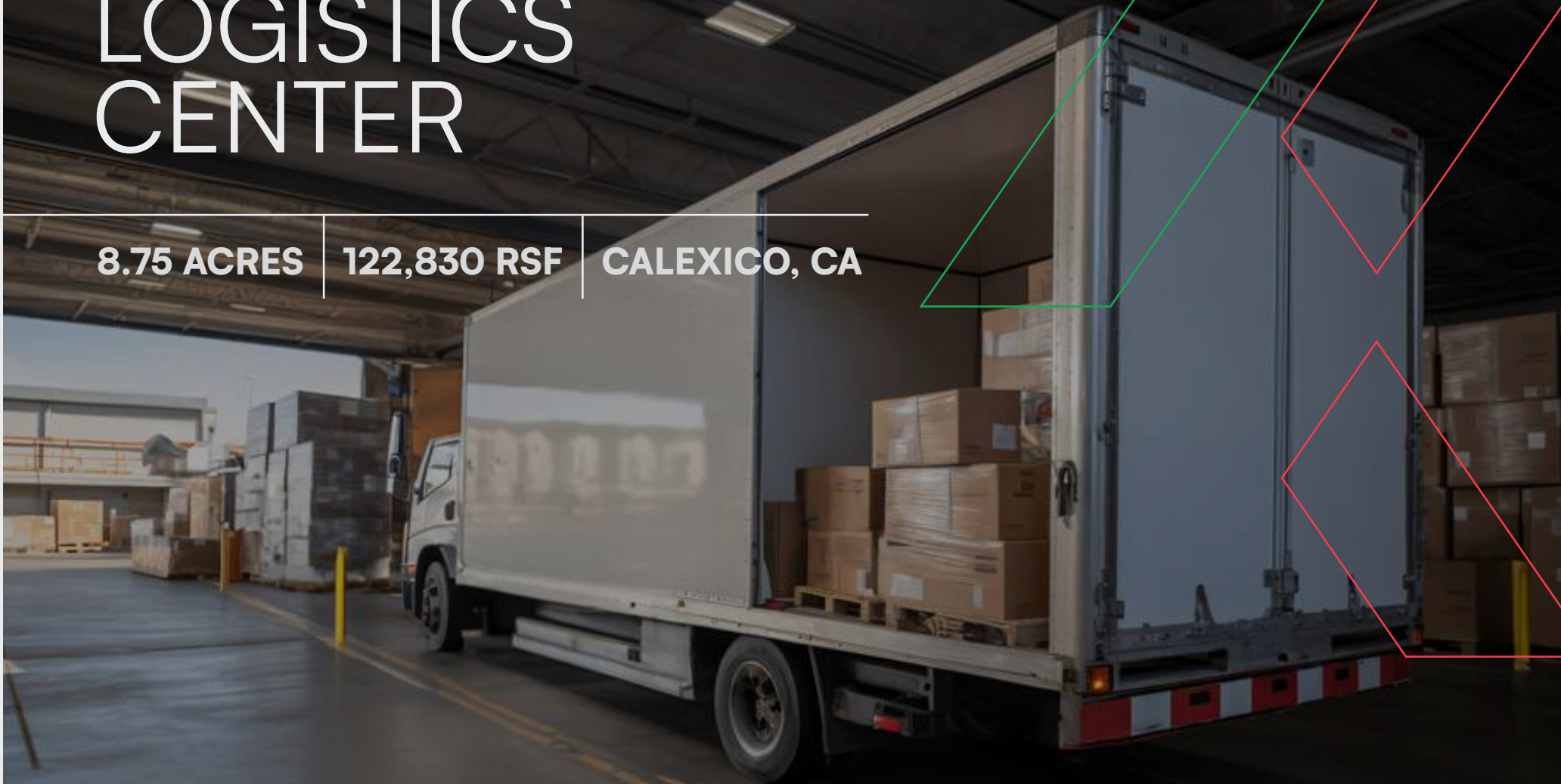


CALEXICO

LOGISTICS CENTER

8.75 ACRES | 122,830 RSF | CALEXICO, CA



PROPERTY FEATURES

CALEXICO, CA

The Calexico Logistics Center is strategically located at the Calexico-Mexicali commercial border crossing and offers development flexibility to accommodate the needs of modern logistics, warehousing, distribution and manufacturing companies. The Calexico East Port of Entry is nearing completion of a \$40 Million investment

to add two (2) new northbound truck lanes and two (2) new northbound regular vehicle lanes to accommodate increased crossing traffic.

With horizontal infrastructure in place, Calexico Logistics Center can be brought to market quickly and efficiently.

TOTAL AVAILABLE AREA

8.75 acres (361,142 SF)

DIVISIBLE TO

±29,900 SF

DEVELOPMENT OPTIONS

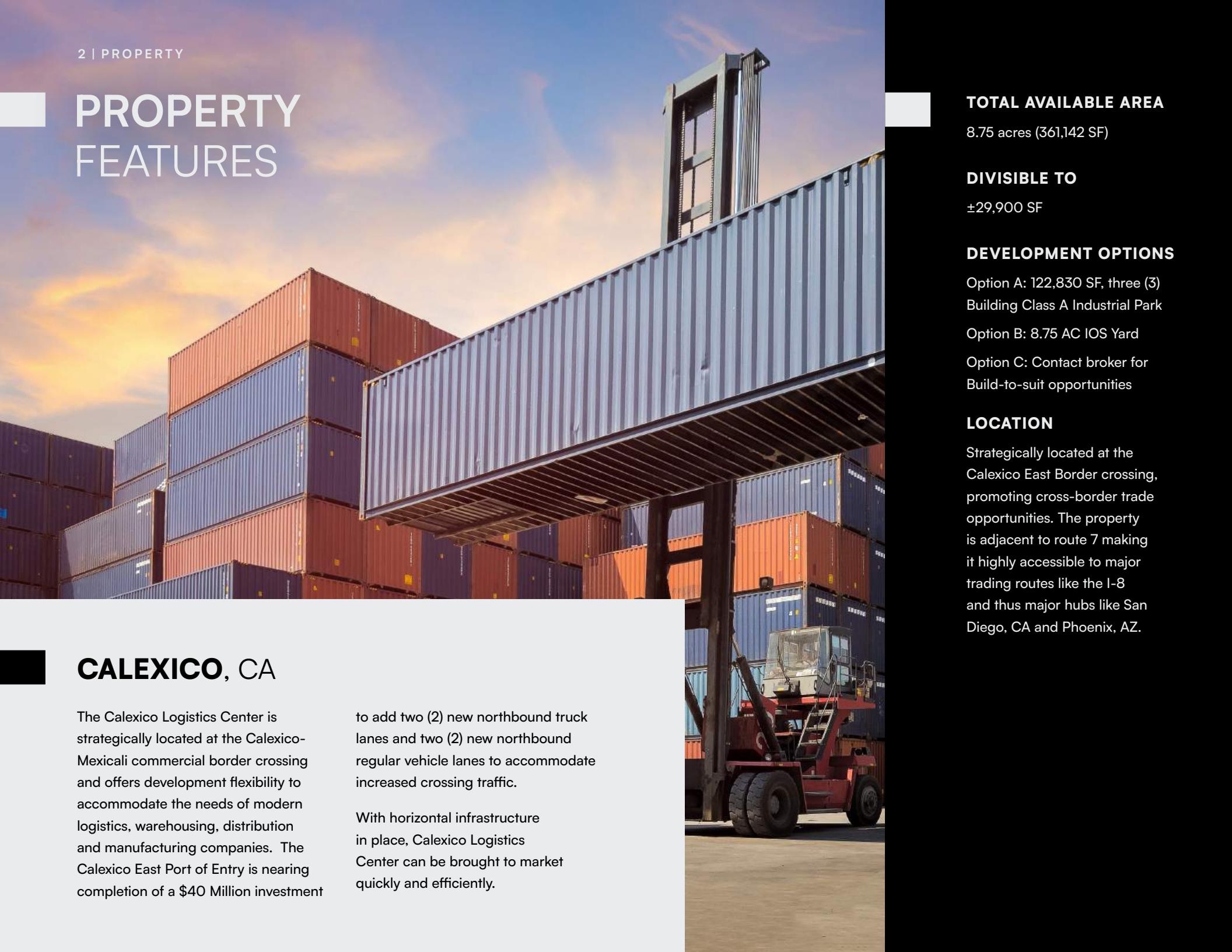
Option A: 122,830 SF, three (3) Building Class A Industrial Park

Option B: 8.75 AC IOS Yard

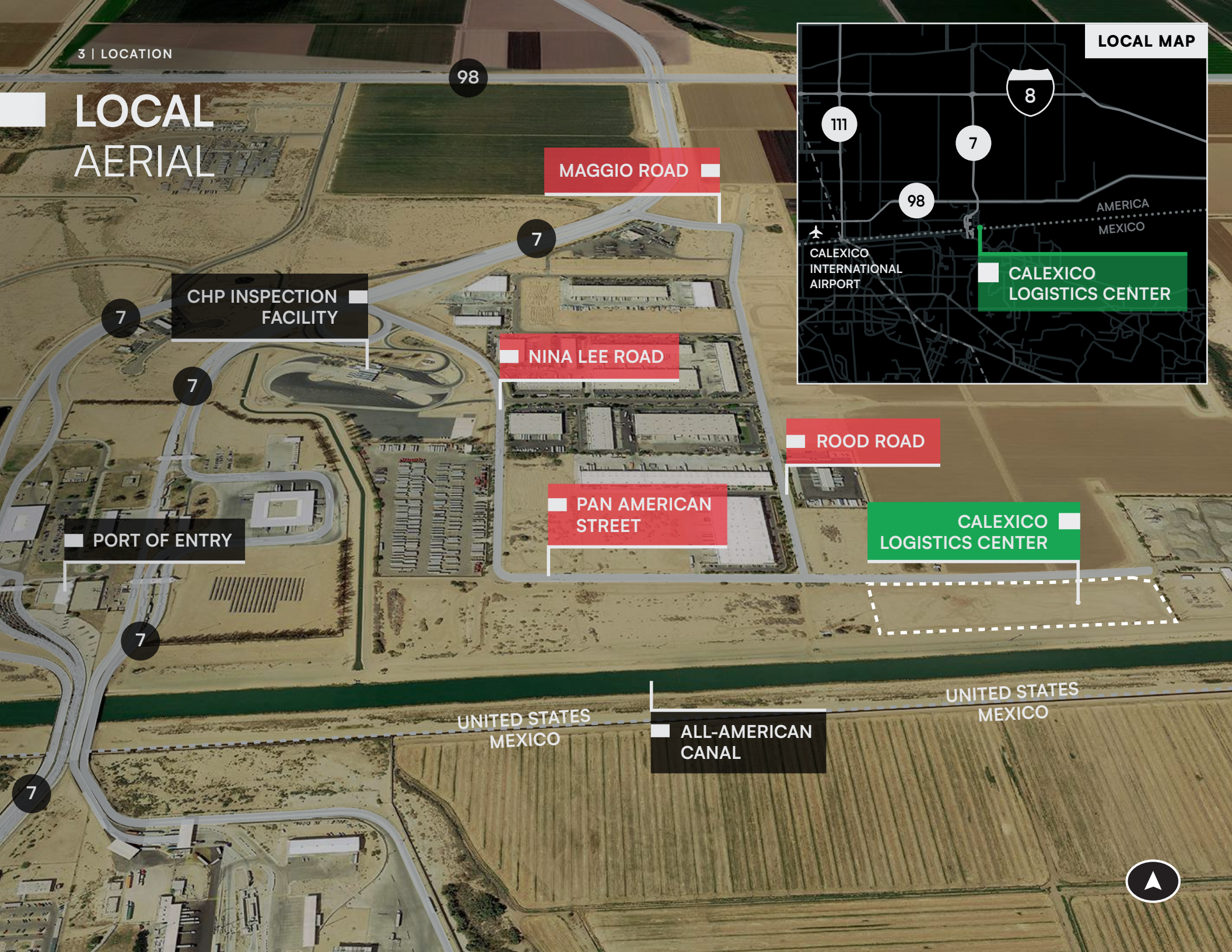
Option C: Contact broker for Build-to-suit opportunities

LOCATION

Strategically located at the Calexico East Border crossing, promoting cross-border trade opportunities. The property is adjacent to route 7 making it highly accessible to major trading routes like the I-8 and thus major hubs like San Diego, CA and Phoenix, AZ.



LOCAL AERIAL



98

MAGGIO ROAD

7

CHP INSPECTION FACILITY

7

7

NINA LEE ROAD

ROOD ROAD

PAN AMERICAN STREET

CALEXICO LOGISTICS CENTER

PORT OF ENTRY

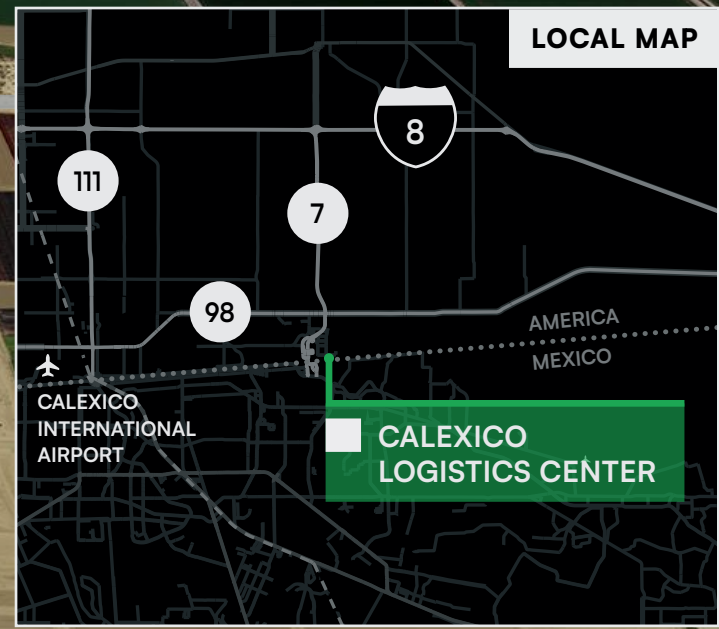
7

UNITED STATES MEXICO

ALL-AMERICAN CANAL

UNITED STATES MEXICO

7



LOCAL MAP

111

7

8

98

CALEXICO INTERNATIONAL AIRPORT

AMERICA MEXICO

CALEXICO LOGISTICS CENTER



REGIONAL MAP

SAN FRANCISCO
598 MILES + 9.34 HRS

FRESNO
437 MILES + 6.68 HRS

LAS VEGAS, NV
389 MILES + 5.85 HRS

SALT LAKE CITY
812 MILES + 11.61 HRS

DENVER
1,053 MILES + 16.21 HRS

TWO-DAY
DELIVERY AREA

ONE-DAY
DELIVERY AREA

INLAND EMPIRE / RIVERSIDE
172 MILES + 2.69 HRS

LOS ANGELES, CA
218 MILES + 3.39 HRS

SAN DIEGO, CA
113 MILES + 1.73 HRS

TIJUANA
128 MILES + 2.01 HRS

ENSANADA (PORT)
187 MILES + 3.52 HRS

MEXICALI, MX
20 MILES + 34.3 MINS

YUMA, CA
58 MILES + 51.8 MINS

PHOENIX, AZ
242 MILES + 3.68 HRS

TUSCON
302 MILES + 4.28 HRS

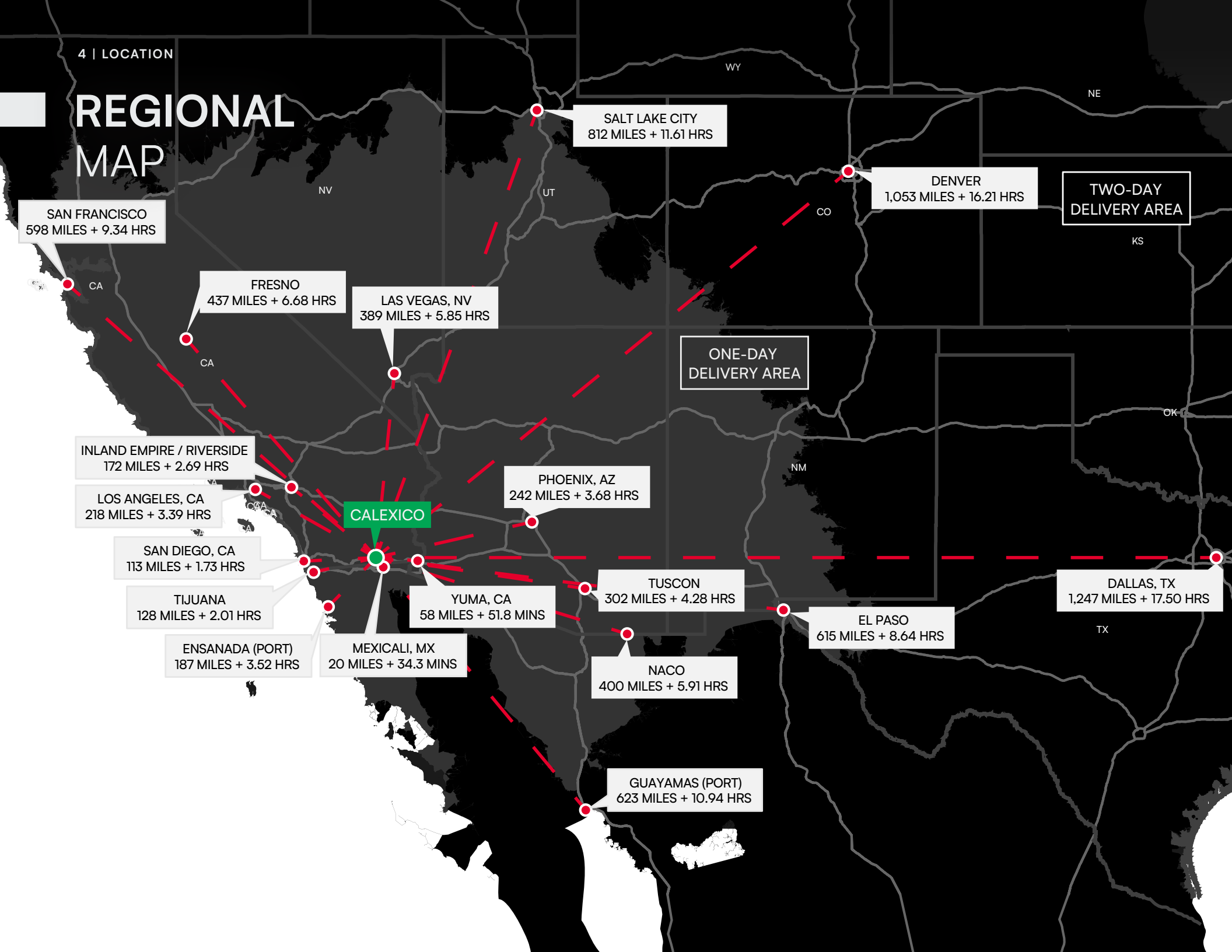
NACO
400 MILES + 5.91 HRS

GUAYAMAS (PORT)
623 MILES + 10.94 HRS

EL PASO
615 MILES + 8.64 HRS

DALLAS, TX
1,247 MILES + 17.50 HRS

CALEXICO



OPTION A SITE PLAN

BUILDING 1

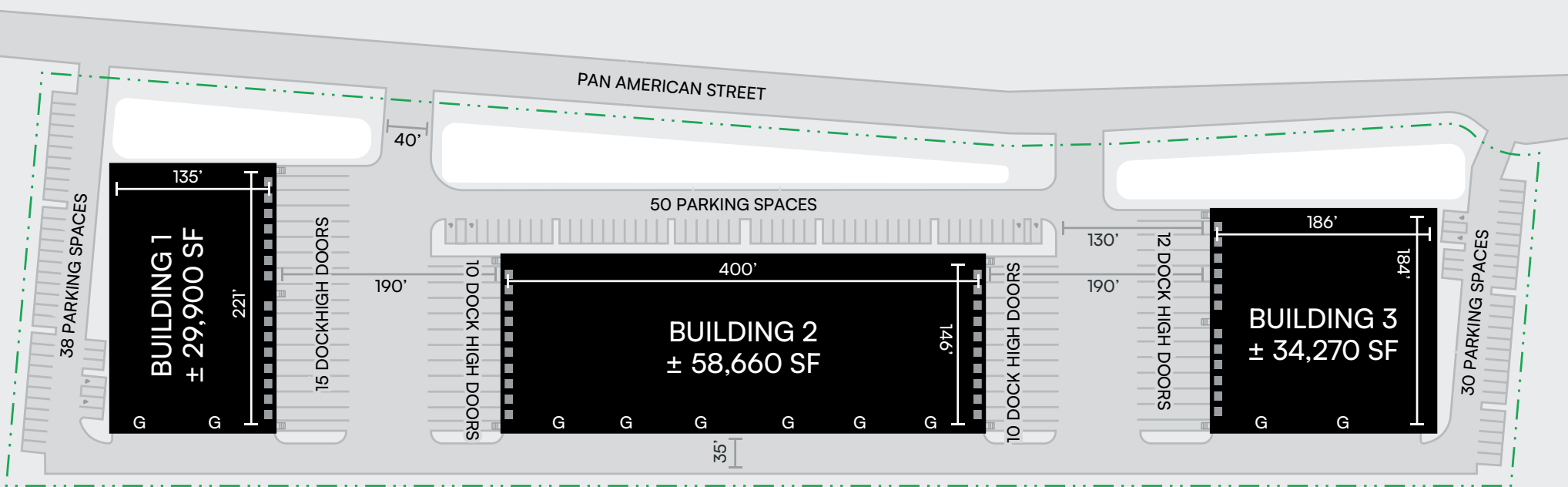
- + Building Size: 29,900 SF
- + Parking: 38 Spaces (1.27/1,000)
- + Dock Loading: 15
- + Grade-Level Loading: 2
- + Truck Court Depth: 130'-190'

BUILDING 2

- + Building Size: 58,660 SF
- + Parking: 50 Spaces (0.85/1,000)
- + Dock Loading: 20
- + Grade-Level Loading: 6
- + Truck Court Depth: 190'

BUILDING 3

- + Building Size: 34,270 SF
- + Parking: 30 Spaces (0.86/1,000)
- + Dock Loading: 12
- + Grade-Level Loading: 2
- + Truck Court Depth: 130'-190'



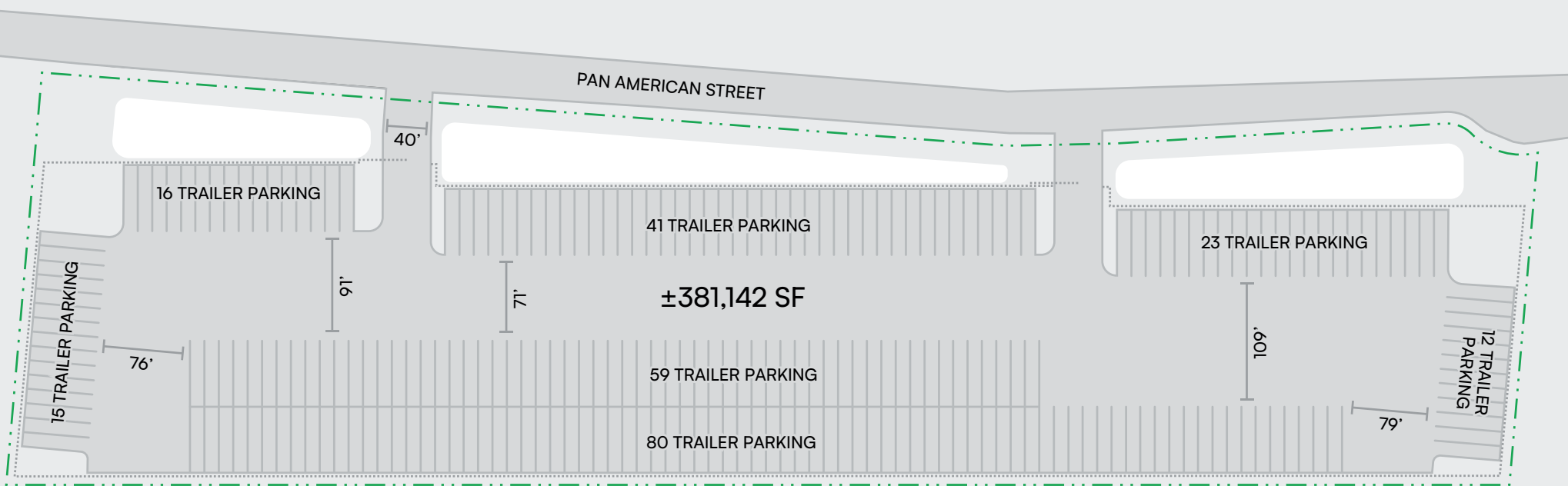
3 BUILDING BUSINESS PARK

- + Total Building Size: 122,830 SF
- + Building Total: 3 Buildings
- + Total Parking: 118 Spaces (0.96/1,000)
- + Truck Court Depth: 130'-190'

122,830 SF



OPTION B SITE PLAN



INDUSTRIAL OUTDOOR STORAGE SPACE

- + Total Size: 381,142 SF
- + Trailer Parking: 246 (12' Wide)
- + Security: Shack with Gate
- + Security: 6' High Security Fence

246 TRAILER POSITIONS



CALEXICO

LOGISTICS CENTER



FOR LEASING INFORMATION CONTACT



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