

# 120 W. COLE BLVD., CALEXICO, CA 92231

Two Buildings Totaling Approximately 74,026 Square Feet  
FOR SALE / LEASE

## PROPERTY HIGHLIGHTS:

- Highly functional industrial buildings
- Ideal warehouse/manufacturing facility
- Minutes from the Calexico Port of Entry (POE)
- Easy access to Highway 111 and Interstate 8
- Located in the Foreign Trade Zone
- Located in the Cannabis Cultivation Zone
- Divisible to 5,000 square foot units
- Buildings must be purchased together
- Sale price: \$5,848,054
- Lease rate warehouse/office: \$0.99/SF/MG
- Lease rate warehouse space: \$0.59/SF/MG



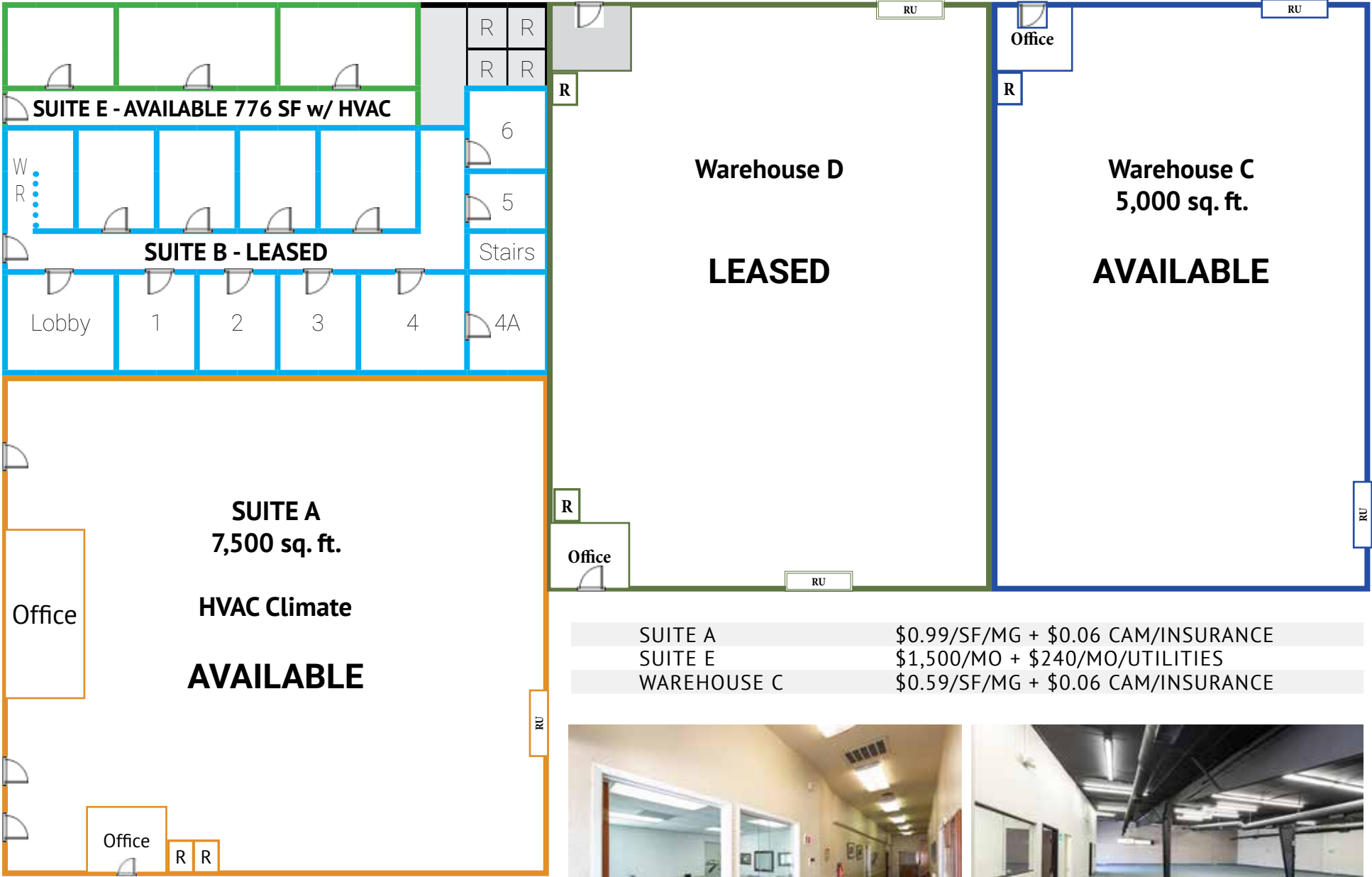
AN OPPORTUNITY PRESENTED BY CARDINAL INDUSTRIAL SAN DIEGO, INC.

# 120 W. COLE BLVD., BUILDING 1, CALEXICO, CA

<b>BUILDING AREA</b>	24,026 square feet	<b>DIVISIBLE</b>	Divisible to three units
<b>YEAR BUILT</b>	1984	<b>DRIVE-INS</b>	4 drive-in doors (potential for 1 additional)
<b>LIGHTING</b>	Metal halogen	<b>POWER</b>	240V single phase
<b>CONSTRUCTION TYPE</b>	Concrete block / metal	<b>HVAC</b>	HVAC in Suites A, B and E
<b>FLOOR</b>	Heavy duty industrial use slab	<b>ROOF</b>	Corrugated metal
<b>CLEAR HEIGHT</b>	14' - 18'	<b>COLUMN SPACING</b>	Clear span - no columns
<b>OFFICE SPACE</b>	Approximately 13% HVAC office space and 26% HVAC warehouse space		



# 120 W. COLE BLVD., BUILDING 1, CALEXICO, CA



SUITE A	\$0.99/SF/MG + \$0.06 CAM/INSURANCE
SUITE E	\$1,500/MO + \$240/MO/UTILITIES
WAREHOUSE C	\$0.59/SF/MG + \$0.06 CAM/INSURANCE

### FLOOR PLAN

NOT TO SCALE

RU = Roll-up Door    WR = Waiting Room    R = Restroom

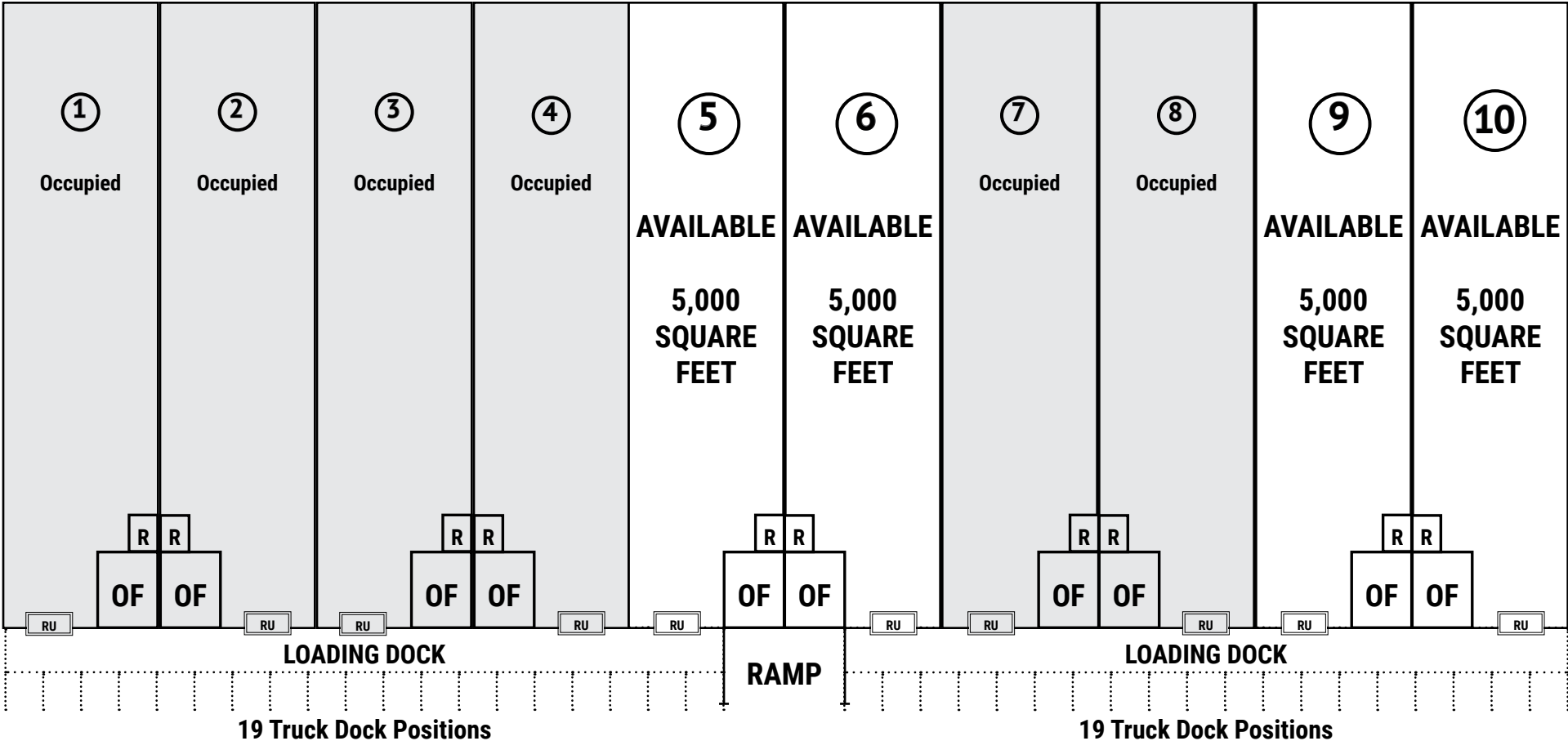


# 120 W. COLE BLVD., BUILDING 2, CALEXICO, CA

<b>BUILDING AREA</b>	50,000 square feet	<b>DOCKS</b>	38 dock positions
<b>YEAR BUILT</b>	1989	<b>DRIVE-INS</b>	1 drive-in door
<b>LIGHTING</b>	Metal halogen	<b>POWER</b>	240V single phase
<b>CONSTRUCTION TYPE</b>	Concrete block / metal	<b>HVAC</b>	HVAC office space
<b>FLOOR</b>	Heavy duty industrial use slab	<b>ROOF</b>	Corrugated metal
<b>CLEAR HEIGHT</b>	22' - 25'	<b>COLUMN SPACING</b>	Clear span - no columns
<b>OFFICE SPACE</b>	Approximately 1% - 2%		



# 120 W. COLE BLVD., BUILDING 2, CALEXICO, CA



**LEASE RATE: \$0.59/SF/MG (+ \$0.06 CAM/INSURANCE)**



No guarantee, warranty or representation is made as to the accuracy of the information contained herein. There is a possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



## CONTACT

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