

CALEXICO

LOGISTICS CENTER

8.75 ACRES | 122,830 RSF | CALEXICO, CA



CUSHMAN &
WAKEFIELD



IDS
REAL ESTATE GROUP

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

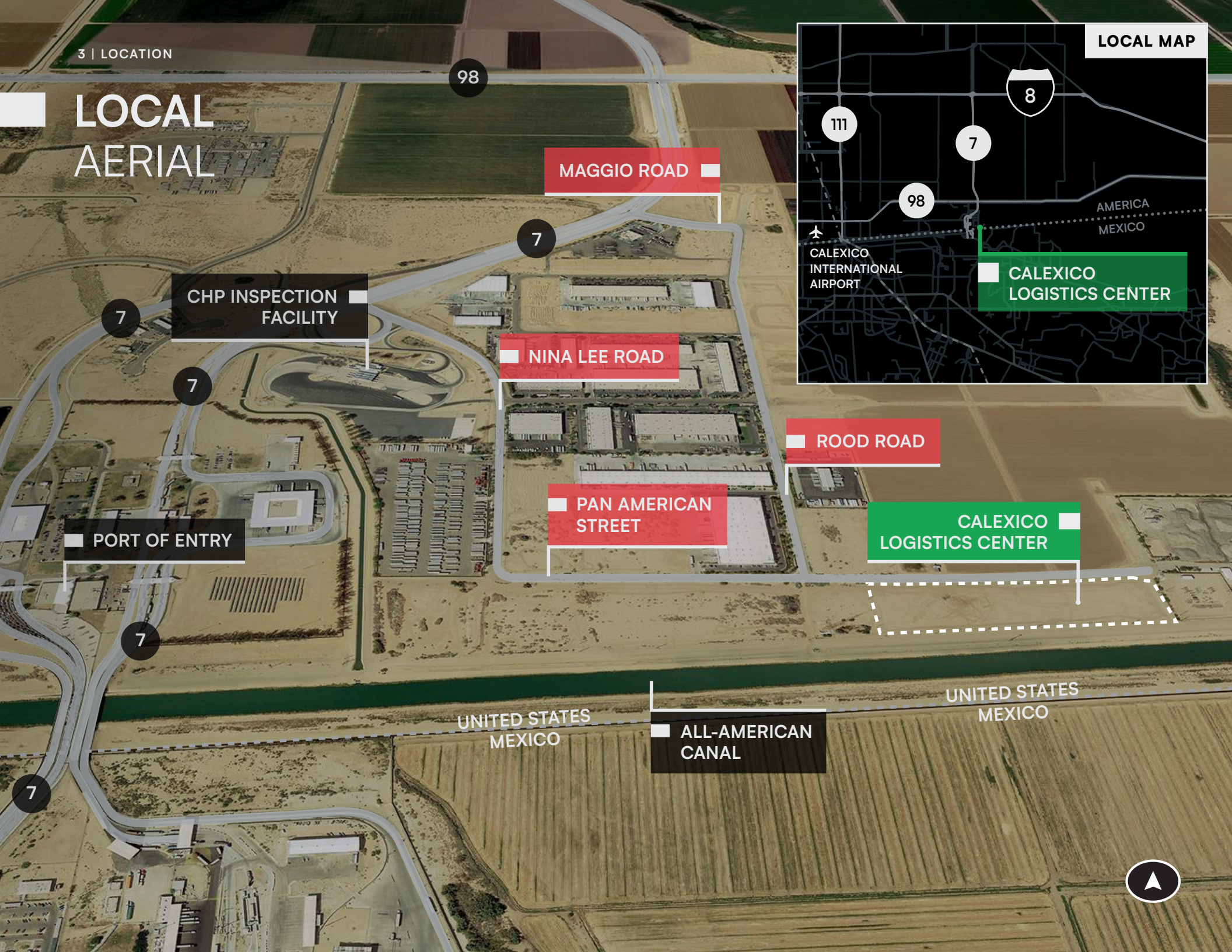
Option B: 8.75 AC IOS Yard

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

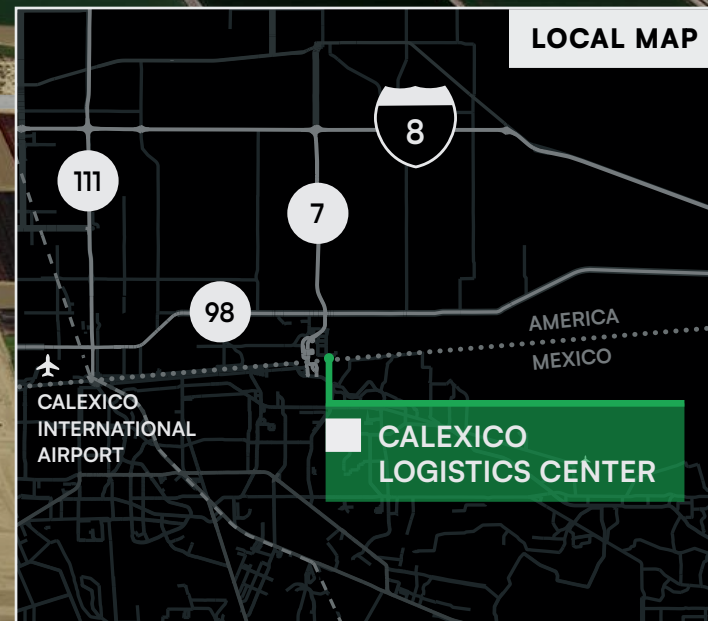
LOCATION

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



LOCAL MAP



CHP INSPECTION
FACILITY

MAGGIO ROAD

NINA LEE ROAD

PAN AMERICAN
STREET

ROOD ROAD

CALEXICO
LOGISTICS CENTER

PORT OF ENTRY

UNITED STATES
MEXICO

ALL-AMERICAN
CANAL

UNITED STATES
MEXICO

CALEXICO
LOGISTICS CENTER

CALEXICO
INTERNATIONAL
AIRPORT

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

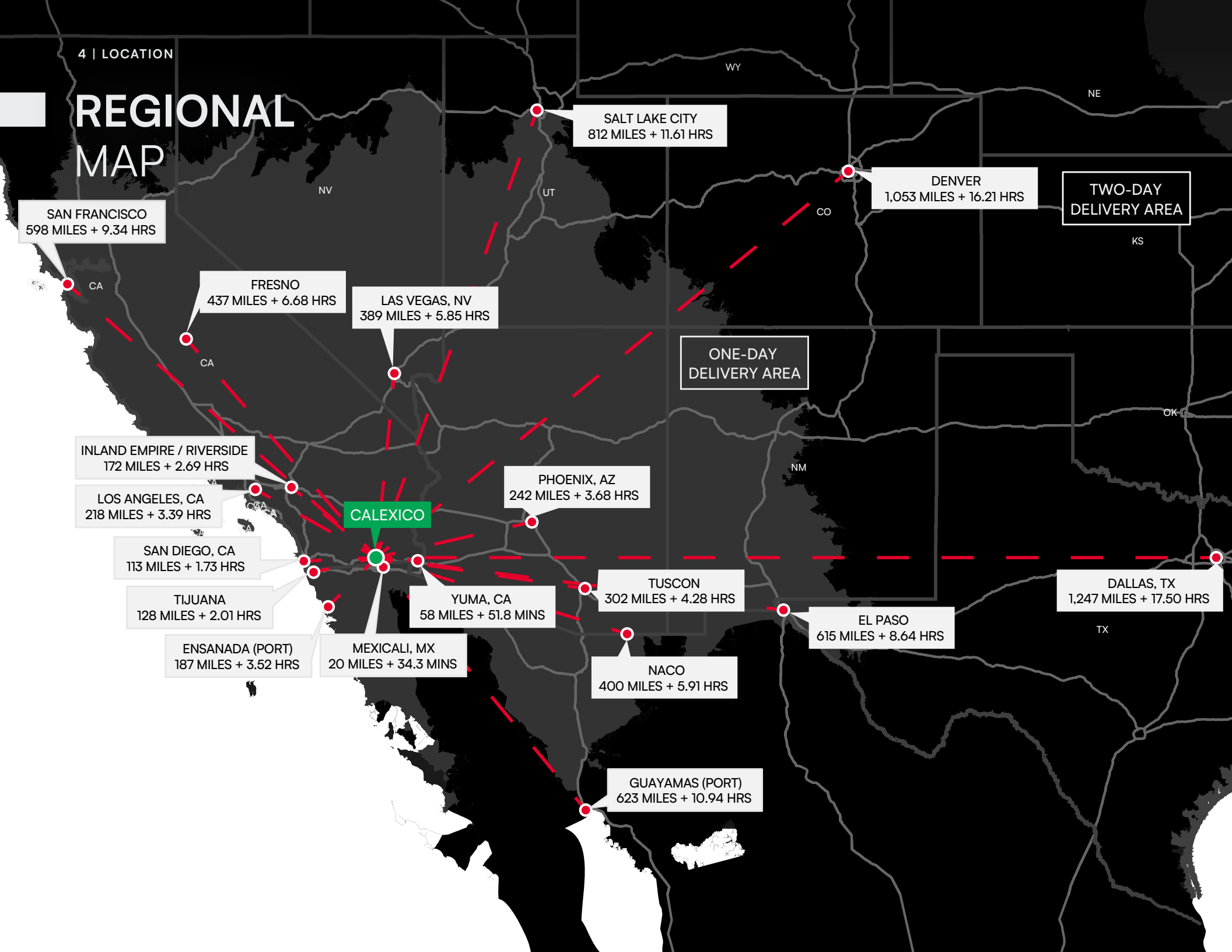
NACO
400 MILES + 5.91 HRS

EL PASO
615 MILES + 8.64 HRS

DALLAS, TX
1,247 MILES + 17.50 HRS

GUAYAMAS (PORT)
623 MILES + 10.94 HRS

CALEXICO



OPTION A SITE PLAN

BUILDING 1

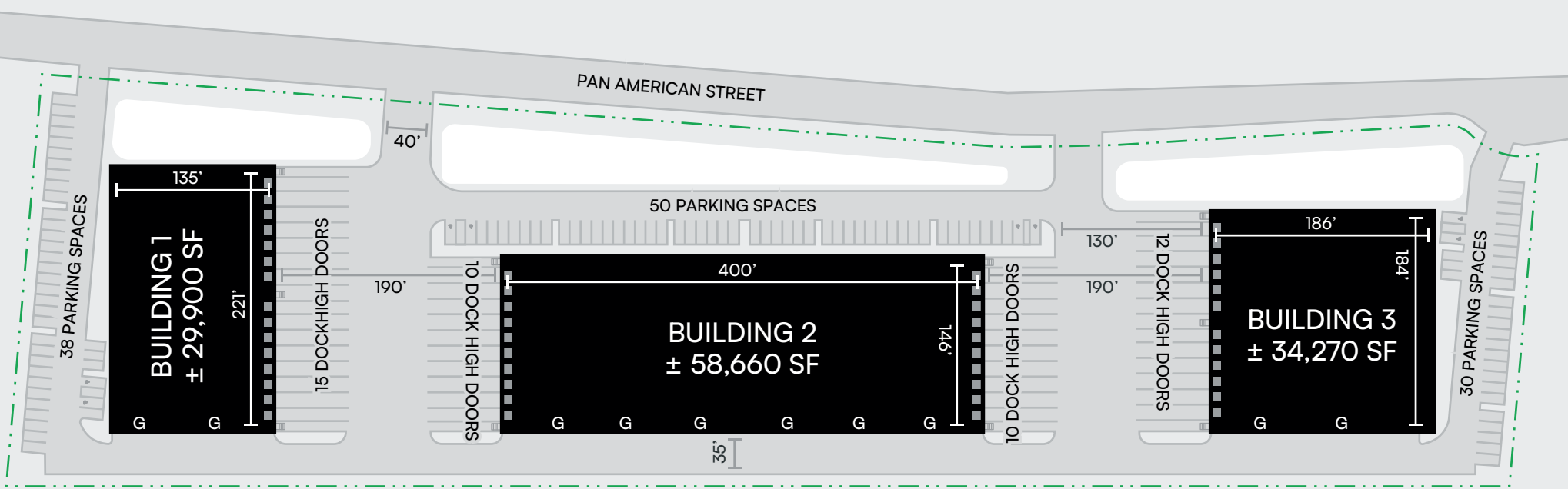
- + Building Size: 29,900 SF
- + Parking: 38 Spaces (1.27/1,000)
- + Dock Loading: 15
- + Grade-Level Loading: 2
- + Truck Court Depth: 130'-190'

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

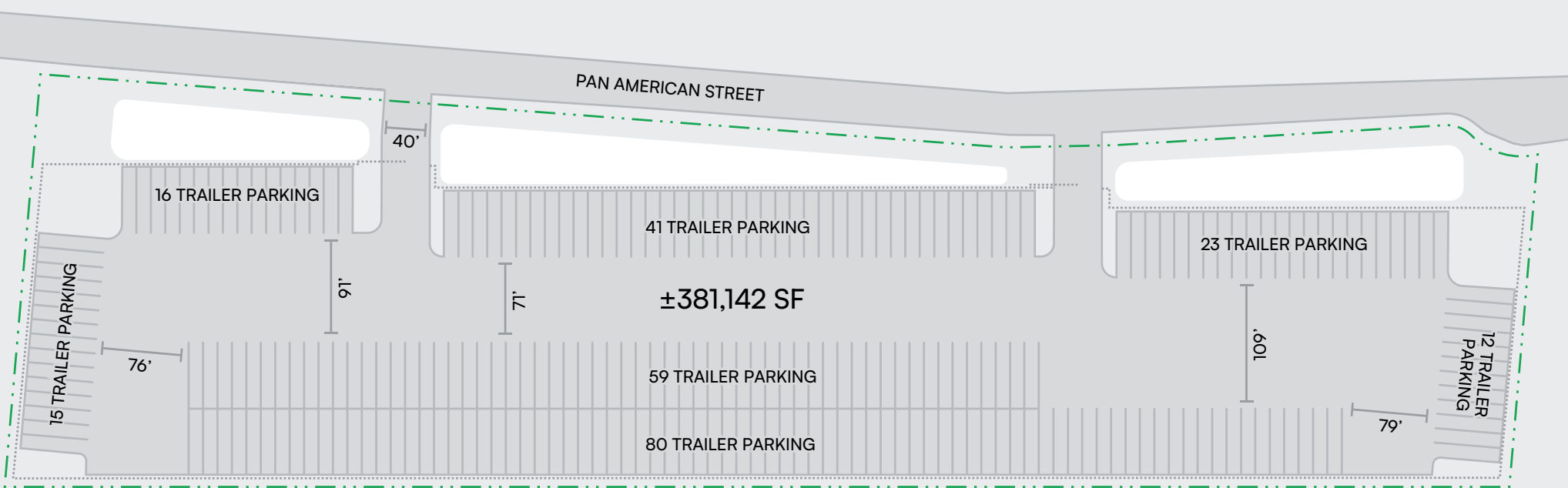
- + Total Building Size: 122,830 SF
- + Building Total: 3 Buildings
- + Total Parking: 118 Spaces (0.96/1,000)
- + Truck Court Depth: 130'-190'

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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