

East Port Logistics Park

East Port Logistics Park | ±2 - 9 Acres | Calexico, CA

OFFERING MEMORANDUM

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Executive Summary

Cushman & Wakefield is pleased to present a rare opportunity to acquire $\pm 2 - 9$ acres of industrial land located along Pan American Street with direct access to State Route 7, providing immediate connectivity to the Calexico East Port of Entry.

Situated just ± 1.2 miles from the international border, the property is strategically positioned within one of the most critical cross-border logistics corridors in Southern California. The site lies within the Gateway of the Americas Specific Plan and a designated Opportunity Zone, offering both development flexibility and potential tax advantages.

This location directly supports high-demand uses including industrial outdoor storage (IOS), trailer parking, and build-to-suit logistics facilities—asset classes that continue to experience strong user demand driven by cross-border truck traffic and supply chain activity.

Opportunities to acquire well-located, functional industrial land directly adjacent to the East Port of Entry are increasingly limited. Combined with immediate access to SR-7 and Highway 98, strong surrounding industrial presence, and a flat, usable configuration, the property is well-positioned for both near-term utilization and long-term value creation.



Location Overview

Gateway to the Americas

Located adjacent to the Calexico East Port of Entry, the Gateway to the Americas Specific Plan Area provides direct access into Mexicali and connectivity via **SR-7, SR-98, and Interstate 8.**

The corridor supports significant cross-border trade, with approximately **453,000 trucks** annually and over **\$20 billion** in import/export activity.

Planned for a full range of industrial use including logistics, warehousing, and manufacturing, the area is further enhanced by its **Opportunity Zone** designation and potential **FTZ benefits.**



Offering Highlights



Direct access to SR-7 & Highway 98



±1.2 miles to Calexico East Port of Entry



Located within Gateway of the Americas Specific Plan



Opportunity Zone designation



Flat, functional site with strong frontage



Ideal for IOS, trailer parking, or BTS development



Limited competing supply in immediate submarket

Property Details

Address	SWC Pan American St & Rood Rd
Size	±2 – 9 Acres
Zoning	GI (Gateway Industrial)
APN	059-513-007; 059-513-008
Entitlements	Two Legal Lots
Conditions	Improved Lots
Off-Site Improvements	Road improvements in place

PERMITTED USES INCLUDE, BUT ARE NOT LIMITED TO:

- Industrial & Manufacturing
- Industrial Outside Storage (IOS)
- Truck/Trailer Parking
- Truck/Rail Storage
- Contractor's Storage Yards



Cross Border Market Drivers



2M+

Regional Workforce



33M+

Consumer Population within 300 miles



\$9B+

Gross Domestic Product



8,000

Daily Border Crossings



TWO

Ports of Entry

**Source: Imperial Valley Economic Development Corporation*

	10 miles	30 miles	50 miles
Population	54,664	161,054	332,560
Median Household Income	\$55,607	\$59,762	\$57,354
Average Household Income	\$80,372	\$84,026	\$79,602
Median Age	33.2	33.1	33.1

**Source: Demographic and Income Comparison Profile, Cushman and Wakefield*



Corporate Neighbors



East Port Regional Connectivity





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