

FOR SALE
Brand New Construction

4639


















N 8th St

BRAWLEY, CA 92227

106,050 ft²

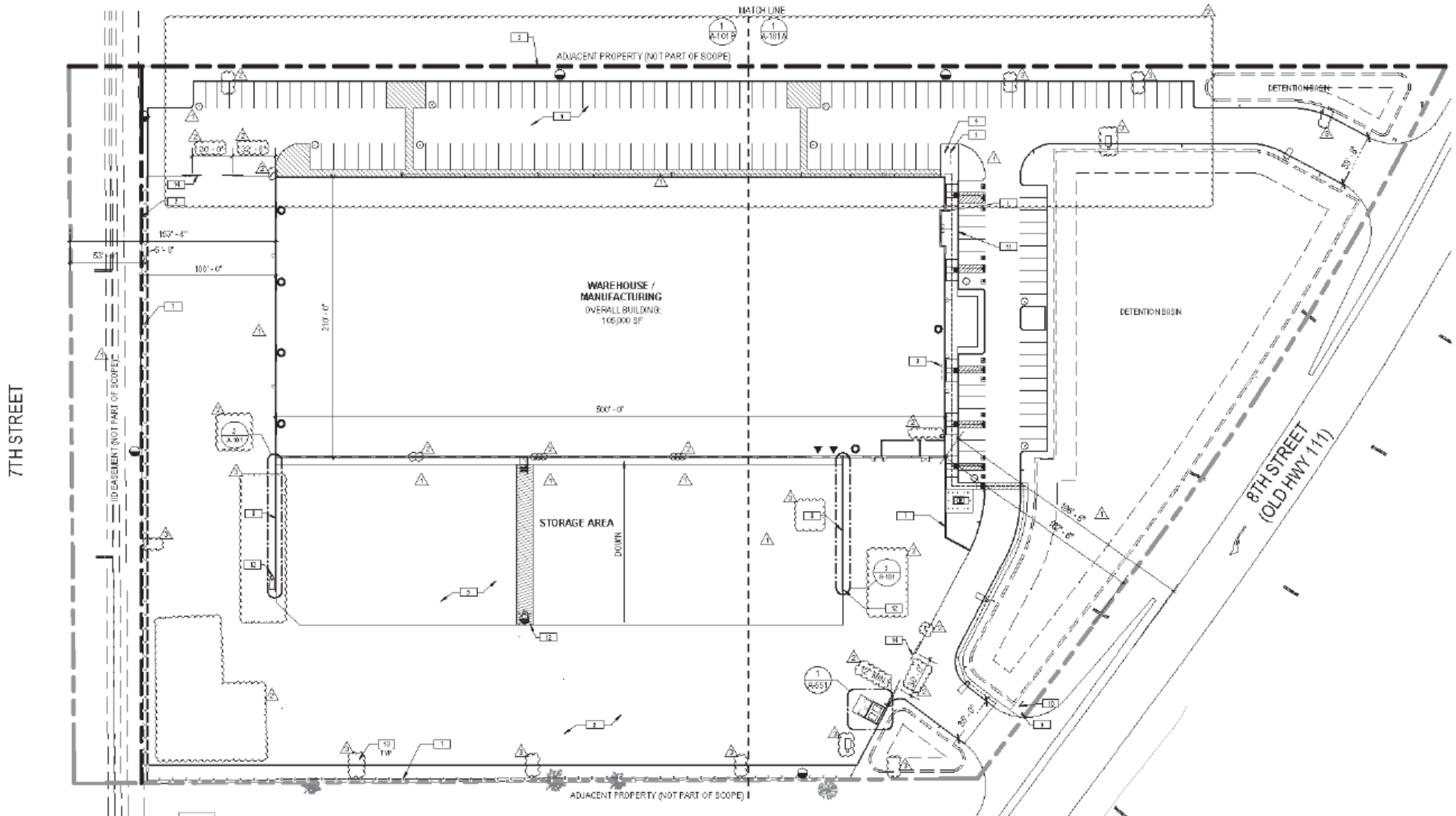
Property Specifications



-  4639 N 8th Street, Brawley, CA 92227
-  2023 State of the Art Construction
-  ~106,050 Ft² - 9.94 AC Parcel- Office Area (-3295 Ft²) RR, Locker Rooms (1,456 ft²)
-  ESFR Fire Sprinkler/Control System
-  800 Amp 420v Power (Expandable to +/-1600 amps)
IID Supplied Power (~\$.12 per kWh -
Lowest Power Cost in Southern California
(IID - Economic Development Rate Incentives for
additional rate reductions available)
-  Title 24 Compliant TPO Cool Roof
-  30'- 34' Warehouse Clear Height
-  51' x 50' Column Spacing with 60' Speed Bay
-  Slab on Grade Specs - 7" - 4000 PSI Concrete -
#6 bar (confirm for specific use & loads)
-  32 Dock High Positions
(2 existing - 30 additional can be added)
-  6 Ground Level Doors (9x10, 16'x16', 20'x16')
-  230' Truck Court / Large Lay Down Yard Area
-  118 Trailer Stalls /165 Parking Spaces / EV Charging
-  Zoning - City of Brawley
M1 Manufacturing & Industrial
-  Rural Opportunity Zone, Foreign Trade Zone
-  Direct Access to US Hwy 10, 111, 78, 86 &
<30 min from US Hwy 8 & US Mexico Border at
Calexico additional border crossings at Tecate,
Otay Mesa & San Ysidro (Tijuana) ~2 Hours
-  Rail - Intermodal Transloading Facility
10 minutes from property

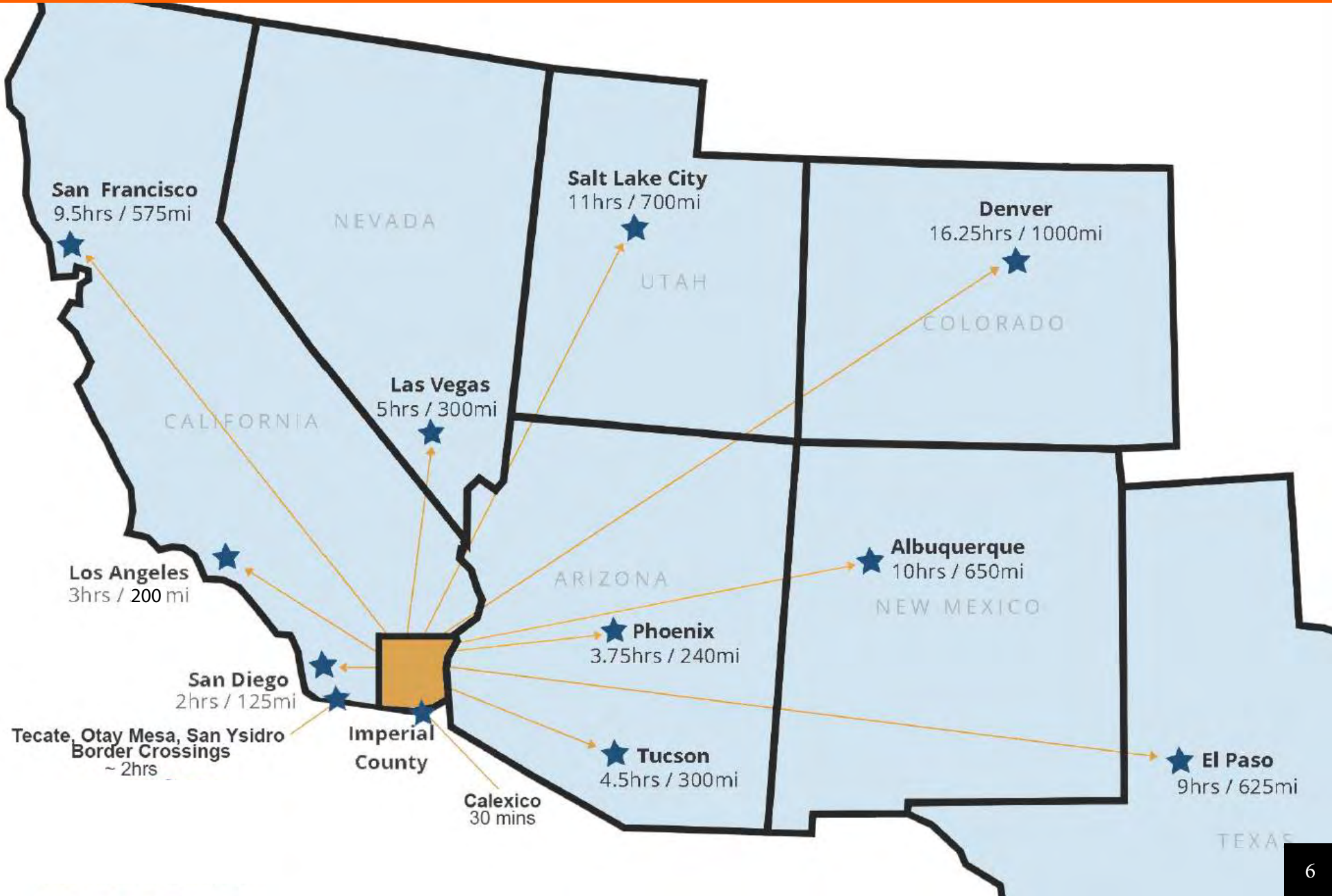






SITE PLAN
SCALE: 1" = 40'-0"





Low Cost Utilities

- Some of the lowest power rates in all of Southern California
- Low cost and abundant water supply
- Compare rates and see the difference - visit www.iid.com for rate information

Federal & State Incentives

- Foreign Trade Zone #257
- Recycled Markets Development Zone Employment Training Panel
- Workforce Innovations & Opportunity Act
- California Competes Tax Credit Program
- Historically Under-Utilized Business Zone
- Opportunity Zone

Abundant Workforce

- Skilled, qualified & youthful available workforce both locally and from Mexico

Leading Industries

- Lithium Valley - Leading in Clean Lithium for the Future
- Top North American region in renewable energy production
- #2 region worldwide for geothermal energy production Agricultural hub known as the county that supplies the nation's vegetables during winter months
- #1 producer of alfalfa, sudan, wheat & corn in California
- Leading export market to Mexico, Canada & Asia

Efficient Transportation Corridors

- Ample & underutilized transportation routes to all major industrial hubs in the 11 western states
- Local Rail Intermodal/Transloading facility

Strategic Location

- Located in the center of major cities in California, Arizona and Baja California, MX with access to over 24 million consumers





WWW.**WAREHOUSEGURU**.US
YOUR SOURCE FOR WAREHOUSE REAL ESTATE
SELL | BUY | LEASE

SVN[®]
COMMERCIAL REAL ESTATE ADVISORS



Cameron Jones, SIOR
SVN | Vanguard Industrial
cameron.jones@svn.com
714.240.7078 Call / Text
DRE Lic. 01770606

Corp DRE 01840569