

Progreso III

Newly Constructed Class A
Manufacturing / Distribution Facility

Boulevard Lazaro Cardenas 3101
Parque Industrial Cambridge Mexicali
Mexicali, Baja California, México
www.cbre.com/sandiego

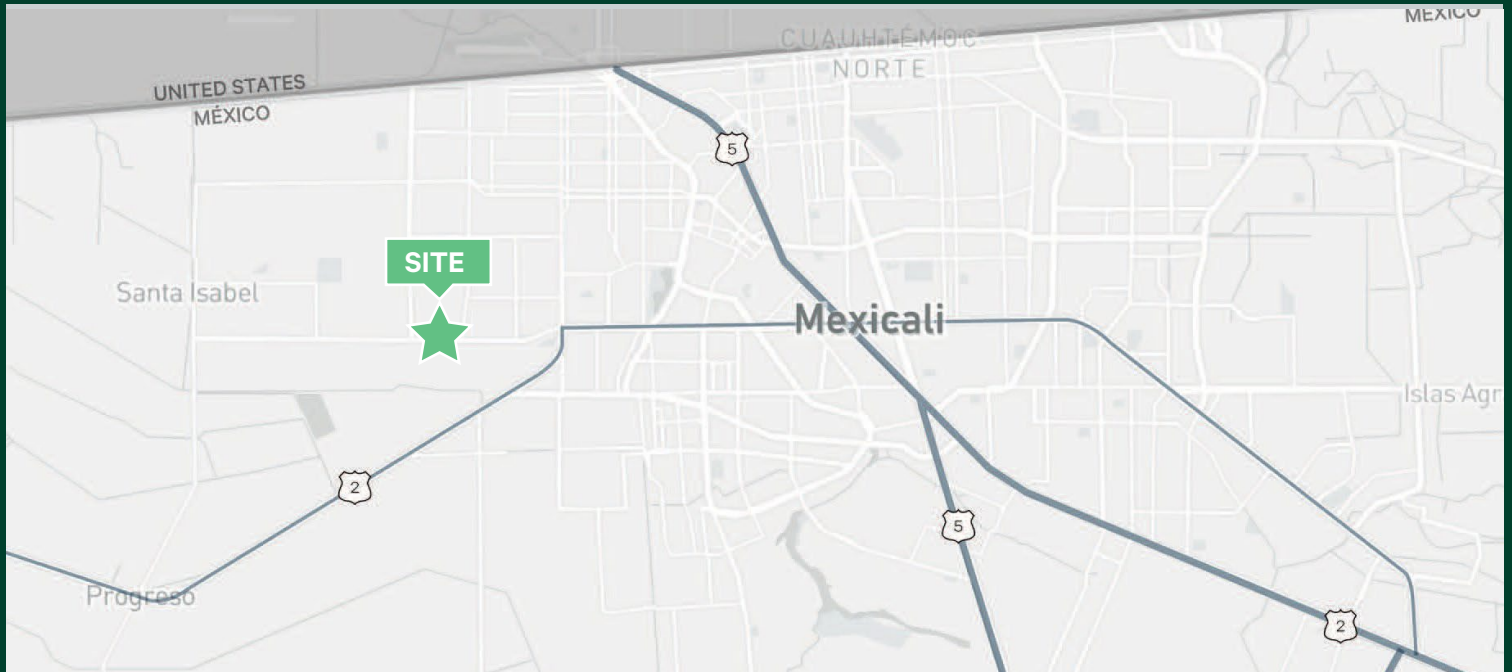
507,830 SF | Available Now | Will Consider Splitting Space



Property Overview

Class A industrial building constructed in 2022 is available for sublease located in the Parque Industrial Cambridge Mexicali at Blvd. Lazaro Cardenas 3101.

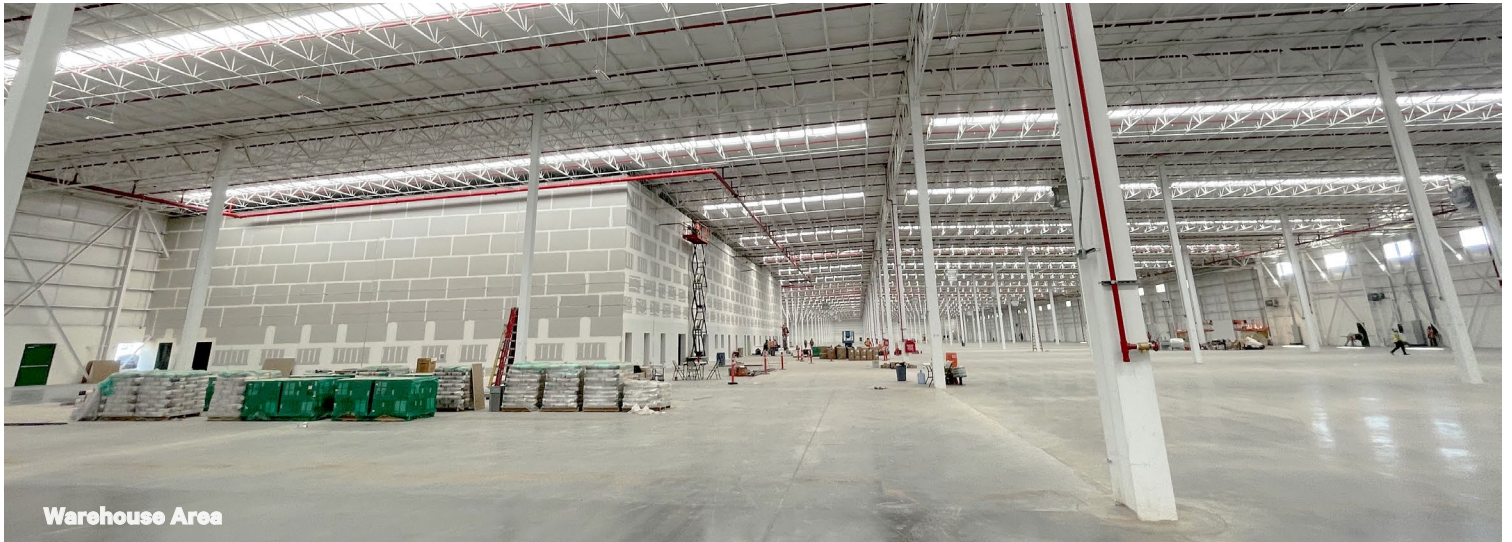
+ Year Built:	2022
+ Size:	507,830 sq. ft. <i>(will consider dividing the space)</i>
+ Office & Support Areas:	29,195 sq. ft.
+ Clear Height:	30' <i>(minimum)</i>
+ Column Spacing:	50' x 50'
+ Roof:	22- gauge galvanized SSR-KR-18 with thermal insulation with a 6" fiberglass layer with 1 face of white vinyl cover (R-19)
+ Skylights:	5% of roof area <i>(polycarbonate dome)</i>
+ Docks:	(24) 9' x 10' overhead doors with 30,000 lb pit levelers, seals, bumpers and lamps
+ Ramps:	(2) ramps with 12' x 14' overhead doors
+ Power:	Transformers & main switchboard of 6,000 KVA
+ Lighting:	LED lighting fixtures to provide 30 fc
+ HVAC System:	42 roof mounted HVAC package units 50 tons capacity each
+ Fire Protection:	Fire sprinklers according to NFPA
+ Electrical Capacity:	Up to 5,000 KVAs included



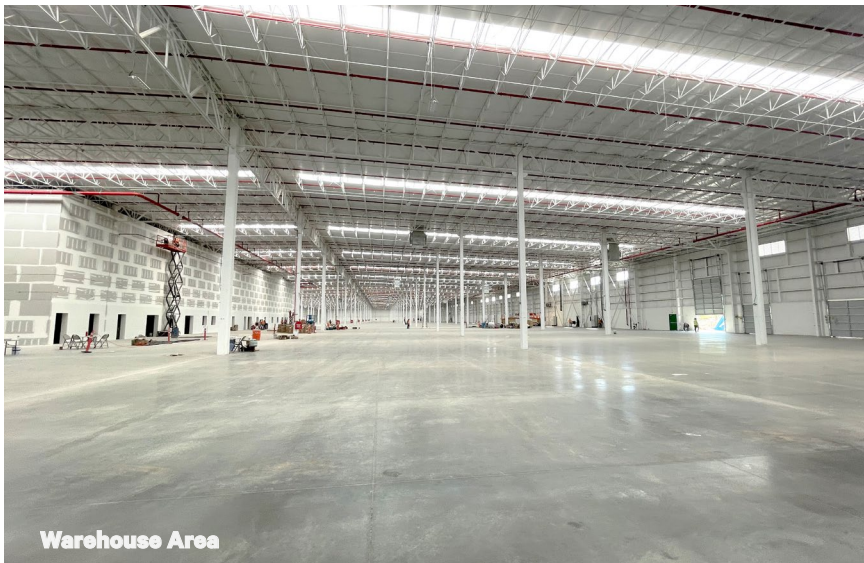
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Boulevard Lazaro Cardenas 3101 | Mexicali, Baja California, México

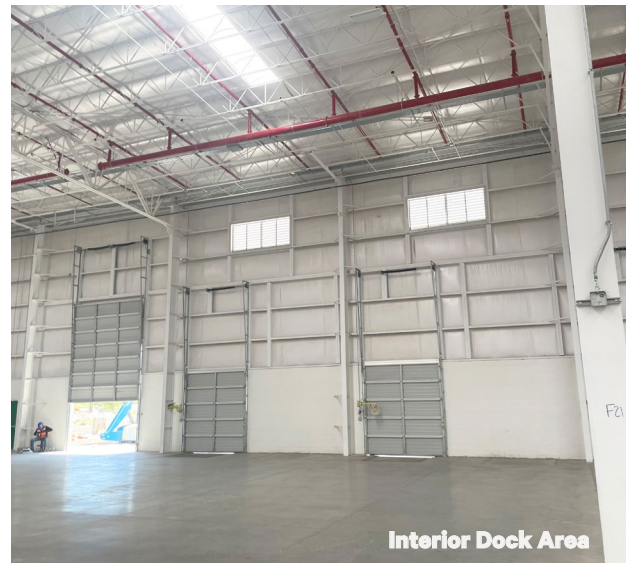
For Sublease



Warehouse Area



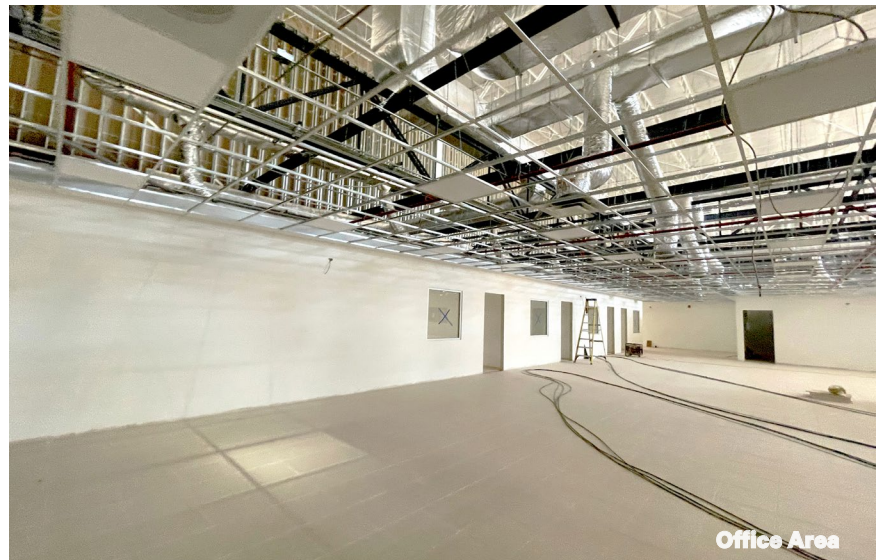
Warehouse Area



Interior Dock Area



Office



Office Area

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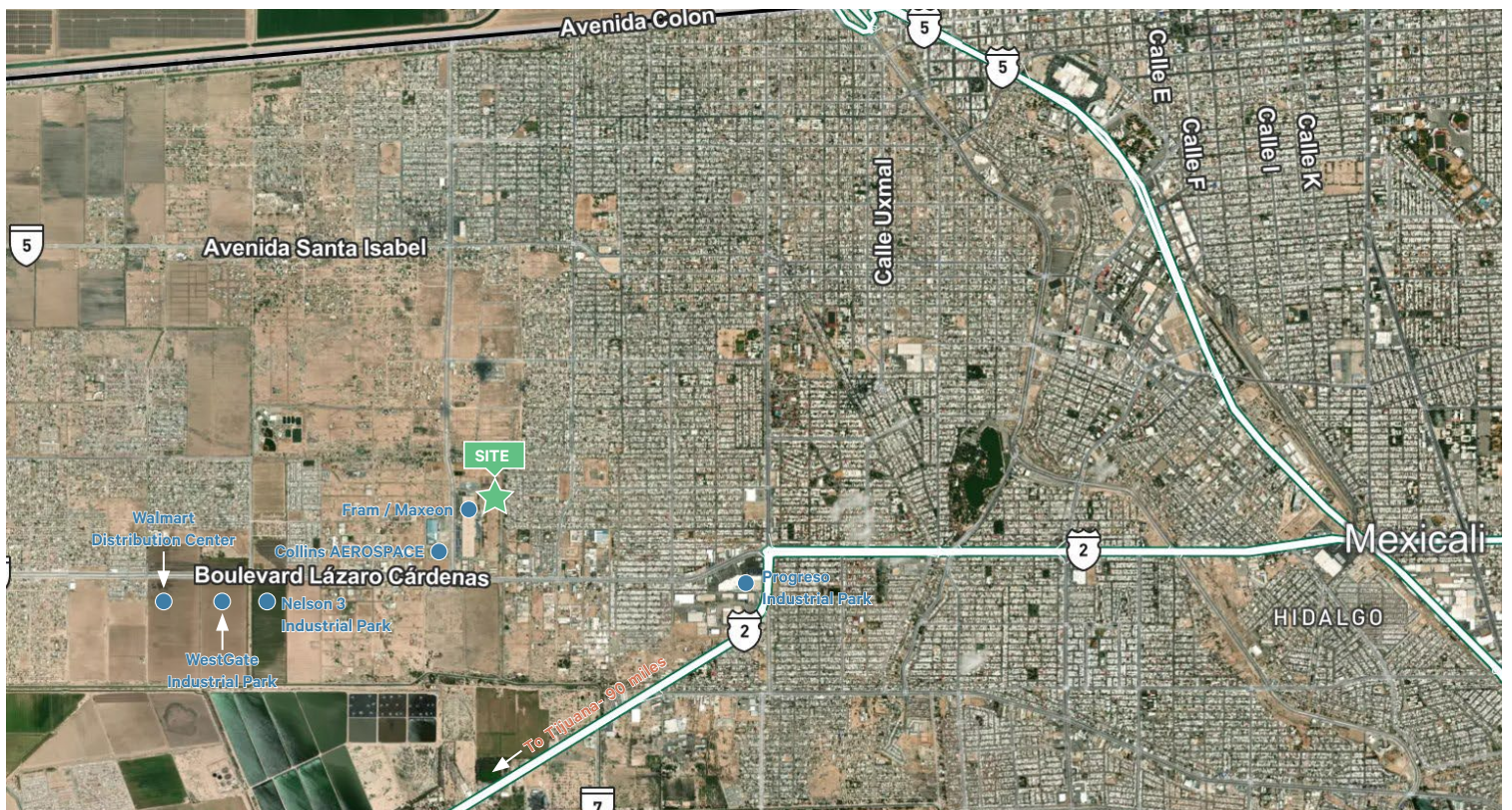
For Sublease

Rear

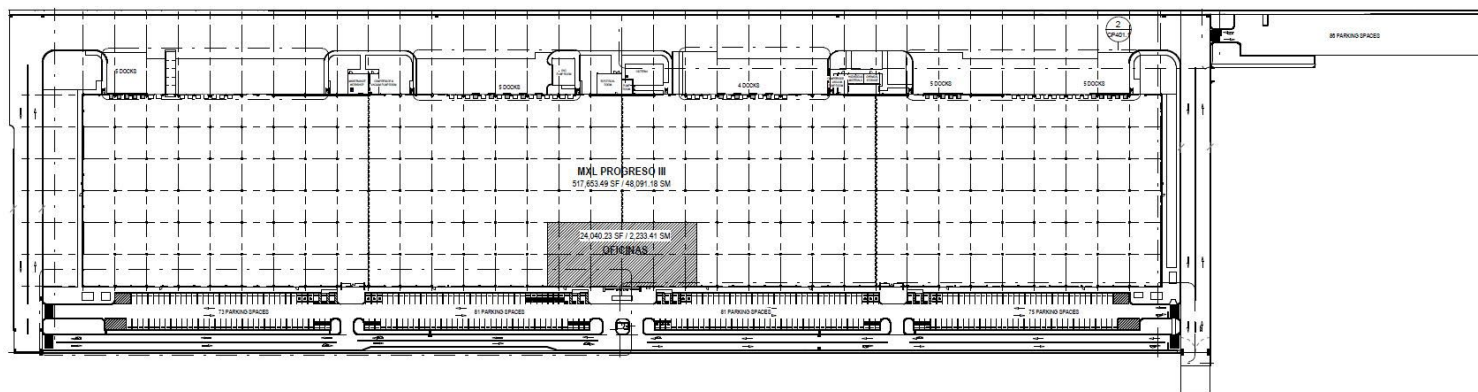


Interior

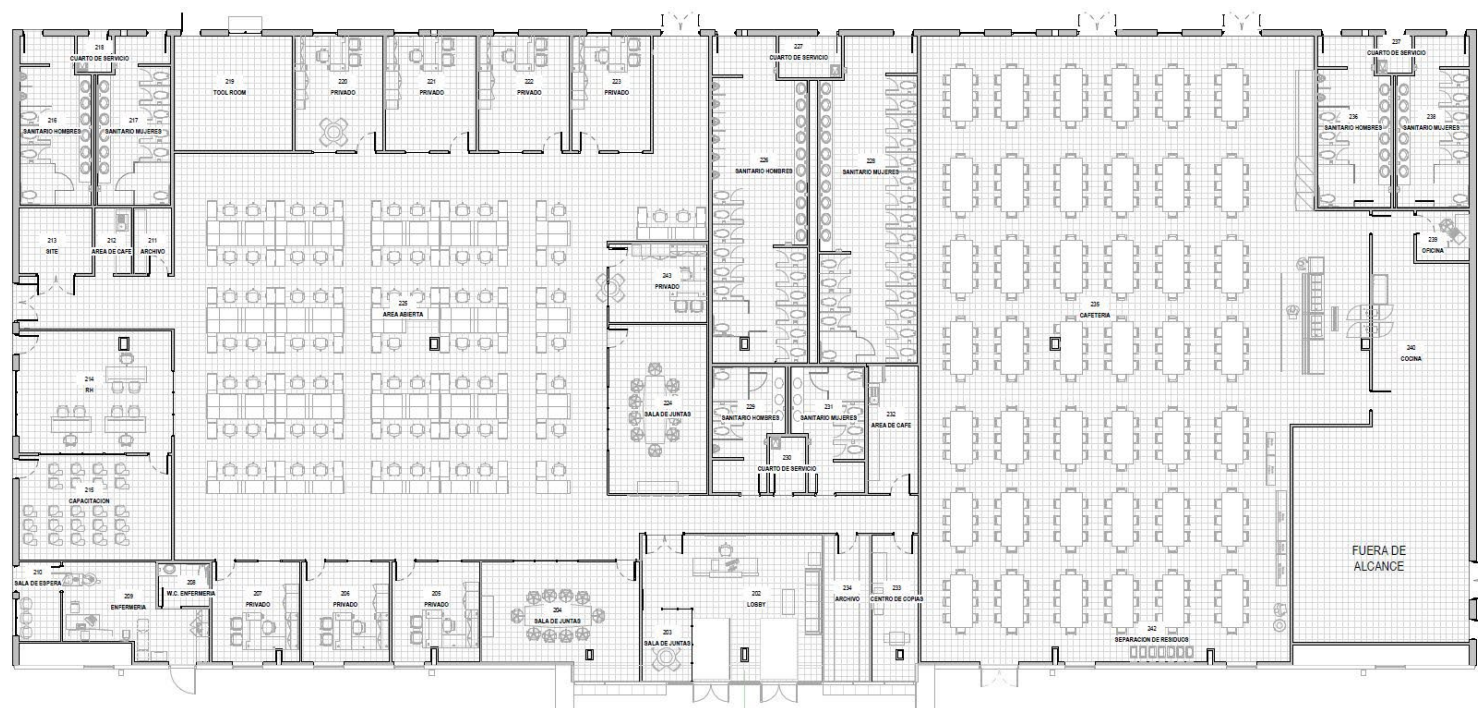




Floor Plan



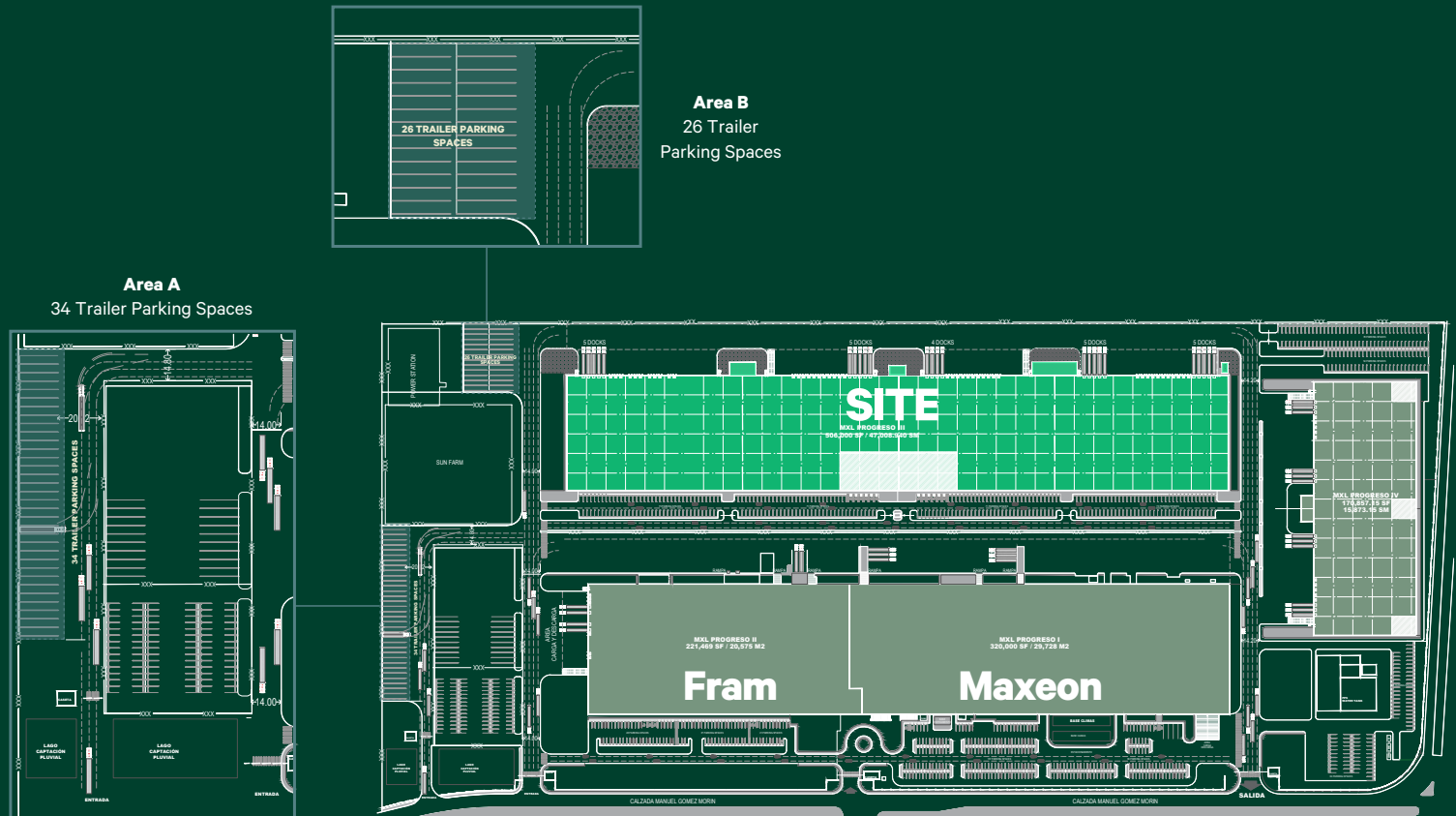
Office/Cafeteria



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For Sublease



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