

389 Rood Road Calexico, California

36,780 SF Sublease

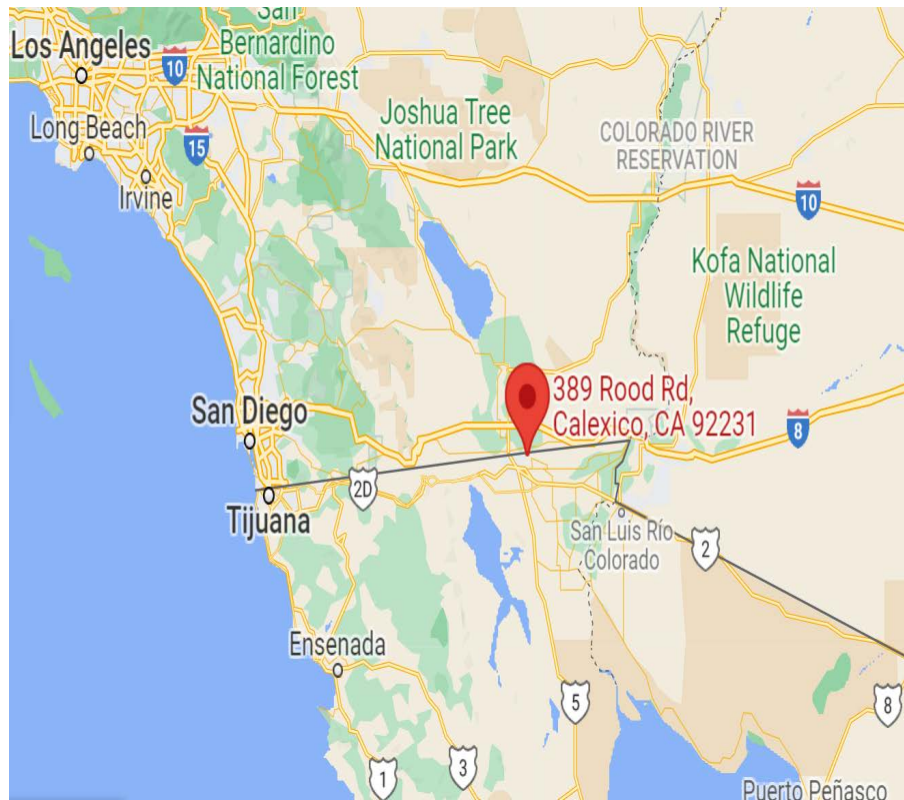


PROPERTY HIGHLIGHTS

- Corporate Image Facility
- 3 Dock Doors with Load Levelers
- 1,535 Square Feet of Office
- 165' Turning Radius into Dock Doors
- 80' Concrete Loading Apron
- 24' Warehouse Ceiling Clearance
- ESFR Calculated Sprinkler System
- Power: 400 amps, 277/480 Volt, 3 Phase
- Gated, Fenced, And Lighted Yard Area
- Asking Rate: \$.85 NNN (\$.20/sf OPEX)

LOCATION

- Gateway to the Americas Specific Plan
- .2 Miles To Calexico East Port of Entry
- Located in Foreign Trade Zone (FTZ#257)



John Lasiter | BRE# 01059168
LA Commercial, Inc.
C: 310.994.9546
JLasiter@la-commercial.com

LA Commercial, Inc. | 17252 Hawthorne Blvd. #480, Torrance, CA 90504

Brokers makes no guarantees, representations or warranties of any kind, expressed or implied. All information to be independently verified.