

FOR SALE
± 28 ACRES OF INDUSTRIAL PARCELS

MEXICO
USA

PAN AMERICAN STREET

ROOD ROAD



EASTPORT


business center

PAN AMERICAN ST. & ROOD RD.
CALEXICO, CA 92231





PROPERTY DETAILS


 **TOTAL SITE AREA**
±28 Acres

 **ENTITLEMENTS**
Five (5) legal lots from
±5.13 - 6.07 Acres


 **CONDITION**
Semi-improved with some off-site
road improvements complete


 **UTILITIES**
All utilities believed to
be at the site

 **PERMITTED USES**
Truck/trailer parking; warehouse
distribution; manufacturing

 **OFF-SITE IMPROVEMENTS**
To be completed by seller

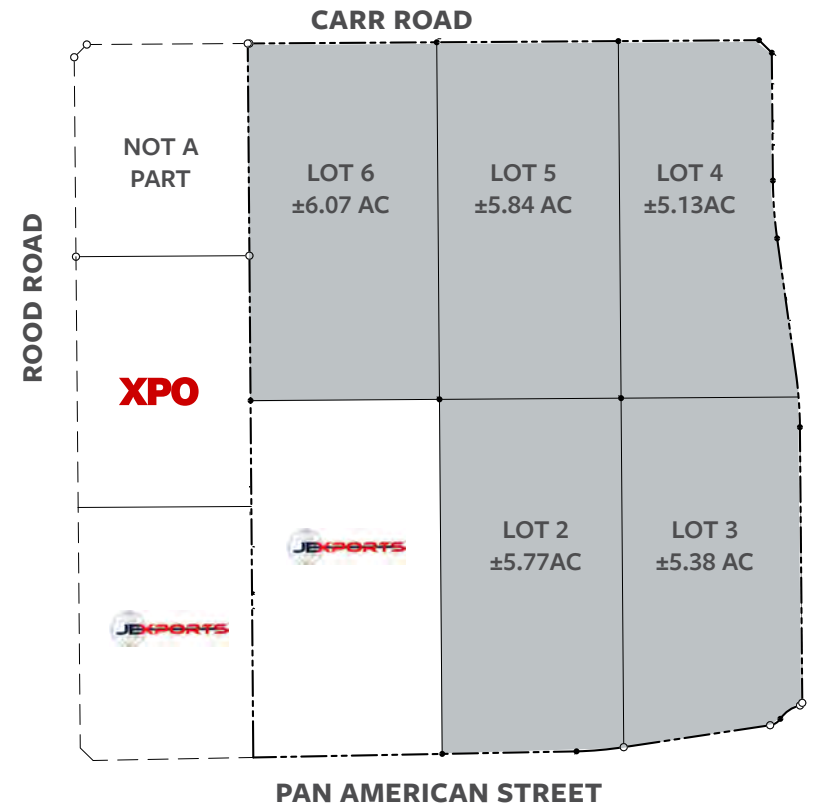
 **ZONING**
Industrial, part of the Gateway
of the Americas Specific Plan

 **ONE-HALF MILE TO
CALEXICO EAST PORT
OF ENTRY**

 **MINUTES TO HWY 7
AND 98 CONNECTING
TO INTERSTATE 8**

 **ASKING PRICE**
Call Broker

SITE PLAN



Calexico East
Port of Entry

ROOD ROAD

CARR ROAD

XPO

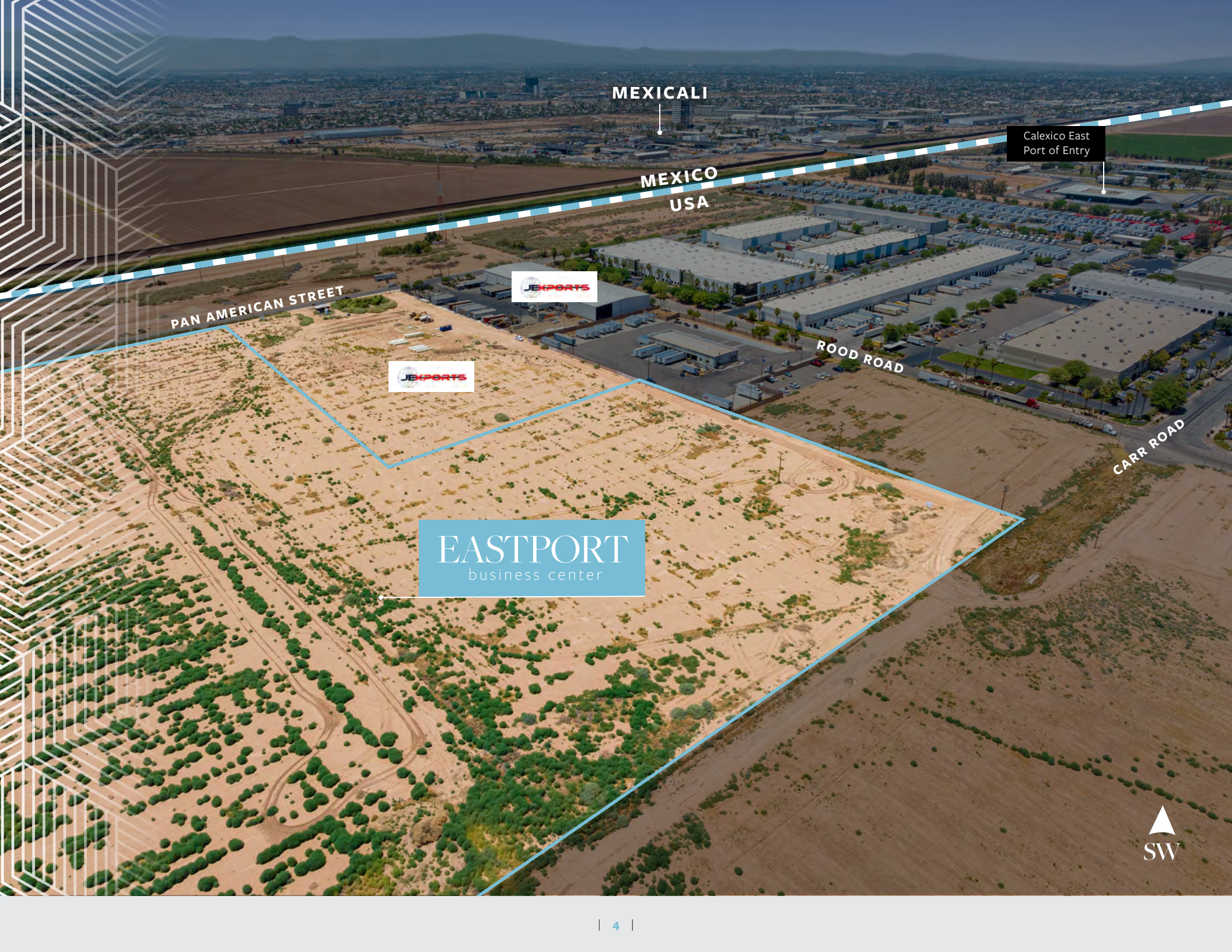
JEPORTS

JEPORTS

EASTPORT
business center

PAN AMERICAN STREET





MEXICALI

Calexico East
Port of Entry

MEXICO
USA

PAN AMERICAN STREET

JB EXPORTS

JB EXPORTS

ROAD ROAD

CARR ROAD

EASTPORT
business center





Calexico Gateway Center

Menvielle Rd.

Proposed Hotel



Maggio Rd.



Zinetta Rd.

Rood Rd.

EASTPORT
business center

Carr Rd.

Calexico East Port of Entry

USA

MEXICO

Pan American St.





EASTPORT

business center

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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