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Exclusively Presented By:
 **SOUTHWEST
LAND
ASSOCIATES, L.L.C.**

 **A.T. PAN CRAZI REAL ESTATE SERVICES, INC.**
REAL ESTATE SERVICES SINCE 1923

2nd Price Reduction!!!

Produce Cooler on 20+/- Acres For Sale

Roll, Yuma County,
Arizona

Location: SWC of County First South
and Avenue 51E

Size: Approximately 20 +/- acres

Tax Parcel #: 207-40-008

Original Price: ~~\$2,500,000~~

Old Price: ~~\$2,100,000~~

Newly Reduced Price: \$1,600,000

Terms: Cash, or submit terms
acceptable to owner.

Zoning: RA-40, Yuma County

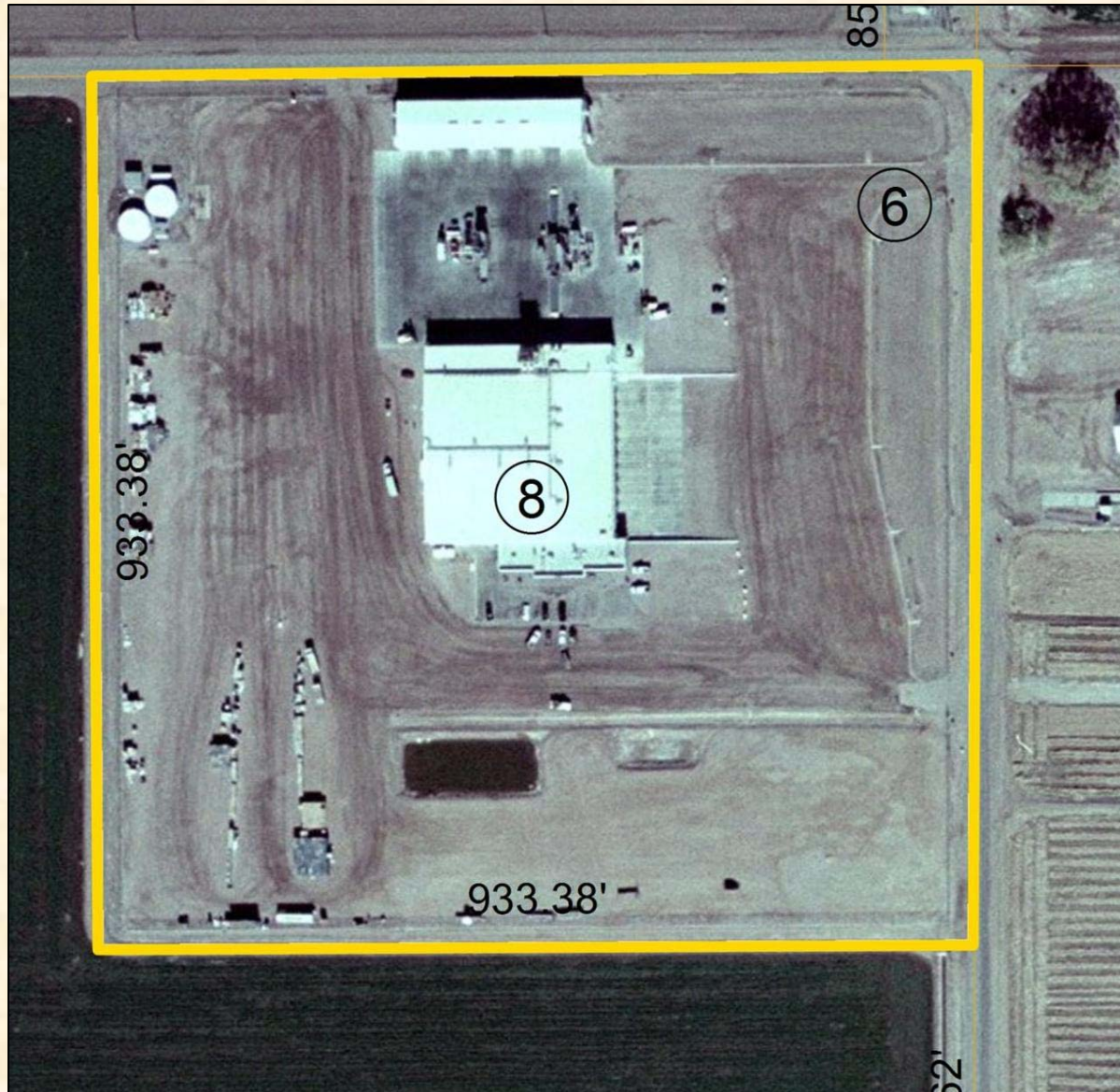
Comments: Bank Owned –

SUBMIT ALL OFFERS.



P.O. Box 5700 Goodyear, AZ 85338 Phone: (623) 882-8880 Fax: (623) 882-8881 Website: www.southwestlandassociates.com

This information is subject to change at any time. This information is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to verify it.



Location:

Located on the southwest corner of County First South and Avenue 51E, Roll, Yuma County, Arizona. Frontage on both roadways is two lane paved asphalt, County maintained.

Acreage:

20 +/- acre Cooler site with 18.6 +/- acres of WMIDD Water Buy

Water Supplies:

Irrigation water is supplied by the Wellton Mohawk Irrigation and Drainage District. Industrial water is supplied by one off-site domestic well, rated at 20 to 33 gpm.

Soils:

Map Unit Symbol1	Map Unit Name	Irrigated Class	Acres
13	Indio silt loam	1	19
24	Ripley silt loam	2s	1

Buildings/Improvements:

Produce Cooler: Built in 2001, consisting of metal I-beam frame and truss, metal siding and roof, insulated walls and roof rated @ R-36; reinforced concrete floors; two Vilter 200 hp rotary screw compressors with Ammonia refrigerant, 12 Aero Air Handlers, 7,000 gallon receiving tank, Baltimore air coil, circulating pumps, lines, computer and electronic controllers, rated @ 244.8 ton capacity.

Main Cold Storage Room:

25,200 sf

Shipping-Cooled:(12 bays,

levelers, door guards, axle locks)

10,800 sf

Two Small Cold Rooms: 1,800 sf

Mechanical, Storage, etc: 4,200

sf

Shipping Office, Grill/Lunch;

Restrooms: 3,316 sf

Cooler Total: 45,316 sf





Storage Shed – Overflow: Consisting of metal I-beam frame and truss, metal siding and roof, insulated walls and roof, reinforced concrete floors; 8 large ground/roof mounted evaporative coolers, controllers;

Main Cooled Room: 10,000 sf

Shipping doors: 8

Yard:

Main Shipping Dock, recessed concrete floors and sides: 12 Bays

Paved Concrete Forklift/Truck lot: 39,000 sf

Office Parking, paved asphalt: 8,640 sf

Chain Link Fence: 3,733+/- sf

Well: None

Water Storage Tanks: 2 X 62,700 gallon Tanks

Pressure Tank: 4,000 gallon

Water Treatment: R/O

Utilities:

Electric – WMIDD

Water – New Well Needed

Sewer – Cesspool

Gas – Bottled

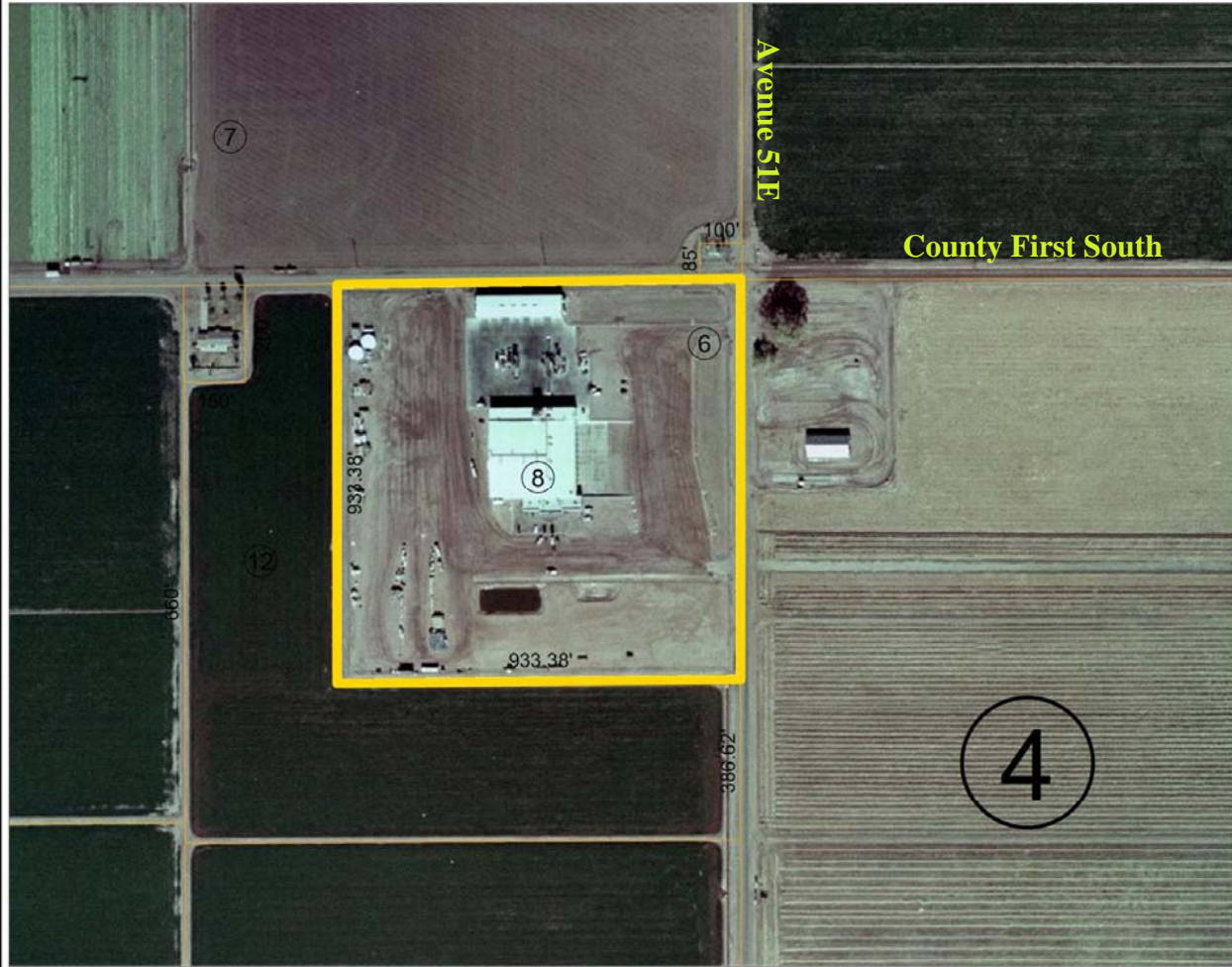
Telephone – Qwest

Flood Zone: Entire property lays within the Flood Hazard Zone A area.



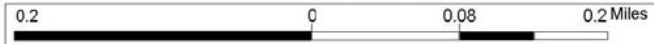


Yuma County - Internet Mapping



- Legend**
- Vicinities
 - ▭ County Boundary
 - ▬ Highways (4000 - 8000)
 - ▬ Streets (4000 - 8000)
 - ▭ Parcels
 - World Imagery
 - Low-Resolution (15m) Imagery
 - High-Resolution (60cm) Imagery
 - High-Resolution (30cm) Imagery

1: 4,956



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Notes
Enter Map Description