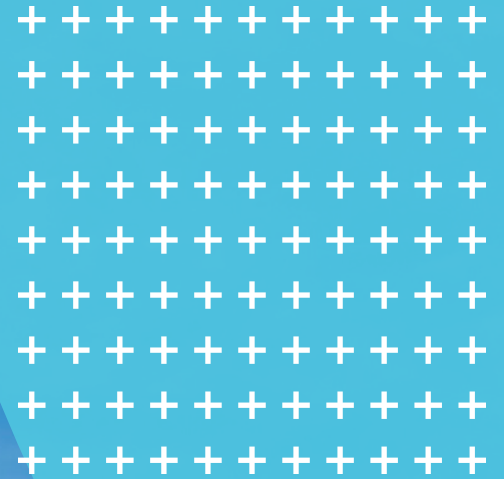


Creation Technology

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



FOR SUBLEASE

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**



CLEAR HEIGHT
21'



LIGHTING
LED



TERM
**THROUGH
JANUARY 31, 2027**



SPRINKLERS
ESFR

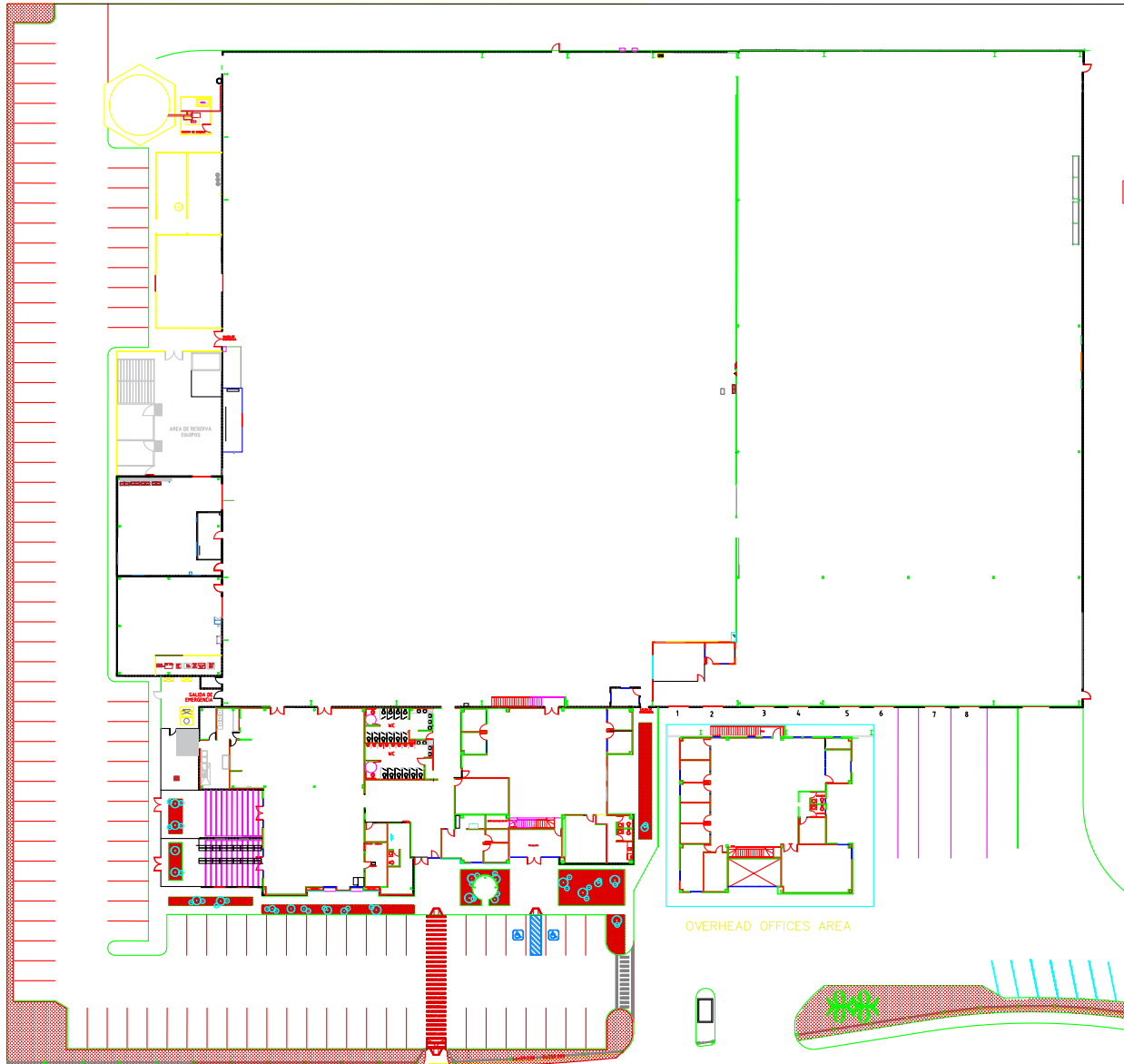


POWER
**1500 KVA
TRANSFORMER**



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





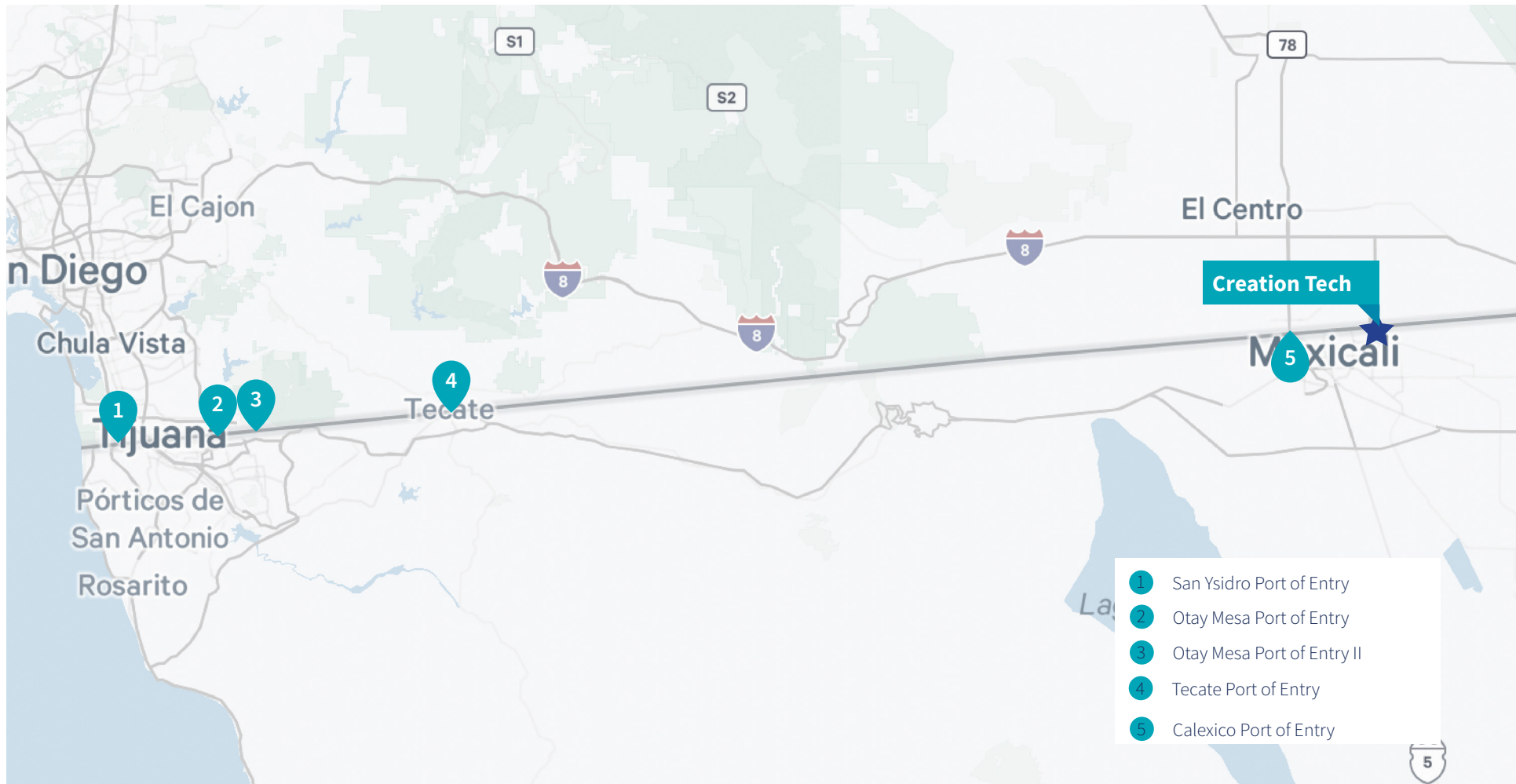
Built to support high-output manufacturing and assembly lines, the facility is equipped with expansive clear-span floorplans, high ceilings, and robust structural capacity to accommodate heavy machinery and production processes.

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



Contacts

Ramin Salehi

Vice President

+1 858 430 7858

ramin.salehi@cbre.com

Lic. 02021277

James Hixson

Senior Associate

+1 619 696 8340

james.hixson@cbre.com

Lic. 02146682

Rob Hixson, SIOR

Senior Vice President

+1 619 696 8350

rob.hixson@cbre.com

Lic. 00944946

The CBRE logo, consisting of the letters "CBRE" in a bold, sans-serif font.

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