

FOR SALE
± 27 ACRES OF INDUSTRIAL PARCELS

MEXICO
USA

PAN AMERICAN STREET

ROOD ROAD



EASTPORT

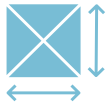
business center

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

CBRE

CUSHMAN & WAKEFIELD

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**

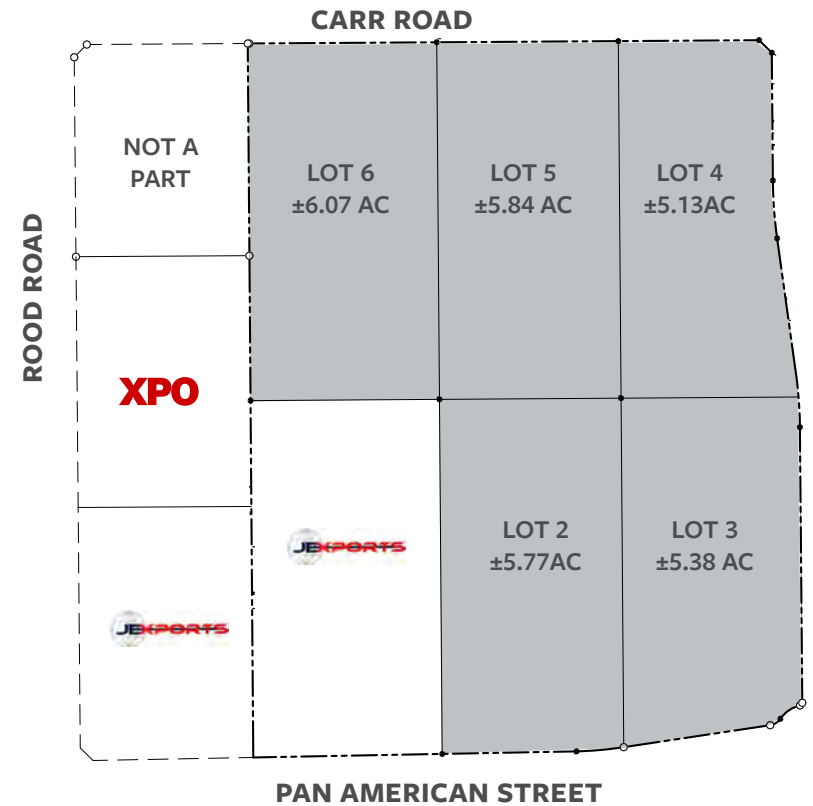


**MINUTES TO HWY 7
AND 98 CONNECTING
TO INTERSTATE 8**

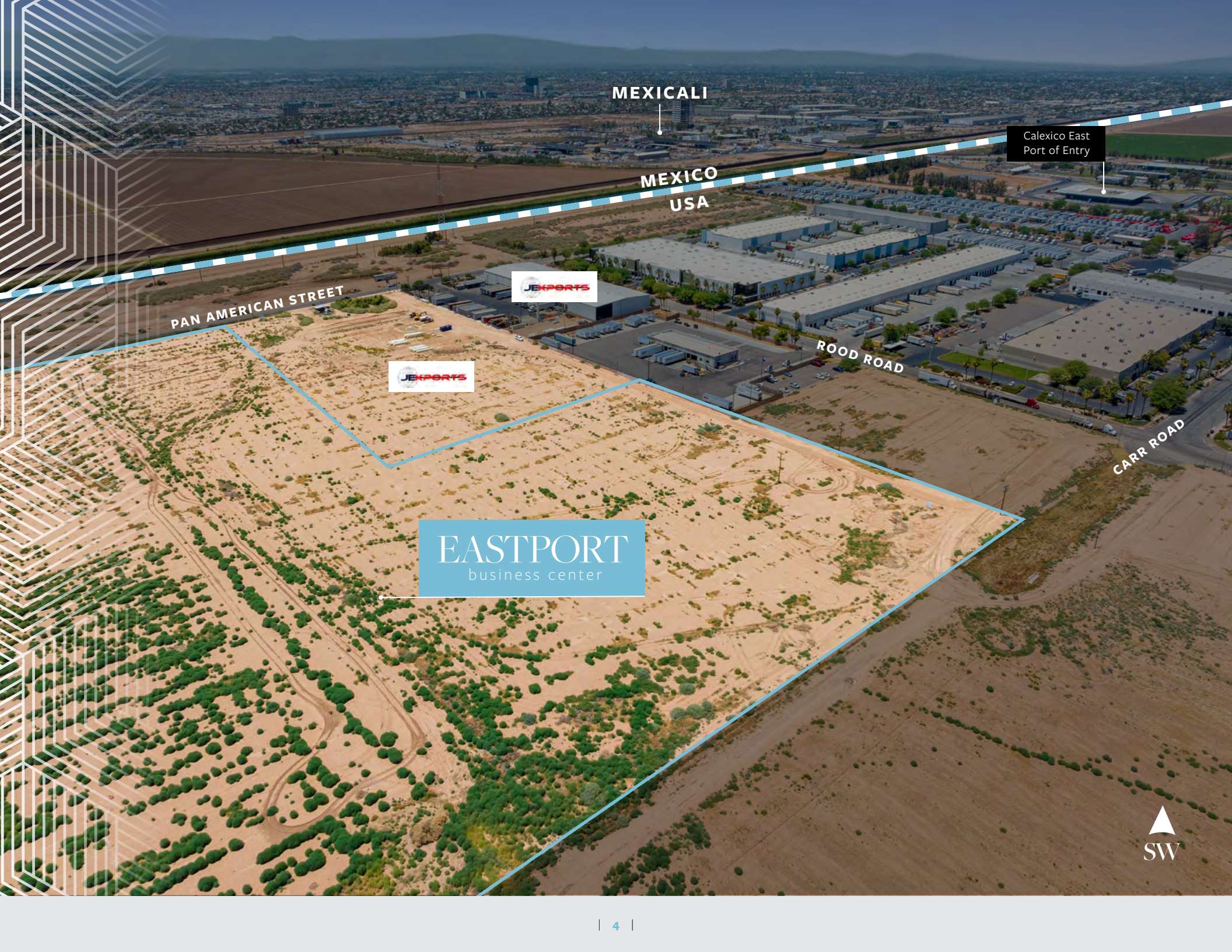


ASKING PRICE
Call Broker

SITE PLAN







MEXICALI

MEXICO
USA

Calexico East
Port of Entry

PAN AMERICAN STREET

ROOD ROAD

CARR ROAD

EASTPORT
business center





Calexico Gateway Center

Proposed Hotel



Maggio Rd.



Zinetta Rd.

Rood Rd.

Carr Rd.

Calexico East Port of Entry

EASTPORT
business center

Pan American St.

USA

MEXICO





EASTPORT

business center

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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