

Industrial and Office Space | For Lease - Calexico, CA



Mexport Business Center

1754 Carr Road | 1767 Carr Road
Calexico, CA 92231

PROPERTY HIGHLIGHTS

- 7 Buildings, Class A Industrial Park
- Conveniently located adjacent to the commercial East
- Port of Entry with Mexicali
- Accommodate tenants ranging in size from 500 sq. ft. and up.
- Quality Concrete Tilt-Up Construction
- Suites with Pre-Built Offices with AC Units
- Dock High Doors per Bay with Ramp Access to Each Bay
- Ideal Truck Maneuverability/170-ft Truck lading area
- Separate Truck & Car Driveways
- 24' Clear Height & Fire Sprinklered
- Ample of parking spaces



IRE DEVELOPMENT

CONTACT:

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All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, change of leasing price, or other conditions prior to sale, lease or financing, or withdraw without notice.

Industrial Space | For Lease

MEXPORT BUSINESS CENTER



IRE DEVELOPMENT | CALEXICO PORTFOLIO

Mexport Business Center I:

- 1778 Carr Road, Building A
- 1777 Stergios Road, Building B
- 413 Rood Road, Building C
- 389 Rood Road, Building D
- 1757 Carr Road, Building E

Mexport Business Center II:

- 1767 Carr Road, Building F
- 1754 Carr Road, Building G
- 1765 Stergios Road, Building H

Calexico Distribution Center:

- 285 Rood Road

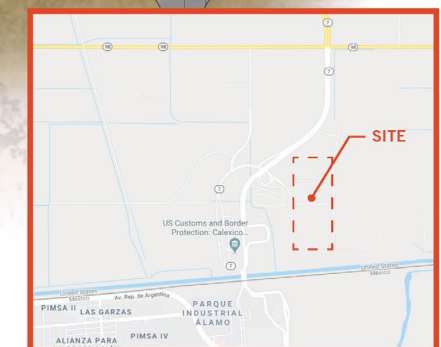
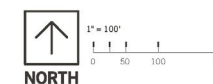
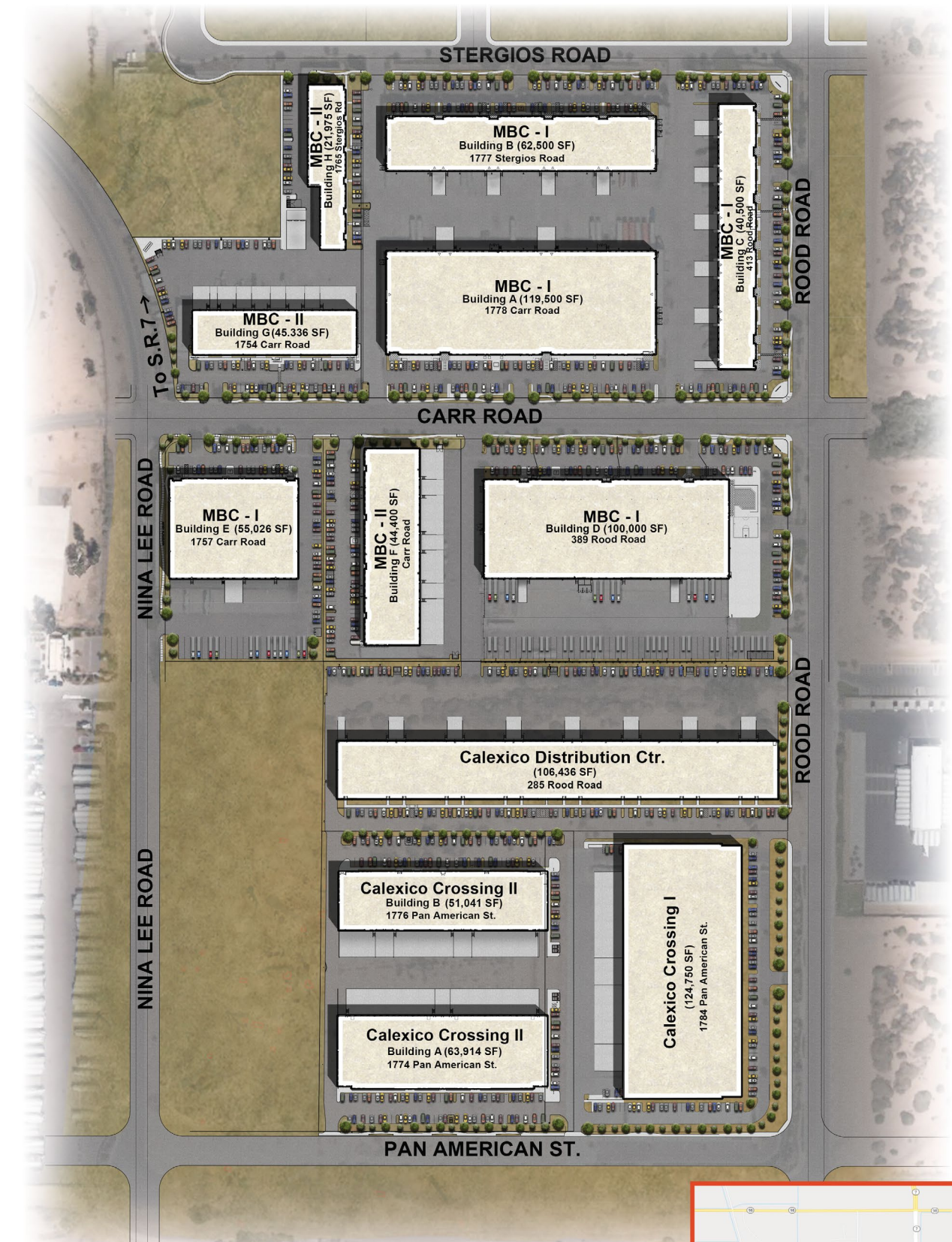
Calexico Crossing I:

- 1784 Pan American Street

Calexico Crossing II:

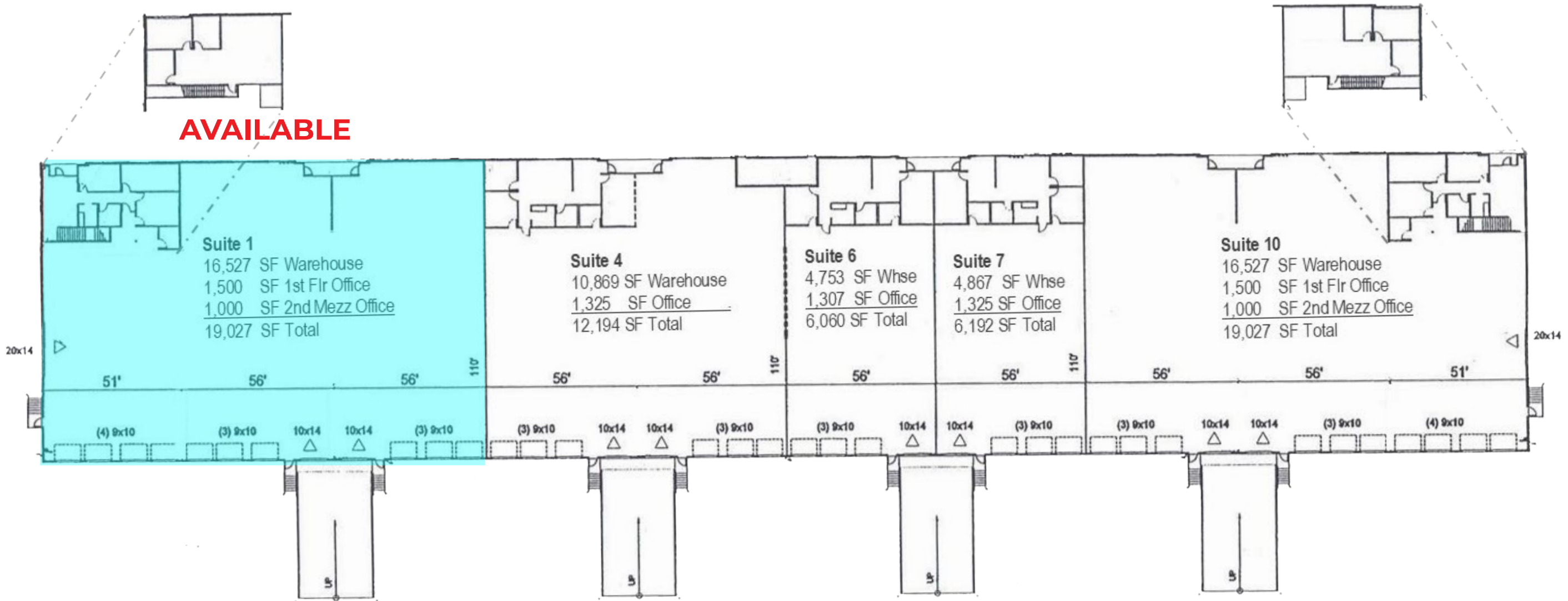
- 1774 Pan American St, Building A
- 1776 Pan American St, Building B

INDUSTRIAL PROJECTS BY IRE IN CALEXICO, CALIFORNIA 12 BUILDINGS-835,378 SF



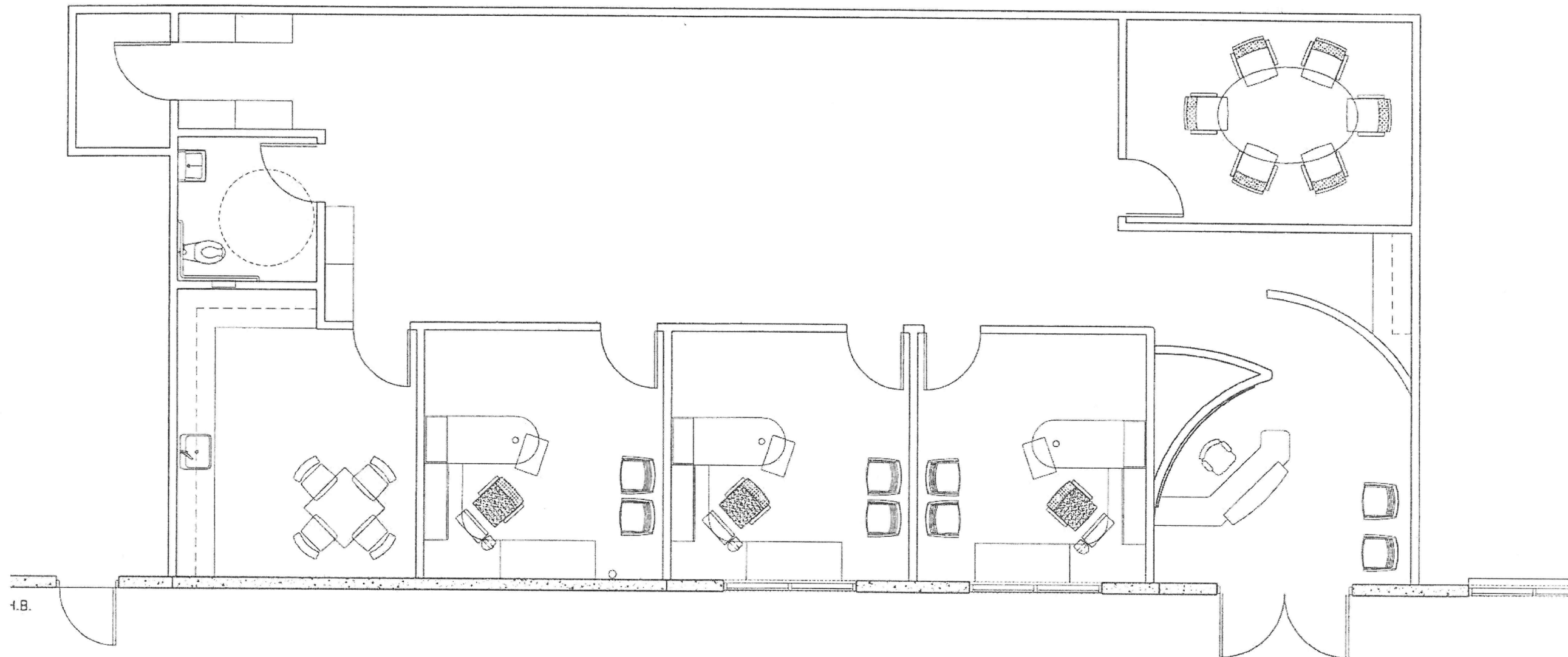
AVAILABILITY:

<u>SUITE #</u>	<u>TOTAL SF</u>	<u>PSF/MO</u>	<u>DESCRIPTION</u>
1	19,027	\$1.20 + CAM CHARGES <small>*2024 CAM Charges Est at \$0.25 psf/mo</small>	10 Docks, 1 Grade Door, 2 Ramps, Includes Office Space, Corner Suite



AVAILABILITY:

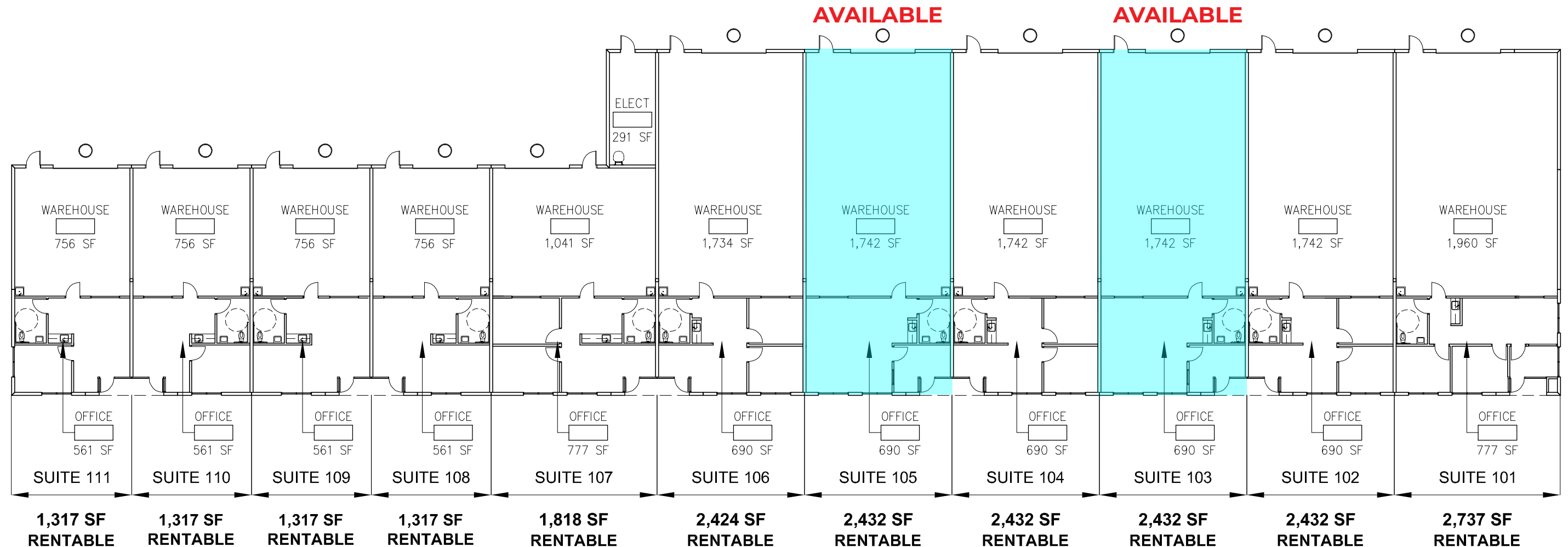
<u>SUITE #</u>	<u>TOTAL SF</u>	<u>GROSS MONTHLY RENT</u>	<u>DESCRIPTION</u>
5A	1,950	\$2,730 + Electricity	3 private offices, conference room, reception area, open area, breakroom, 2 private restrooms.



AVAILABILITY:

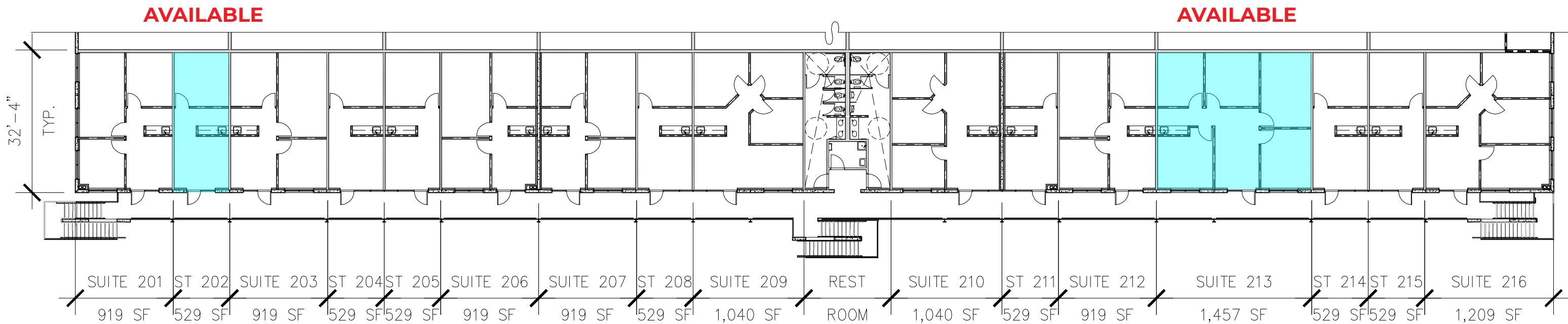
<u>SUITE #</u>	<u>TOTAL SF</u>	<u>PSF/MO</u>	<u>DESCRIPTION</u>
103	2,432	\$1.30 + CAM CHARGES	1 Grade Door, includes office w/ AC
105	2,432	\$1.30 + CAM CHARGES	1 Grade Door, includes office w/ AC

*2023 CAM Charges Est at \$0.28 psf/mo



AVAILABILITY:

<u>SUITE #</u>	<u>TOTAL SF</u>	<u>GROSS MONTHLY RENT</u>	<u>DESCRIPTION</u>
202	529	\$975 + Electricity	Reception, Break Area, Private Office
213	1,457	\$1,500 + Electricity	Reception, Break Area, 4 Private Offices



AVAILABILITY:

<u>SUITE #</u>	<u>TOTAL SF</u>	<u>PSF/MO</u>	<u>DESCRIPTION</u>
102	5,470	\$1.30 + CAM <small>*2024 CAM Charges Est at \$0.25 psf/mo</small>	2 docks, 1 ramp (Includes office space of 1,149 SF)

