

389 Rood Road Calexico, California

62,000 SF
For Lease

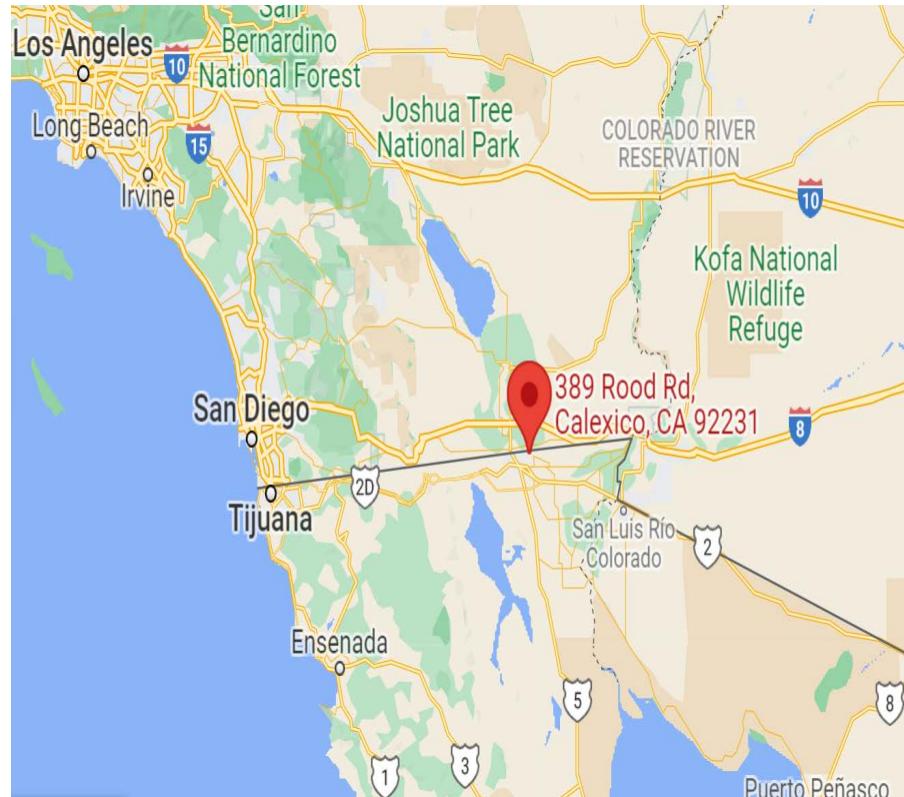


PROPERTY HIGHLIGHTS

Corporate Image Facility
5 Dock Doors * 5,477 sf of Offices
Nine Additional Docks can be Added
23 Container Parking Spaces Available
165' Turning Radius 80' Concrete Apron
24' Warehouse Ceiling Clearance
ESFR Calculated Sprinkler System
Power: 400 amps, 277/480 Volt, 3 Phase
Gated, Fenced, And Lighted Yard Area
Asking Rate: \$.90 NNN (\$.22/sf OPEX)

LOCATION

Gateway to the Americas Specific Plan
.2 Miles To Calexico East Port of Entry
Located in Foreign Trade Zone (FTZ#257)



John Lasiter | BRE# 01059168
LA Commercial, Inc.
C: 310.994.9546
JLasiter@la-commercial.com

LA Commercial, Inc. | 17252 Hawthorne Blvd. #480, Torrance, CA 90504

Brokers makes no guarantees, representations or warranties of any kind, expressed or implied. All information to be independently verified.