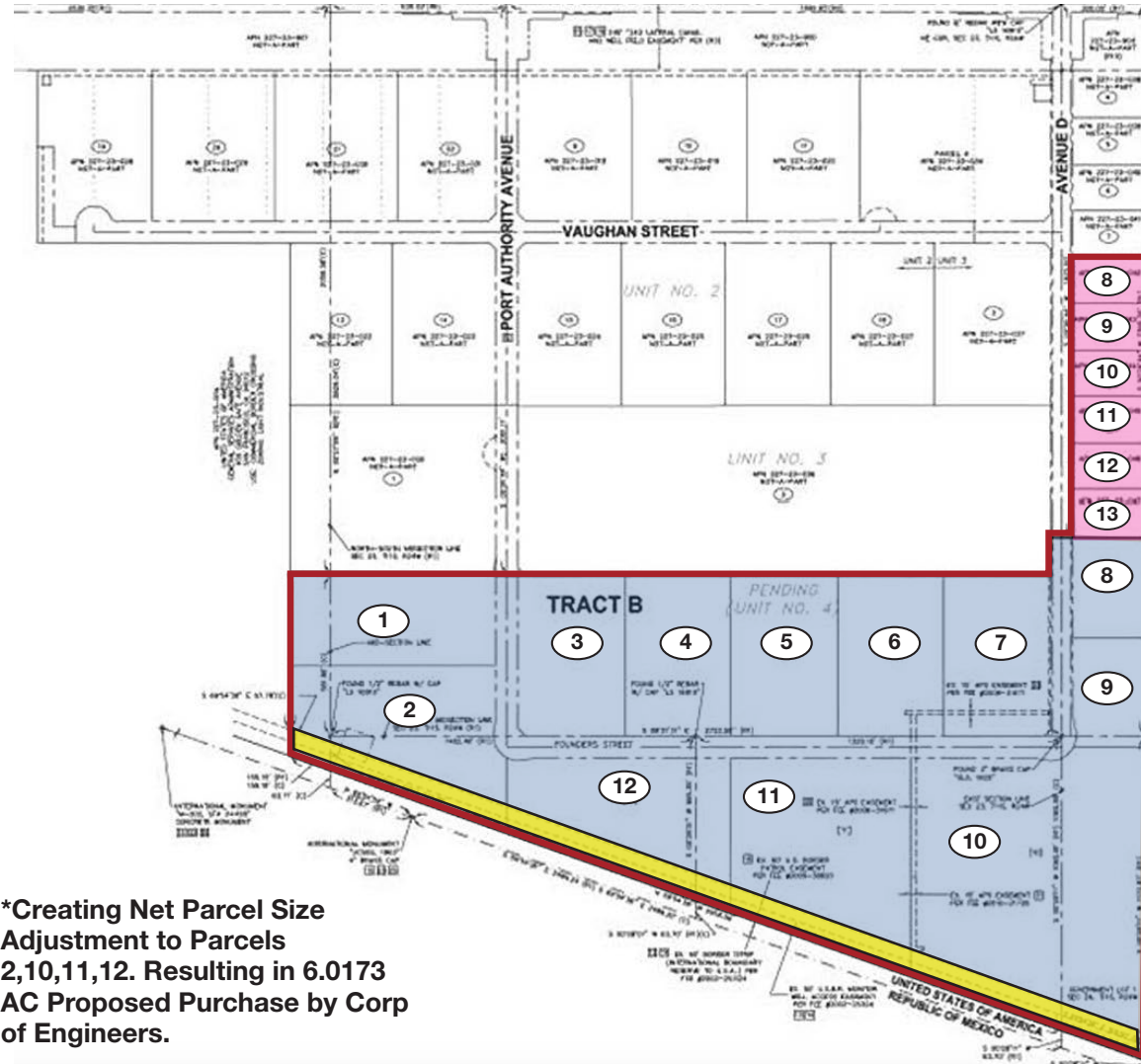
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## SITE PLAT

Lot Number	Parcel Number	Gross Parcel Size (ac)	* Net Parcel Size (ac)
8	227-23-042	1.0028	1.0028
9	227-23-043	1.0028	1.0028
10	227-23-044	1.0028	1.0028
11	227-23-045	1.0028	1.0028
12	227-23-046	1.0028	1.0028
13	227-23-047	1.0028	1.0028
1	227-23-049	5.6532	5.6532
2	227-23-050	8.0866	6.5532 *
3	227-23-051	5.089	5.089
4	227-23-052	5.0972	5.0972
5	227-23-053	5.0982	5.0982
6	227-23-054	5.0993	5.0993
7	227-23-055	5.1591	5.1591
8	227-23-056	2.14869	2.14869
9	227-23-057	2.3509	2.3509
10	227-23-058	18.5337	16.8839 *
11	227-23-059	10.0468	8.7844 *
12	227-23-060	7.6966	6.1249 *
		86.07609	80.05879



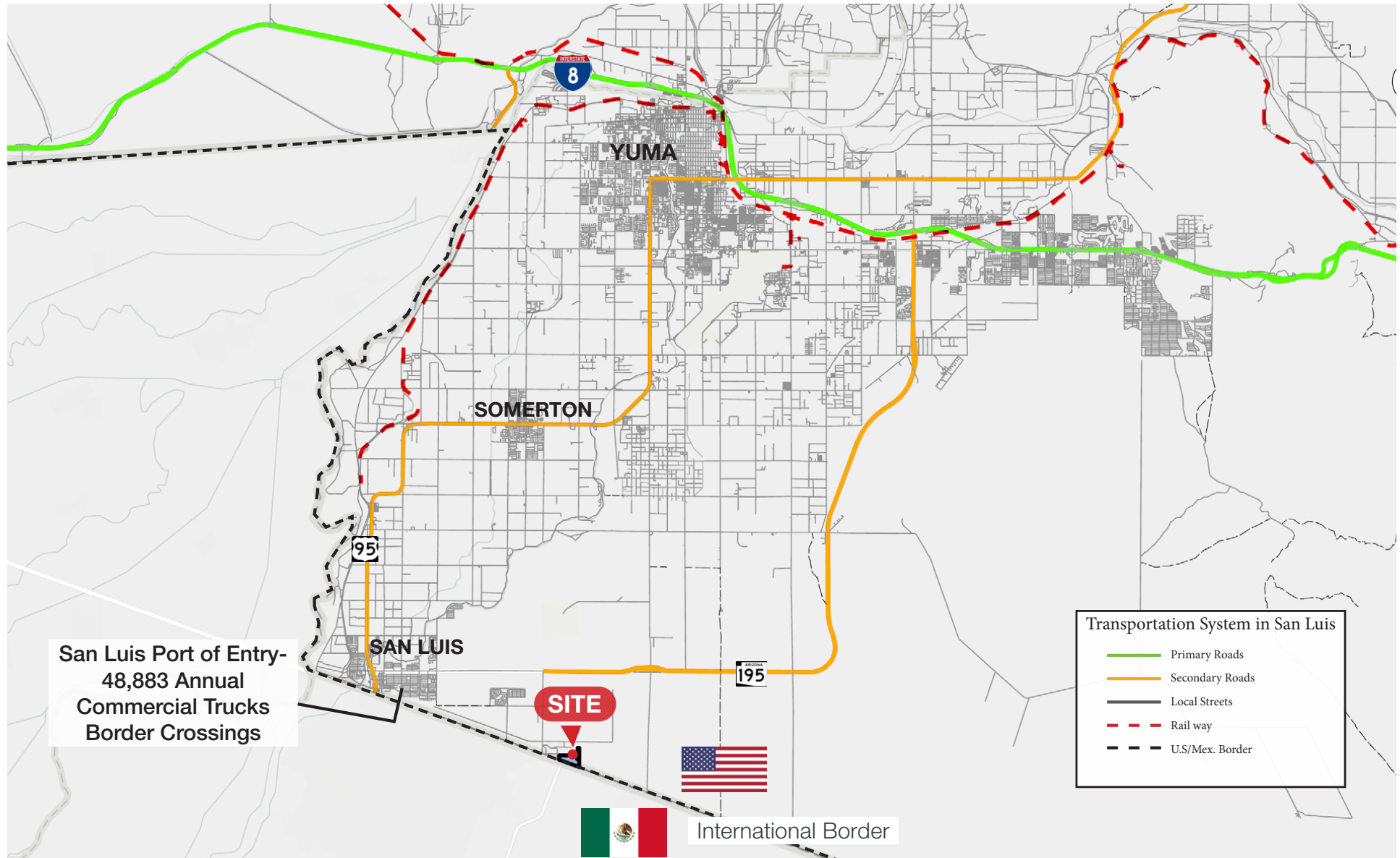
**\*Creating Net Parcel Size Adjustment to Parcels 2,10,11,12. Resulting in 6.0173 AC Proposed Purchase by Corp of Engineers.**

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## SAN LUIS TRANSPORTATION SYSTEM MAP

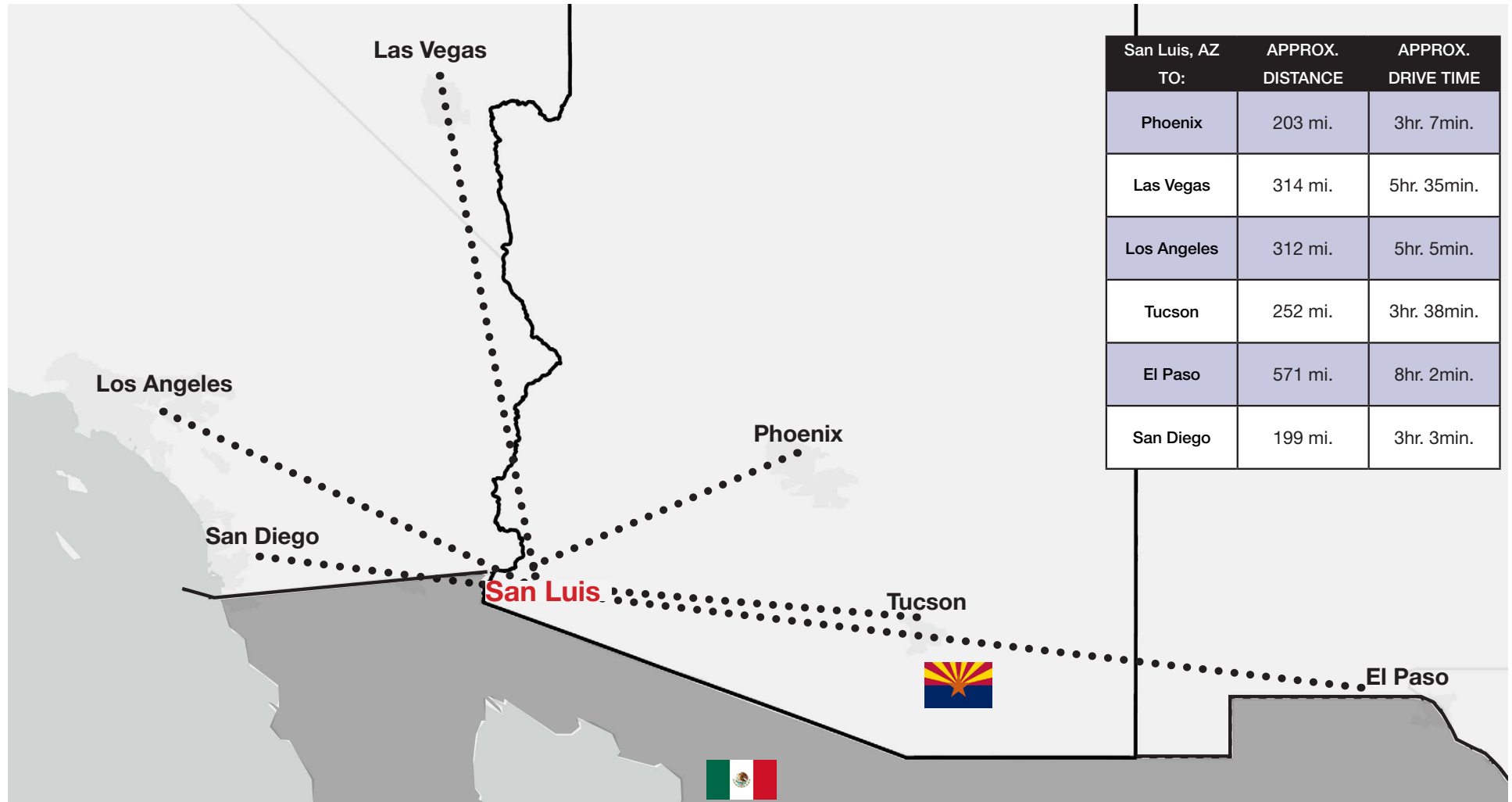


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## DRIVE TIME MAP





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