

FOR SALE

# ±2.42 ACRES INDUSTRIAL LAND

NEC HIGHWAY 98 & ESTRADA BOULEVARD, CALEXICO, CA



# PROPERTY OVERVIEW

Cushman & Wakefield is exclusively offering the opportunity to acquire  $\pm 2.42$  acres of fully improved infill industrial land in Calexico, CA. Zoned IR (Industrial Rail Served), the property provides flexible zoning for a wide range of industrial and commercial-support uses — including warehousing, logistics, rail and truck terminals, manufacturing, storage, laboratories, and auto services. With completed off-site improvements such as paved streets, curb, gutter, and access to full utilities, the site is development-ready. Its strategic corner location at Highway 98 and Estrada Boulevard, along with proximity to major trucking routes, adjacent rail line, and surrounding industrial users, makes this parcel a strong candidate for companies seeking connectivity and growth at the U.S.-Mexico border.

## OFFERING HIGHLIGHTS



Highway 98 Frontage  
( $\pm 20,000$  CPD)



Fully improved infill site-off-sites complete, utility in place



Located in an Opportunity Zone & Foreign Trade Zone



Flexible zoning allowing for a wide range of Industrial and Commercial-support uses



**SALE PRICE: CALL BROKER**

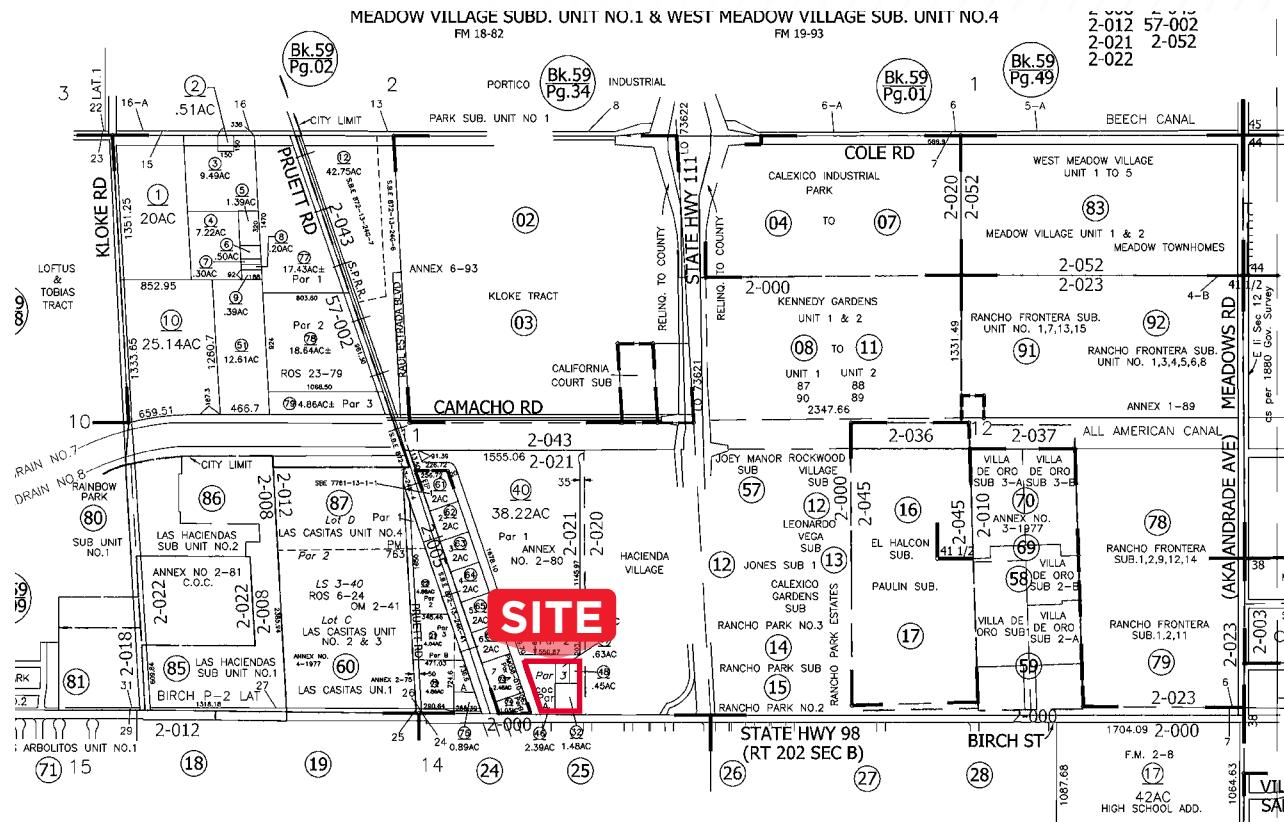


# PROPERTY DETAILS

<b>ADDRESS</b>	Nec HWY 98 & Estrada Boulevard, Calexico, CA 92231
<b>APN</b>	058-010-046
<b>SIZE</b>	2.42 Acres
<b>JURISDICTION</b>	City of Calexico
<b>ZONING</b>	Industrial Rail Served (IR)
<b>UTILITIES</b>	At the site
<b>OFF-SITES</b>	Streets, Curbs, Gutters and Street Lights
<b>PERMITTED USES BY RIGHT</b>	Manufacturing, Warehousing, Distribution, Truck/Rail Terminals, Outdoor Storage, Auto services, Recycling Centers, Storage Facilities, Laboratories, Breweries, and Service related commercial uses.

# TAX MAP

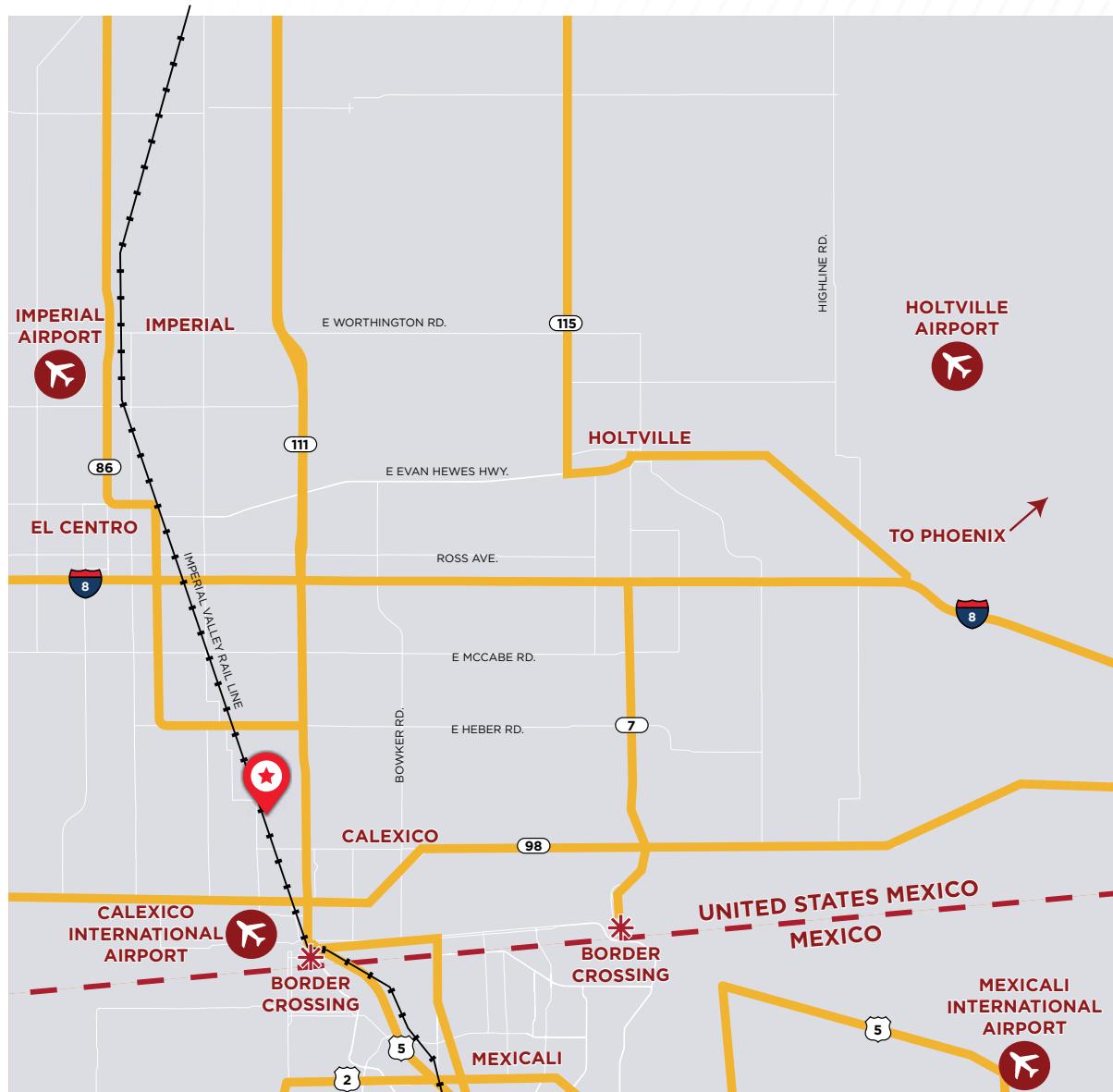
**CLICK HERE FOR SITE VIDEO**



# PROPERTY PHOTOS



# MARKET OVERVIEW



	3 Miles	5 Miles	10 Miles
Population	690	898	51,936
Average Household Income	\$105,831	\$111,182	\$84,503
Households	53	108	14,452
Employed Population Blue Collar	32%	31.3%	27.8%
Daytime Population	853	1,027	45,978
Businesses	115	112	1,267
Employees	600	647	11,649

## Drive Time

US/Mexican Border	2 Minutes
I-8 8 Minutes	8 Minutes
HWY 111	14 Minutes
Calexico Int'l Airport	19 Minutes
San Diego Int'l Airport	2 Hours



**\$9B+**

Gross Domestic Product



**33M+**

Consumer Population



**2M+**

Regional Workforce



**2.9M+**

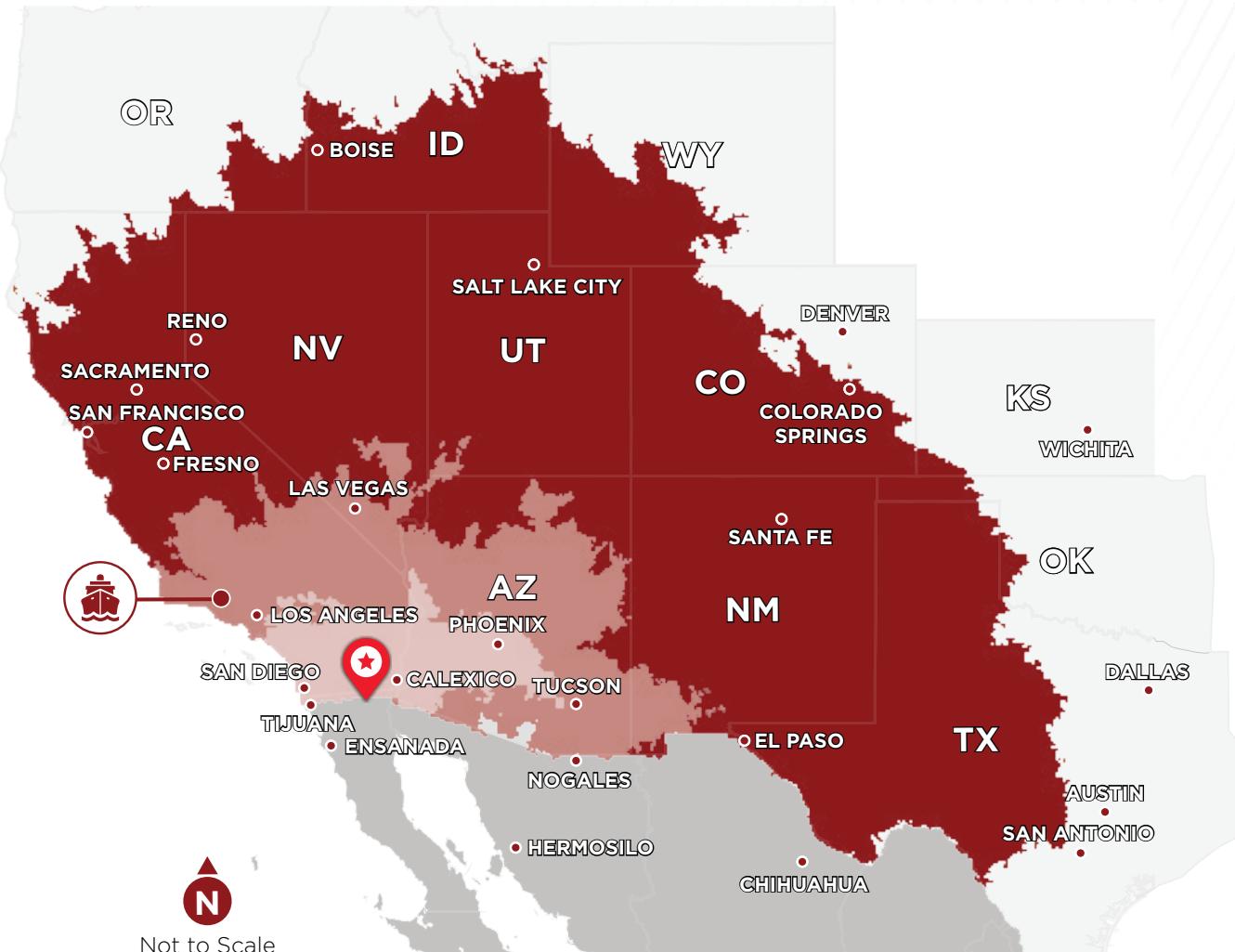
Annual Border Crossings

\*Source: Imperial Valley Economic Development Corporation

# CORPORATE NEIGHBORS



# DRIVE TIME MAP



LOCATION	MILES	HOURS
Mexicali	8.6	0.5
San Diego	130	2.0
Tijuana	132	2.2
Riverside	178	3.0
Ensenada	164	3.5
Phoenix	233	3.5
Los Angeles	230	4.0
Nogales	352	5.15
Fresno	450	7.0
Las Vegas	310	8.0
El Paso	605	8.5
San Francisco	610	9.5
Sacramento	611	9.5
Reno	631	10.5
Santa Fe	709	11
Salt Lake City	727	11
Denver	1,043	16
Dallas	1,237.50	17.25
Portland	1,189	18.5



FOR MORE INFORMATION, PLEASE CONTACT:



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