

**FOR SALE**



# TOWN CENTER BUSINESS PARK • CALEXICO, CA

**Industrial Land ±30.66 Acres  
12 Lots from 1.25 to 6.01 Acres**



## **SITE DETAILS**

- » Industrial zoning
- » Located close to rail
- » Located in the Cannabis Cultivation Zone for Imperial County
- » Located in a Designated Opportunity Zone
- » Located in a Foreign-Trade Zone
- » Adjacent to Mexicali, with a metropolitan population of 996,826
- » Mexicali and its metropolitan area is the second largest populous in Baja California
- » Sale price: starting at \$3.50 per square foot

# TOWN CENTER BUSINESS PARK CALEXICO, CALIFORNIA

1

49

SOLD  
35

36

6

28

37

38

7

27

26

25

24

SOLD

23

22

21

43

12

44

13

45

14

SOLD

47

16

48

17

19

18

# TOWN CENTER BUSINESS PARK

## CALEXICO, CALIFORNIA

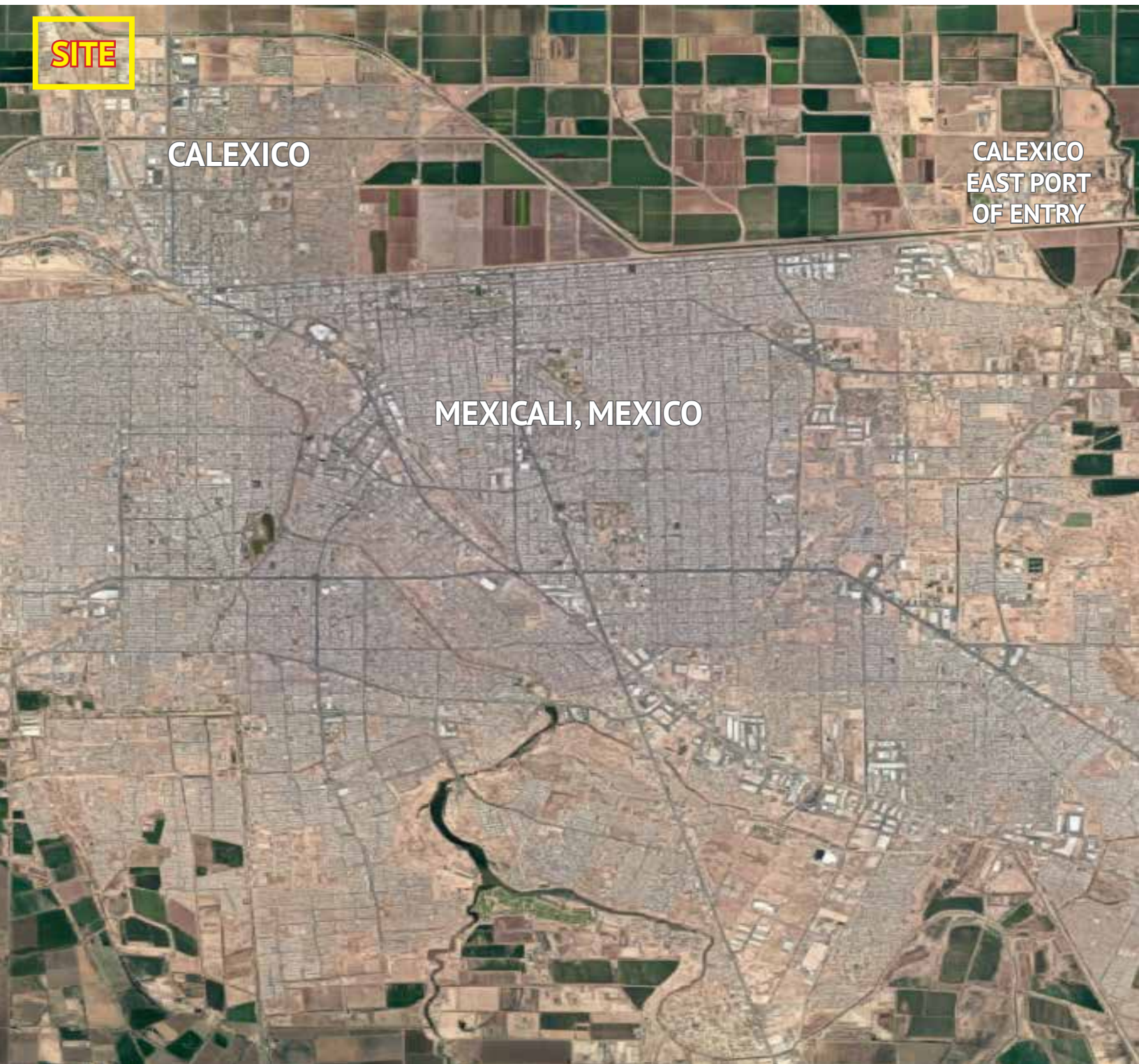


LOT AREAS			
LOT #	ACREAGE	SQUARE FEET	PRICE/SF
1	6.01	261,795.6	\$3.50
6	1.50	65,363	\$3.95
7	2.50	108,900	\$3.95
21	1.62	70,403	\$4.50
25	3.36	146,377	\$4.50
26	3.39	147,523	\$4.50
27	3.10	135,074	\$4.50
28	3.00	130,703	\$4.50
36	1.90	82,893	\$3.95
37	1.30	56,539	\$3.95
38	1.25	54,378	\$3.95
49	1.73	75,358.8	n/a



# TOWN CENTER BUSINESS PARK

## CALEXICO, CALIFORNIA



### CONTACT

**MICHAEL MCFARLAND**  
M: 760.522.7292  
michael@cardindust.com  
DRE 01291540

**JEREMY ROBINSON**  
M: 619.750.3205  
jeremy@cardindust.com  
DRE 01757088

**BEATRIZ RUELAS**  
M: 760.425.0198  
beatriz@cardindust.com  
DRE 01780227

**NICO BARTH**  
M: 760.331.4513  
nico@cardindust.com  
DRE 02199249



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