

East Port Gateway Center

38 Acre Development Opportunity

Presented By: KILMAINHAM HOLDINGS



The long-awaited commercial center at the Calexico East Port Border crossing is nearing reality!



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COMING SOON

- RETAIL
- OFFICE
- HOSPITALITY
- TRUCK STOP
- RESTAURANTS
- WAREHOUSING

EAST PORT GATEWAY CENTER

208-809-0069

www.EastPortGatewayCenter.com



Executive Summary

- 38 acre mixed use commercial center
- 8th busiest commercial crossing in the U.S.
- Largest commercial crossing from San Diego to El Paso
- Over 6.5 million commercial trucks travel north and south bound annually
- East Port Border has nearly 10 million auto passengers traveling north and south bound annually
- Gateway Center will bring much-needed services to the border
- Zoned commercial
- Located in an opportunity zone
- Free trade zone
- Adjacent to multiple warehouse and distribution centers



Project Overview

38 acres in opportunity zone

- Zoned commercial
- 18 lots available
- 1 acre and up can be purchased
- Cannabis cultivation, manufacturing, and retail may be allowed
- Build-to-suit and lease space to be available

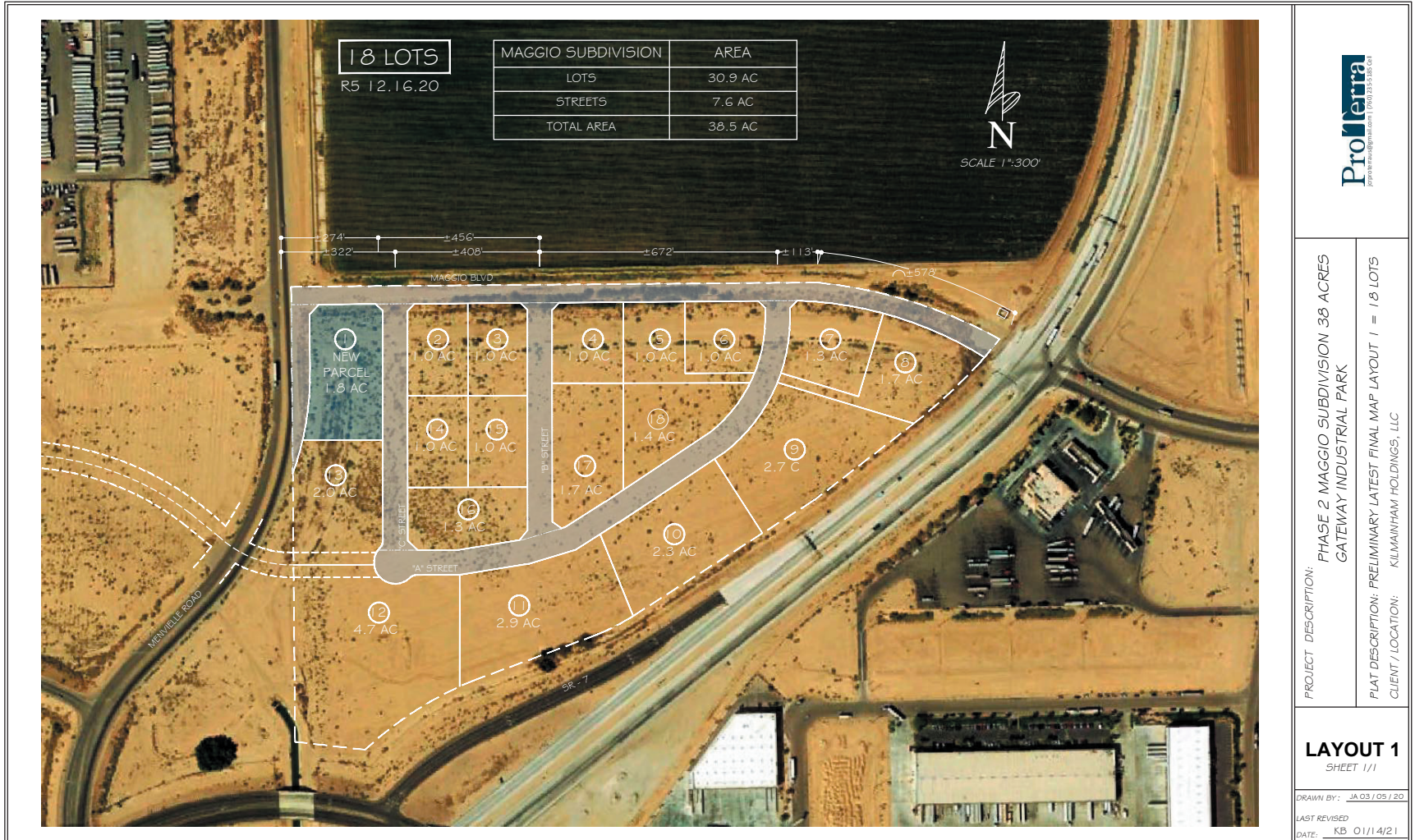


Parcels available for:

- Truck stop/travel center
- Convenience store
- Gas station
- Hotel
- Restaurants
- Fast food
- Retail strip centers
- Warehouses
- Office
- Cannabis
- Self-storage

Lots Available

Layout 1



PROJECT DESCRIPTION:
PHASE 2 MAGGIO SUBDIVISION 38 ACRES
GATEWAY INDUSTRIAL PARK

PLAT DESCRIPTION: PRELIMINARY LATEST FINAL MAP LAYOUT 1 = 18 LOTS
 CLIENT / LOCATION: KILMAINHAM HOLDINGS, LLC

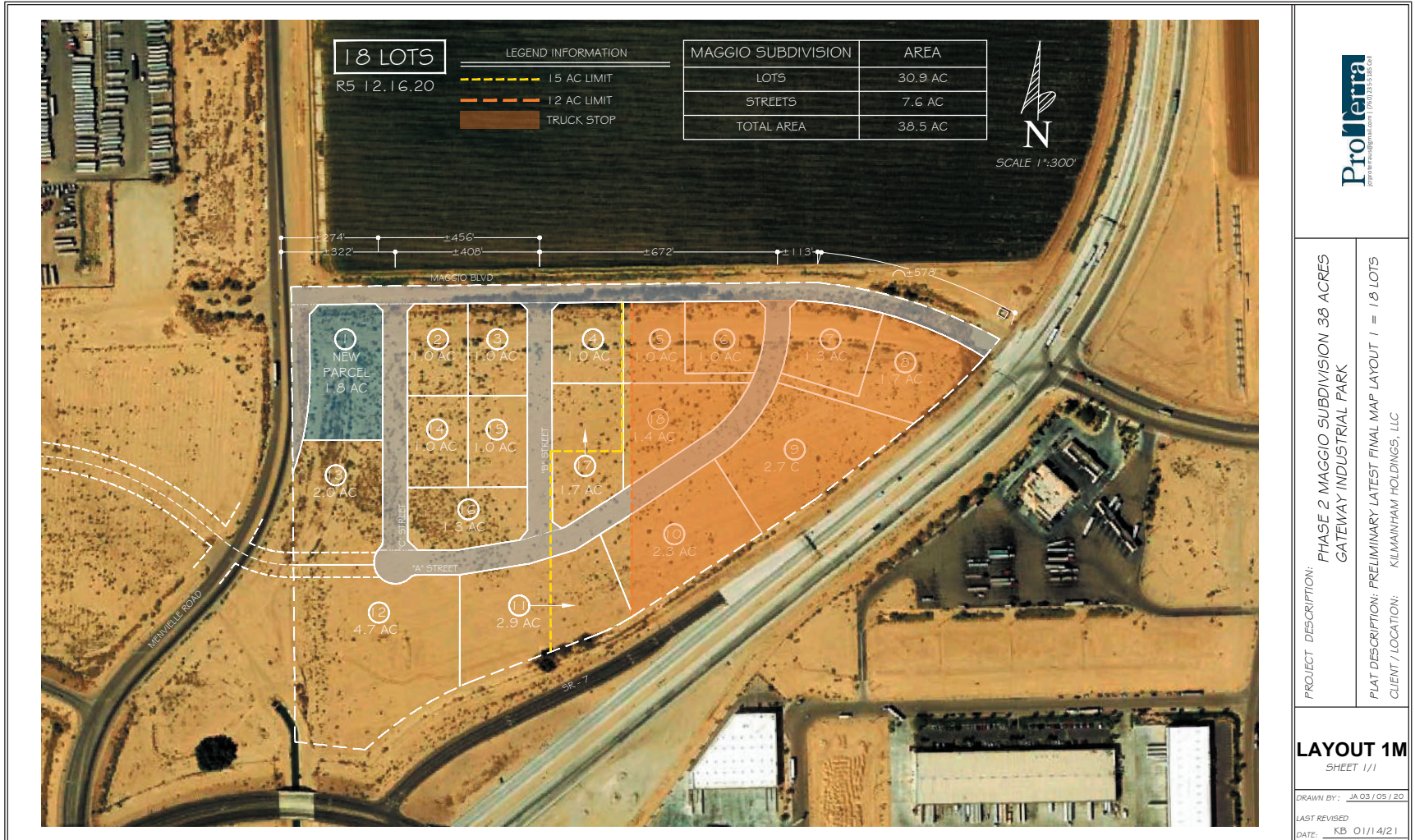
LAYOUT 1

SHEET 1/1

DRAWN BY: JA 03/05/20
 LAST REVISED
 DATE: KB 01/14/21

Lots Available

Layout 1M



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LAYOUT 1M
SHEET 1/1

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Project Highlights

- Located at Calexico East Port of entry
- Adjacent to Mexicali – population of 1 million plus and the Capital of Baja California
- County of Imperial jurisdiction
- Located in the Gateway to the Americas Specific Plan
www.icpds.com/CMS/Media/GATEWAY-SPECIFIC-PLAN.pdf
- Located in a Foreign Trade Zone – may be transported without formal customs entry and payment of duty or excise tax. Merchandise may be manufactured or processed in the zone. The importer may choose either to pay the duty rate for the classification of the material when it was admitted to the zone, or the classification of the foreign product that is removed from the zone, whichever is lowest. Other advantages include potential savings on state and local taxes
- All utilities to the site



Aerial Image

Opportunities abound for retail from postal and delivery services to auto and truck parts sales!



Aerial Rendering



Bordering Mexicali

Mexicali is a vibrant and growing metropolis complimenting the border traffic and offers significant patronage to Gateway Center businesses

- Over 1 million residents
- Vibrant and growing metropolis
- Annual growth rate of 3%
- Thriving and diverse manufacturing industry operating out of 28 million square feet of industrial facilities including: aerospace, automotive, electronics, plastics, medical equipment, glass, and office equipment
- Mexicali and the state of Baja California are significant agricultural sectors



Industrial Parks

A diverse warehousing and distribution industry, operating out of multiple industrial facilities nearby



Contact

Looking to purchase a pad or in need of a build-to-suit option, leasing space or ownership, we have it covered!

Learn more today

www.EastPortGatewayCenter.com

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