

CALEXICO, CA

± 50 ACRES | DEVELOPMENT OPPORTUNITIES
OPPORTUNITY & FOREIGN TRADE ZONES



Property Highlights



Four separate sites totalling approximately ± 50 Acres



Located within **Opportunity & Foreign Trade Zones**



Strategic locations in **close proximity to both Calexico West and Calexico East Ports of Entry**



Significant Trade Corridor **$\pm 435,000$ Annual Truck Crossings**



Zoning allows for a variety of uses, including:

- Industrial
- Highway Commercial
- Mixed Use



Utilities all believed to be available at or near sites

±2.42 ACRES | COMMERCIAL / INDUSTRIAL LAND | HIGHWAY 98 FRONTAGE | ±25,000 CPD



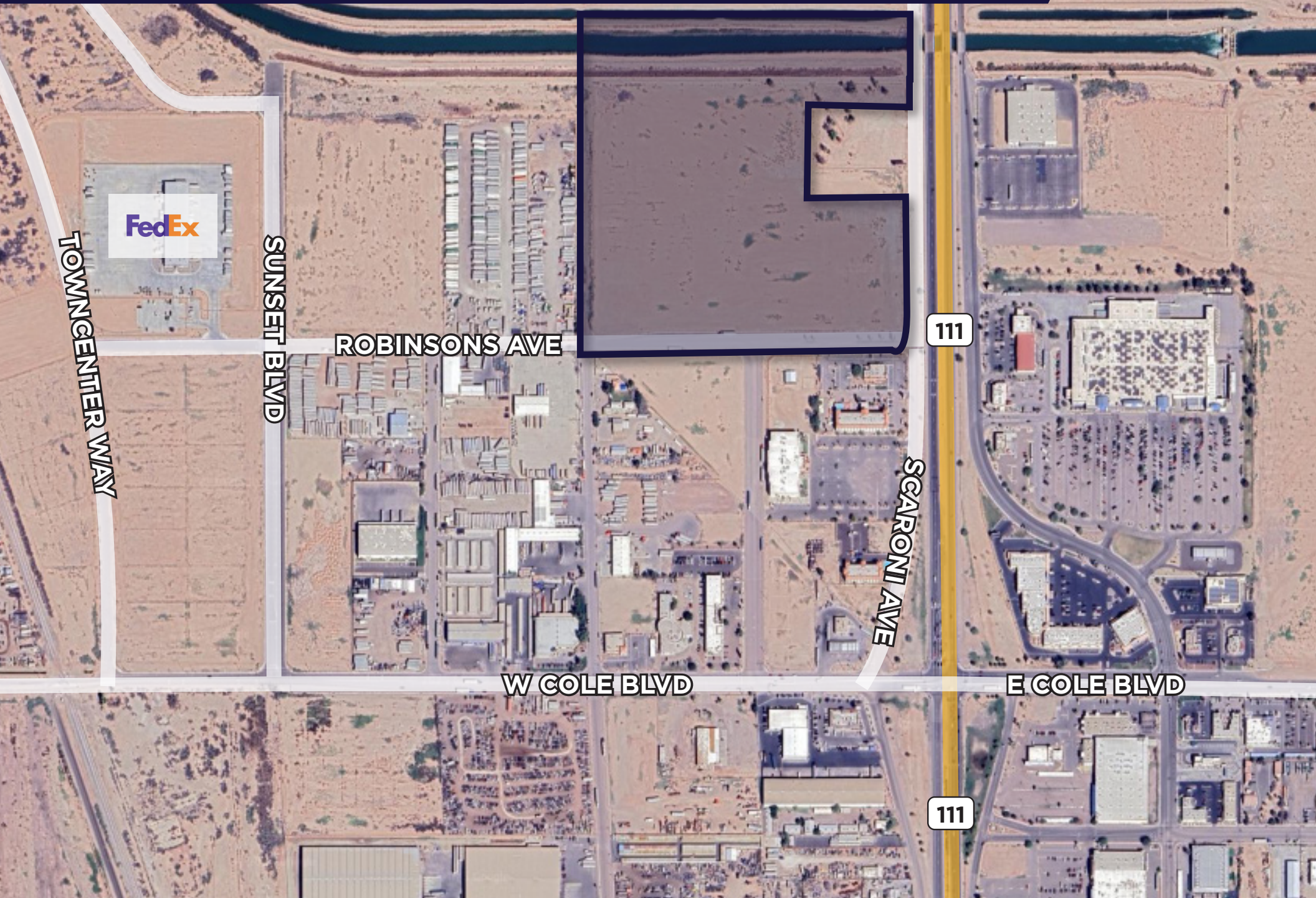
98

W BIRCH ST

98



±35 ACRES | MIXED-USE - HIGH-DENSITY HOUSING | HIGHWAY 111 FRONTAGE | ±45,000 CPD



FedEx

TOWNCENTER WAY

SUNSET BLVD

ROBINSONS AVE

W COLE BLVD

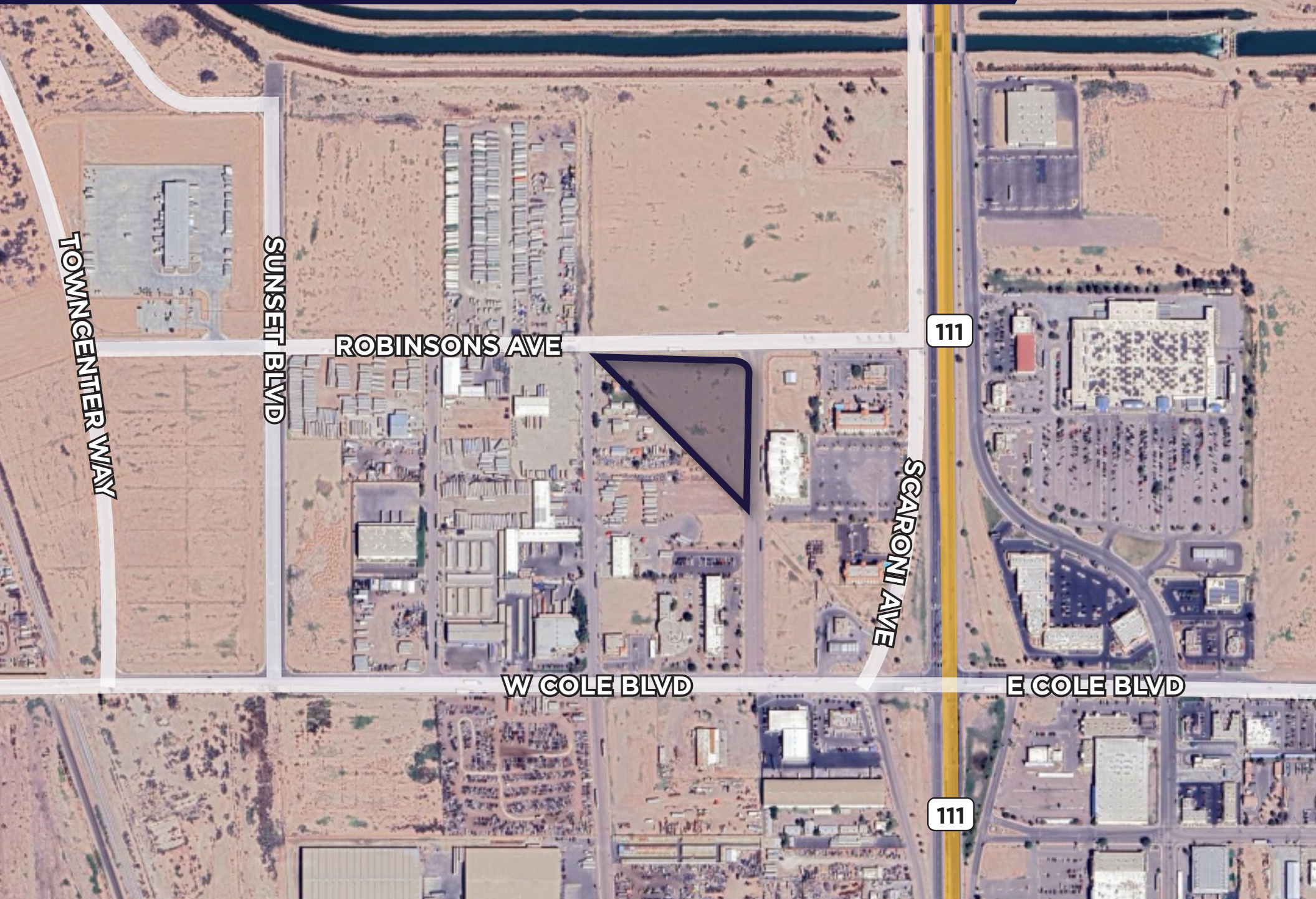
SCARONI AVE

111

E COLE BLVD

111

±4.25 ACRES | MIXED-USE ZONING | IDEAL FOR HIGH-DENSITY HOUSING DEVELOPMENT



±10.72 ACRES | INDUSTRIAL ZONING | PROXIMITY TO RAIL ACCESS



TOWNCENTER WAY

SUNSET BLVD

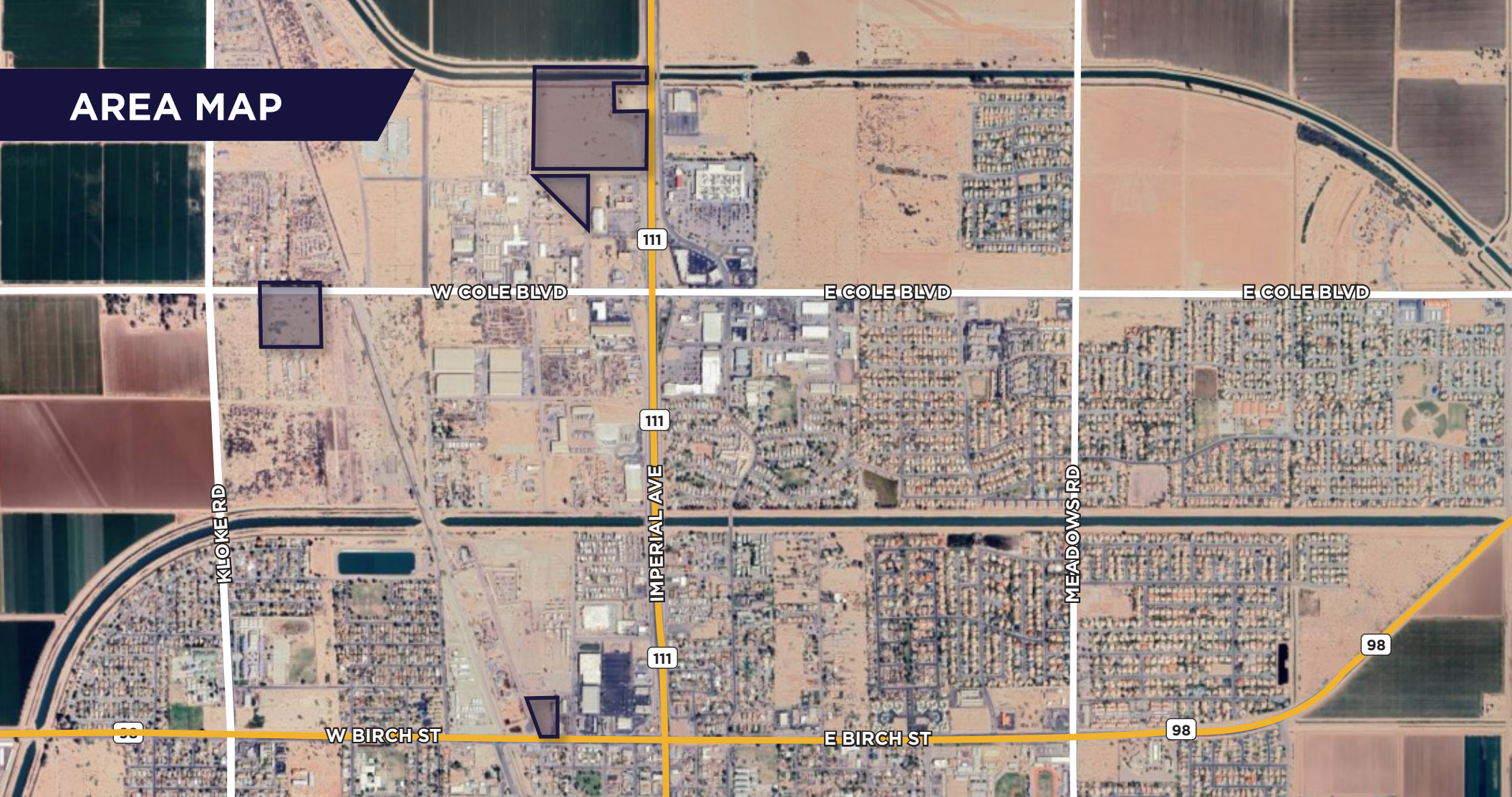
W COLE BLVD

PRUEITT RD

KLOKKE RD

MADDOX RD

AREA MAP



FOR MORE INFORMATION, CONTACT BROKERS

MORROW BOTROS

CA LICENSE #02196220

DIRECT: +1 619 614 1383

MOBILE: +1 760 208 8679

morrow.botros@cushwake.com

REGAN TULLY

CA LICENSE #00712457

DIRECT: +1 619 661 0656

MOBILE: +1 619 520 2424

regan.tully@cushwake.com



12830 El Camino Real, Suite 100, San Diego, CA 92130 | USA

8780 Sherwood Terrace, San Diego, CA 92154 | USA

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