

# FOR LEASE -- 416 W. 5<sup>TH</sup> ST., CALEXICO, CA 92231

## 40,600 Square-foot Industrial Warehouse



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**416 W. 5th St.  
Calexico, CA 92231**

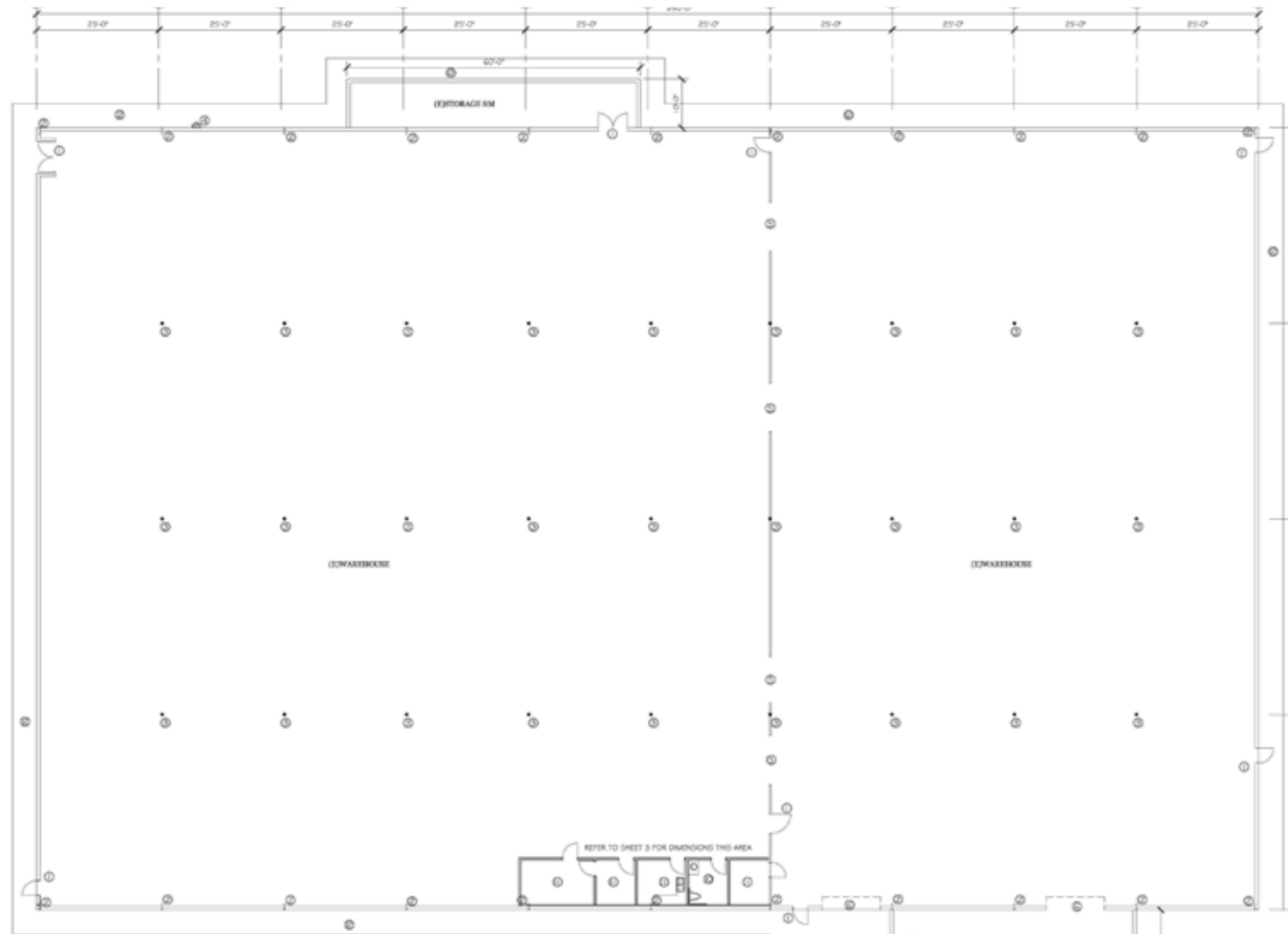
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|----------------------|--|
| Zoning               | Industrial                                   |
| Construction         | Metal  |
| Building Square Feet | Footprint 40,600                             |
| Year Built           | 1976   |
| Height; Spacing      | 12'-0" ceiling height;<br>25' column spacing |
| Power                | 120/240V                                     |
| APN                  | 058-400-011-000                              |
| Parking Spaces       | Street parking available                     |
| Sprinklered          | Yes  |
| Loading Dock         | Yes; 30'x75' covered dock                    |
| Overhead Door        | Yes  |
| Ceiling Height       | 12'  |
| Availability         | Immediate                                    |
| Lease Rate           | \$0.68/square foot                           |



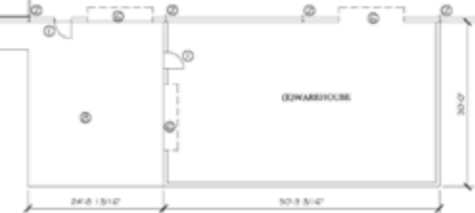
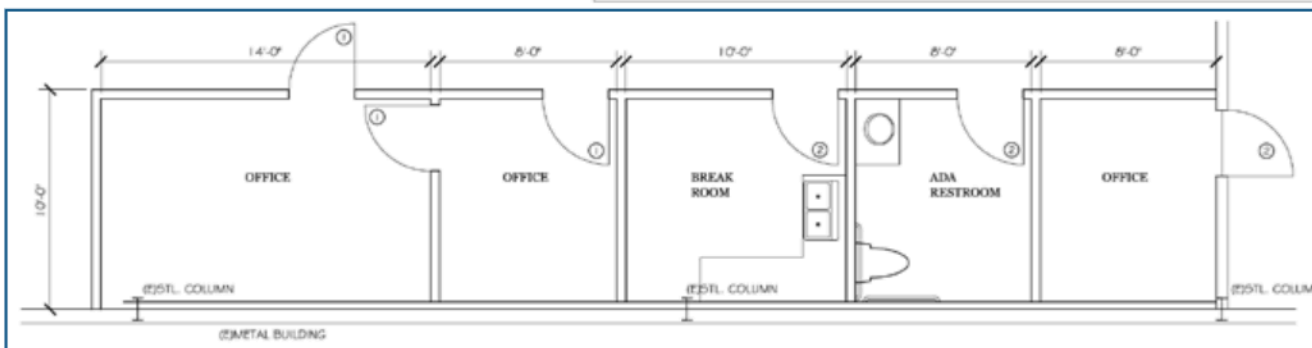
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# BUILDING FLOOR PLAN



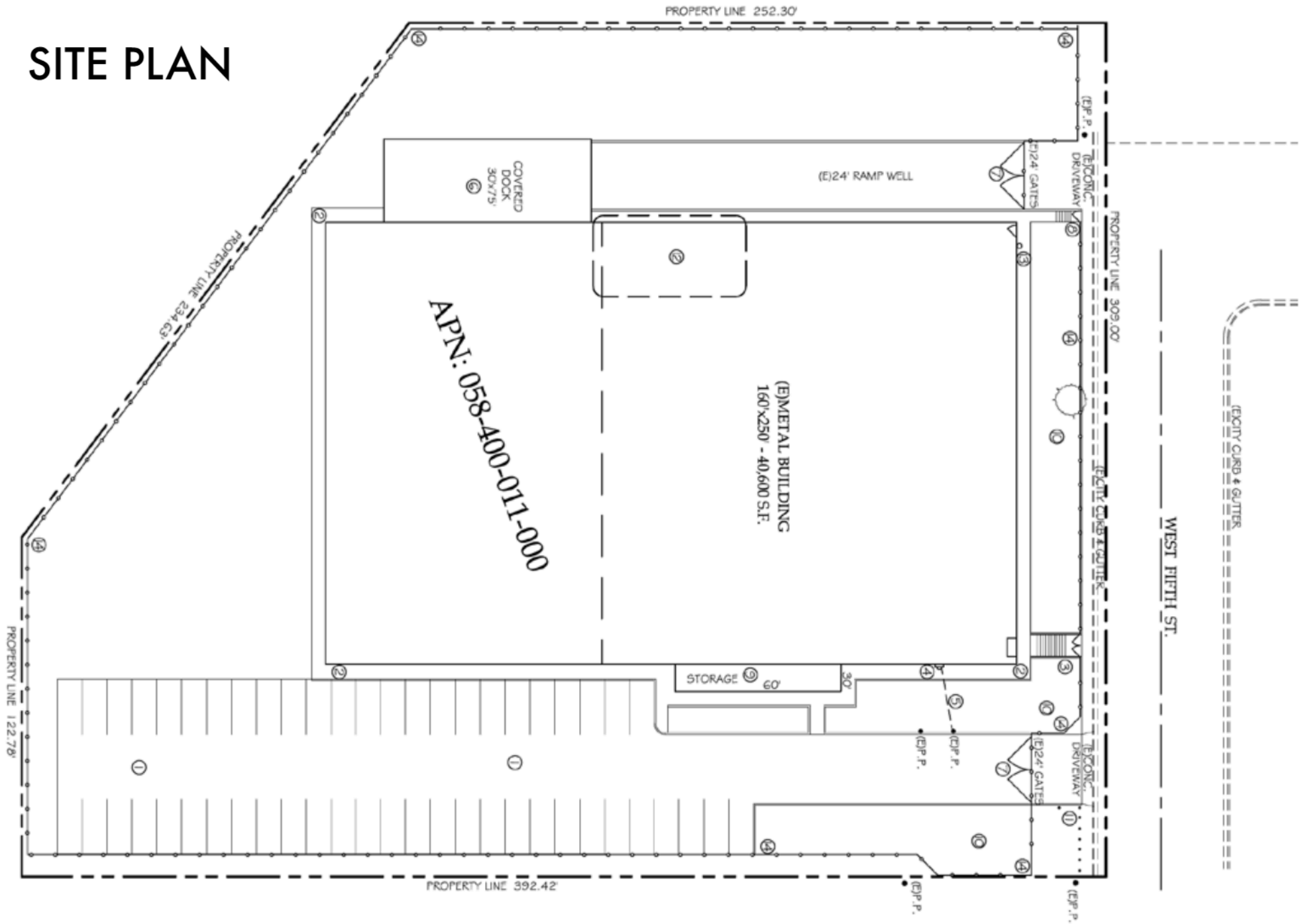
## Warehouse Office Floor Plan (expanded view)



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# SITE PLAN



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