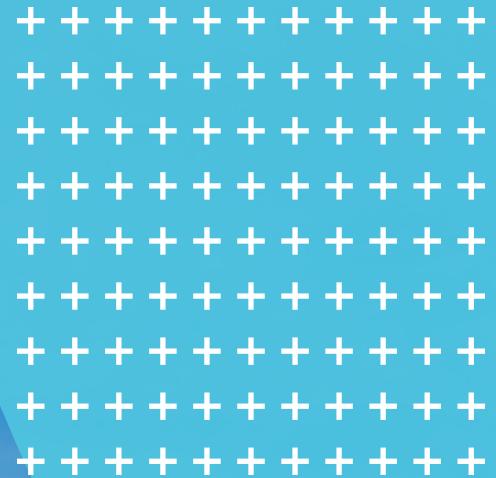


Creation Technology

Parque Industrial El Alamo, Mexicali, B.C. Mexico

FOR SUBLICENSE

125,000 SF - Below Market Rent!



CBRE

Industrial Specifications

Cto. Brasil No. 19 Parque Industrial Álamo



INDUSTRIAL SQUARE FOOTAGE

**125,000 SF
WAREHOUSE**



OFFICE SQUARE FOOTAGE

**21,000 SF
OFFICE**



SPRINKLERS

ESFR



POWER

**1500 KVA
TRANSFRMTER**



CLEAR HEIGHT

21'



LIGHTING
LED



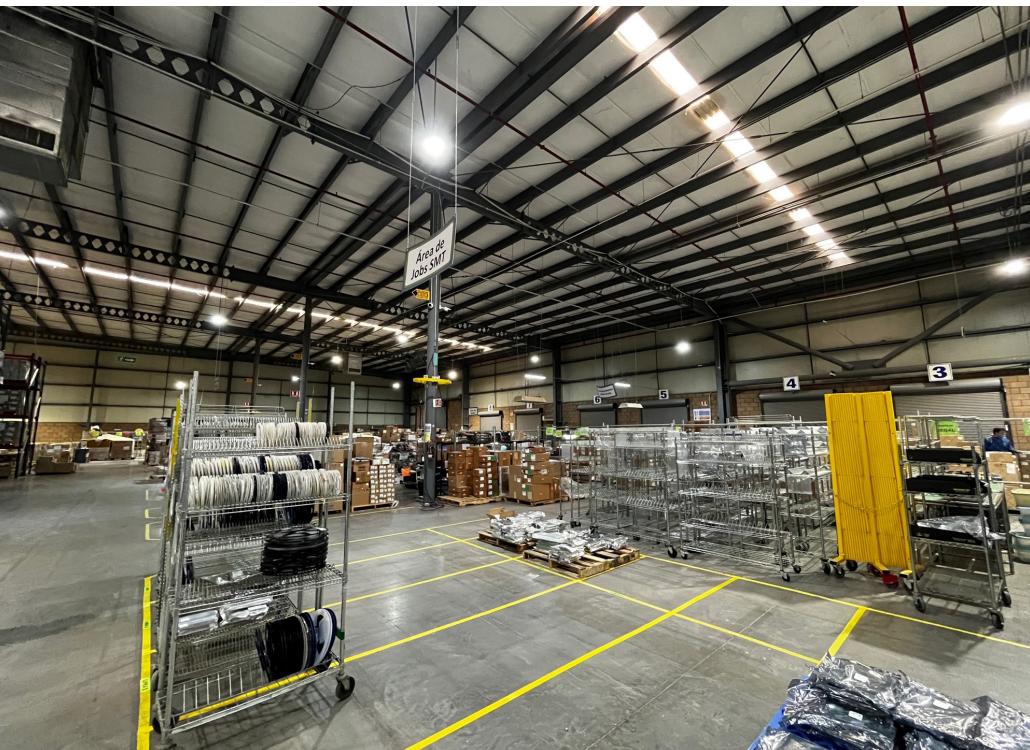
TERM

**THROUGH
JANUARY 31, 2027**

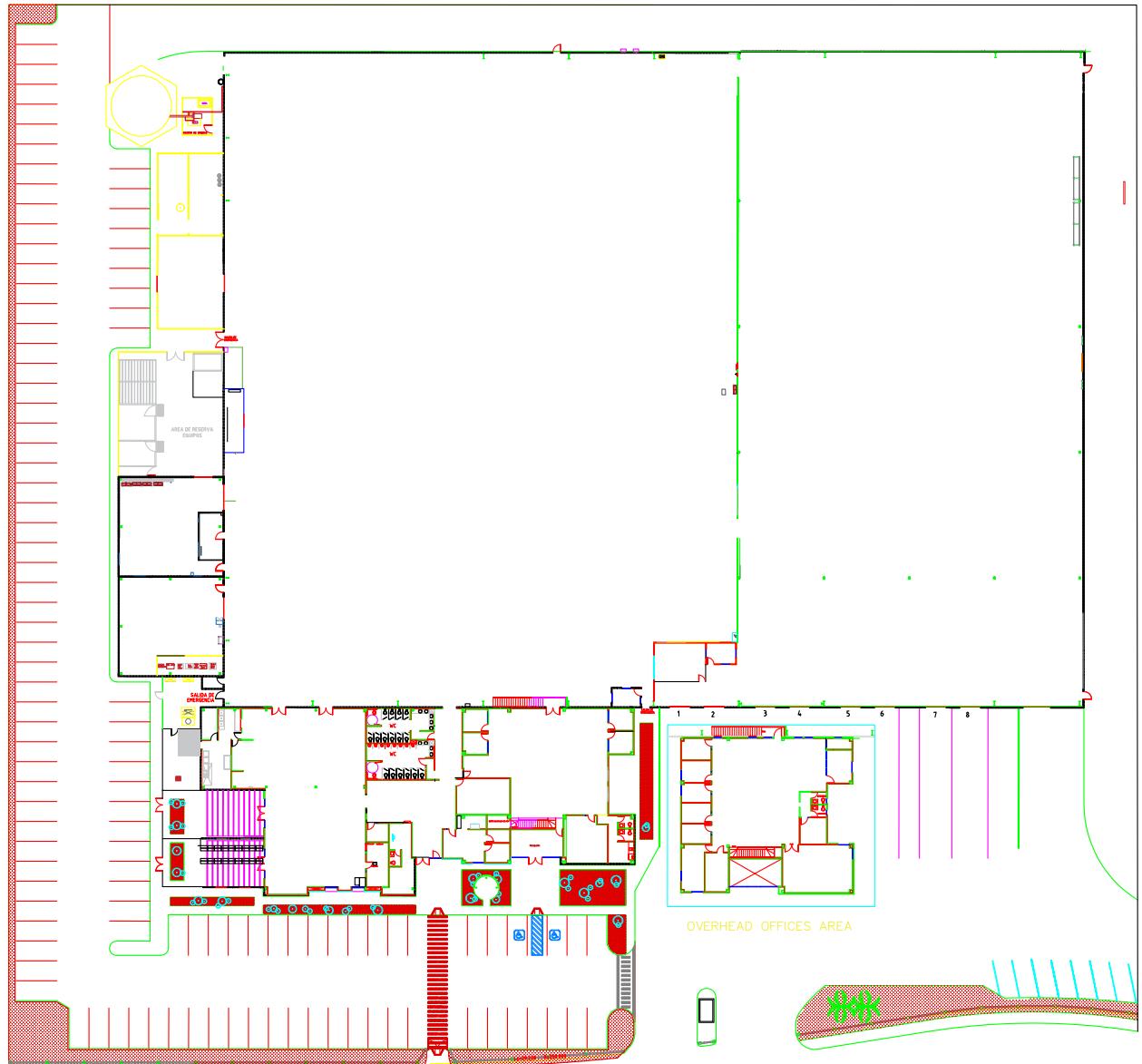


KVA

**CONNECTED POWER kW: 1008
CONTRACTED DEMAND kW: 980**



Built to support high-output manufacturing and assembly lines, the facility is equipped with expansive clear-span floorplans, high ceilings, and robust structural capacity to accommodate heavy machinery and production processes.

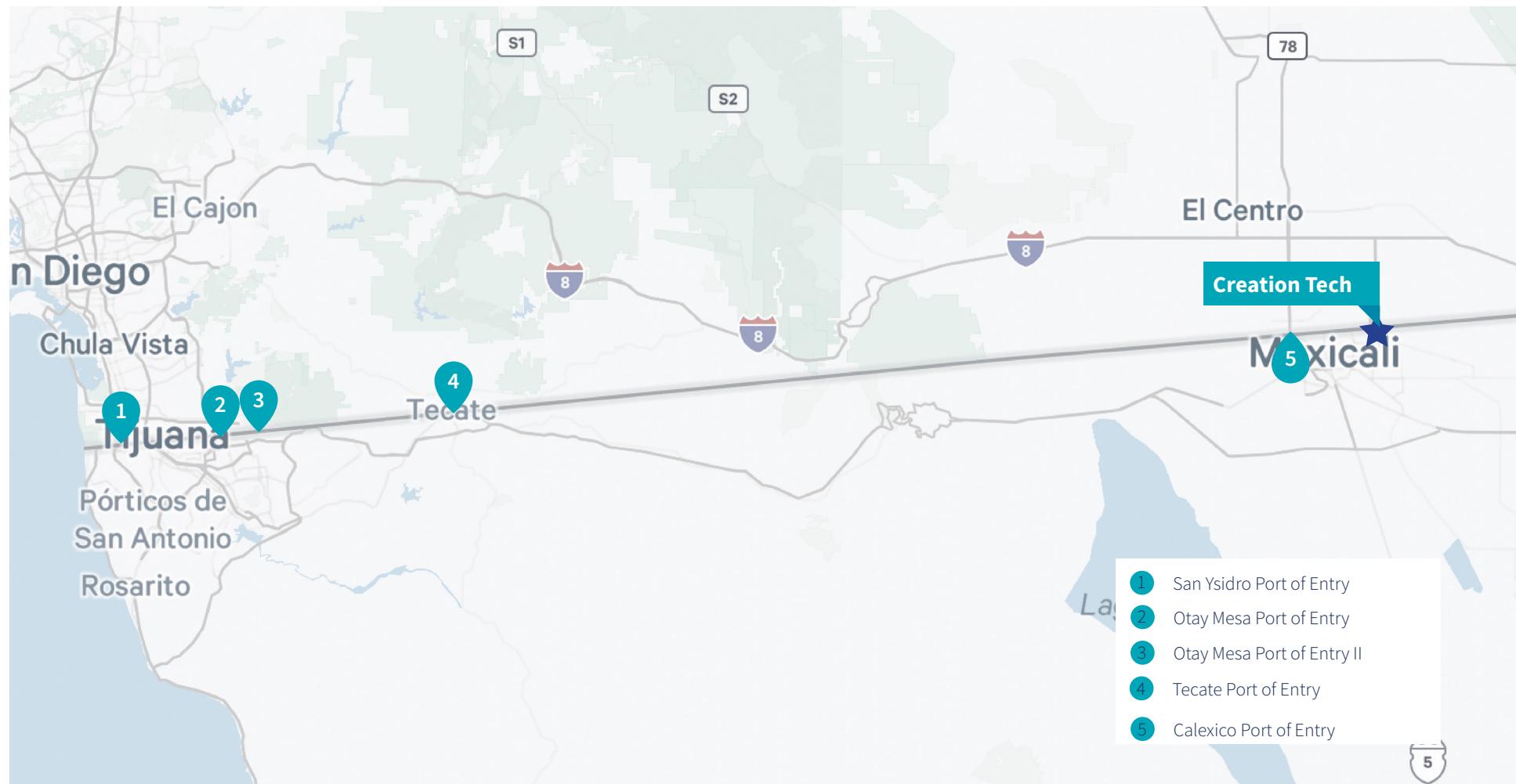


Available Space
+/- 125,000 RSF

Map

Situated within Mexicali's well established industrial zone, the site benefits from its close proximity to the U.S. border—approximately 3 miles from Calexico, or a 10-minute drive.

The site provides fast and efficient cross-border connectivity. This location offers direct access to the greater San Diego/Tijuana region reachable in about 2 hours by car (roughly 106 miles), making it well positioned for supply-chain integration with Southern California's logistics and manufacturing corridors



Creation Technology

Cto. Brasil No. 19 Parque Industrial Álamo
Mexicali, Baja California, Mexico



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