

12 LOTS FROM 1.25 TO 6.01 ACRES OF INDUSTRIAL
LAND IN CALEXICO, CA FOR SALE

TOWN CENTER BUSINESS PARK

INDUSTRIAL LOTS FOR SALE

PRICE
REDUCTION

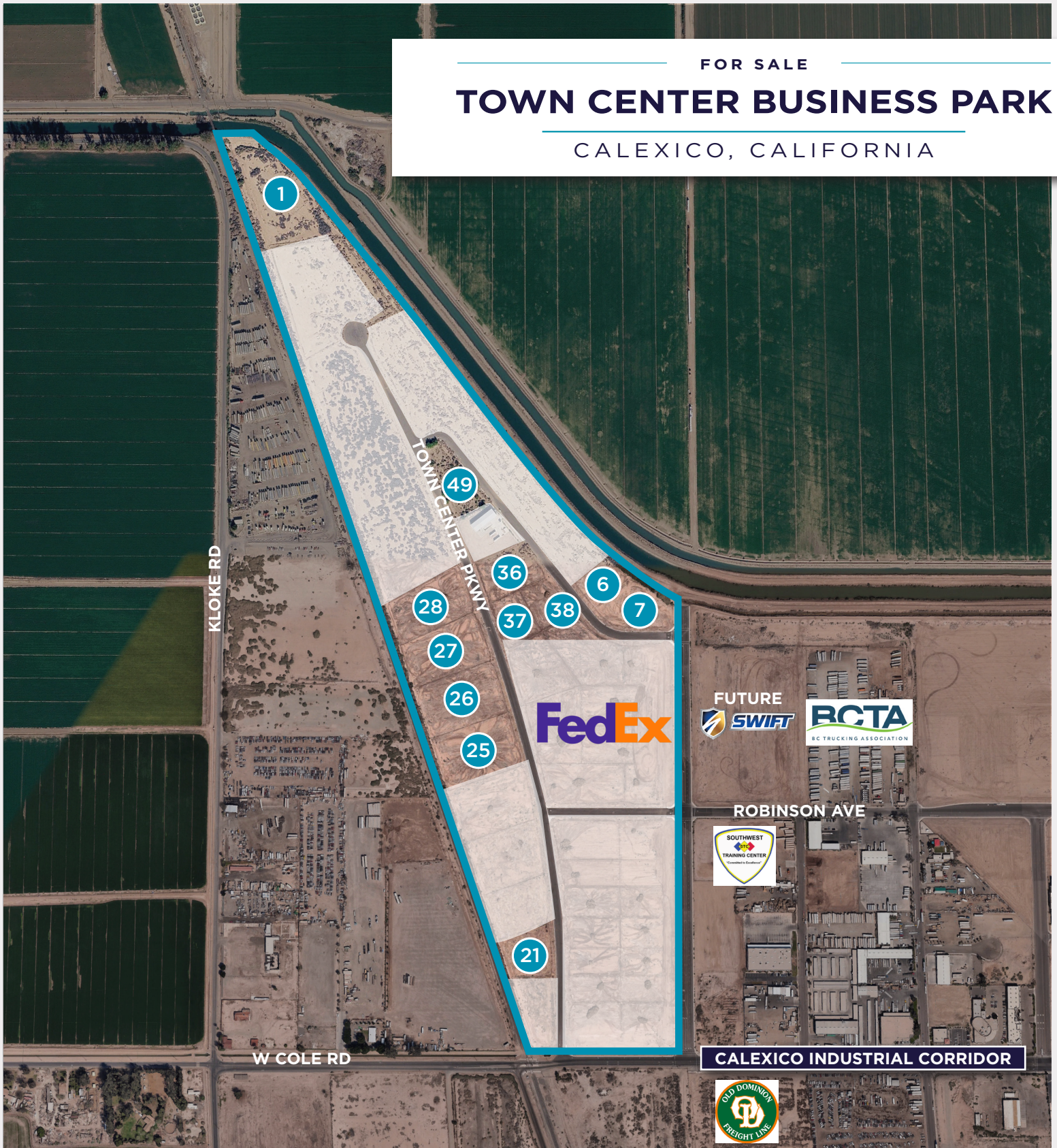


- Flexible zoning allows for a wide array of Industrial uses such as self-storage, truck/trailer terminals. Equipment yard and outside storage.
- Located in a Designated Opportunity and FTZ.
- Adjacent to Mexicali, with a Metropolitan Population of $\pm 1.05M$
- Calexico-Mexicali Border Crossing is the 3rd Busiest Land Port of Entry in California
- Strategic Location with Easy Access to San Diego, Mexicali, Phoenix, Los Angeles, and the Inland Empire

FOR SALE

TOWN CENTER BUSINESS PARK

CALEXICO, CALIFORNIA

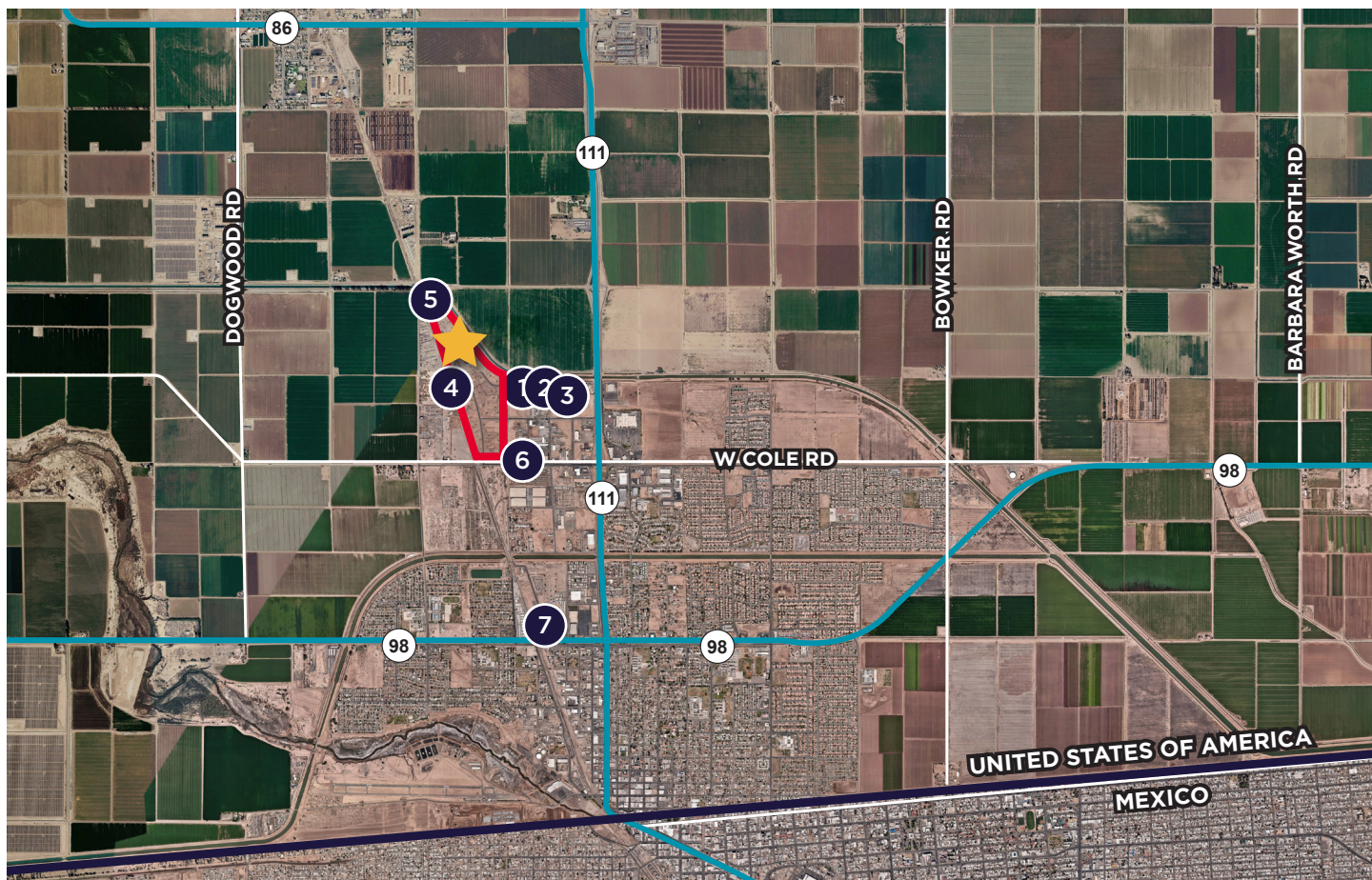


LOT #	ACREAGE	SQUARE FEET	PRICE/SF
1	6.01	261,796	\$2.50
6	1.5	65,363	\$3.28
7	2.5	108,900	\$3.28
21	1.62	70,403	\$3.91
25	3.36	146,377	\$3.91
26	3.39	147,523	\$3.91

LOT #	ACREAGE	SQUARE FEET	PRICE/SF
27	3.1	135,074	\$3.91
28	3	130,703	\$3.91
36	1.9	82,893	\$3.28
37	1.3	56,539	\$3.25
38	1.25	54,378	\$3.21
49	1.73	75,359	n/a

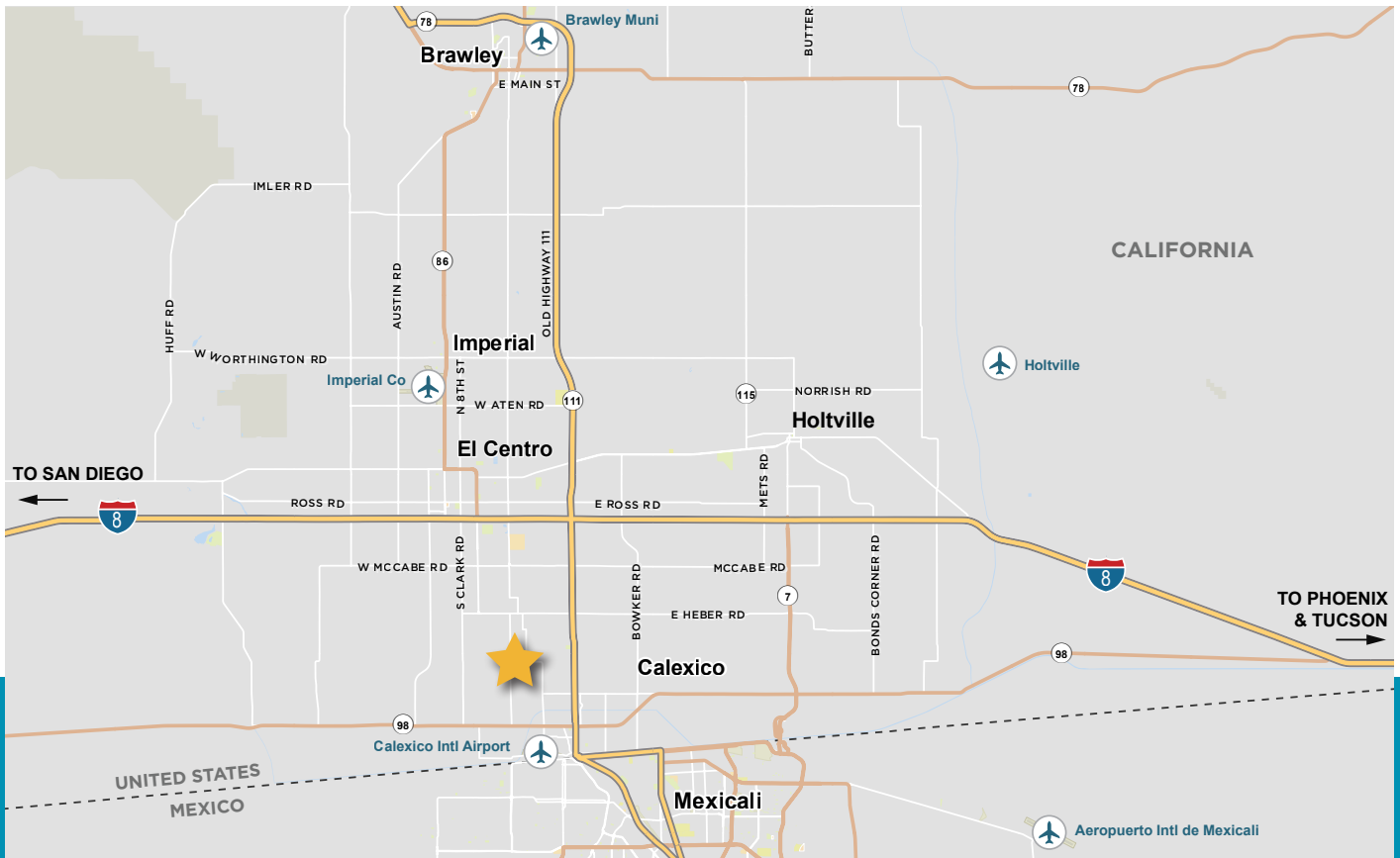
Single lots or any combination of lots are available for sale

LAND SALE COMPARABLES



Location	APN(s)	Gross Size (AC)	True Buyer	True Seller	Sale Date	Sale Price	Price per Foot	Comments
1 NE Corner of Robinson Rd & Sunset Blvd	059-330-022-000	13.13	Swift Transport	Irma	7/28/22	\$3,000,000	\$5.25	Raw parcel with street in place
2 NE Sunset Blvd & Robertson Ave	059-330-060-000	7.21	Killara Real Estate	Irma	2/14/22	\$2,000,000	\$6.36	Sold as improved truck parking
3 NWC Robinson Blvd & Portico Blvd, Calexico, CA 92231	059-330-007-000	5.57	Rovima LLC	301 Robinson LLC	9/19/24	\$1,750,000	\$7.21	Sold as improved truck parking
4 Town Center Pkwy, Calexico, CA 92231	059-541-018-000	3.13	Town Center Business Park LP	Abel Delgadillo Sr	1/17/24	\$443,000	\$3.25	Raw parcel with street in place
5 Town Center Pkwy, Calexico, CA 92231	059-542-002-000	1.5	1 Econo Pack Supplies Inc	Town Center Business Park LP	6/27/23	\$191,000	\$2.92	Raw parcel with street in place. Industrial building has since been built
6 300 W Cole Blvd, Calexico, CA 92231	058-020-015-000	10	Old Dominion Freight Line Inc	HT Industrial LLC	5/14/24	\$2,800,000	\$6.43	Paw parcel with street in place and on the truck route
7 1111 Estrada Blvd, Calexico, CA 92231	058-010-065-000	1.93	Hernandez, Ana Lilia	Guerrero Jr, Fernando	12/29/23	\$380,000	\$4.52	Raw parcel with street and utilities in place, adjacent to rail line

LOCATOR MAP



MARKET OVERVIEW

	3 Miles	5 Miles	10 Miles
Population	690	898	51936
Avg. Household Income	105831	111182	84503
Households	53	108	14452
Employed Population - Blue Collar (%)	32%	31.3%	27.8%
Daytime Population	853	1027	45978
Businesses	115	112	1267
Employees	600	647	11649

Drive Times	
US/Mexican Border	2 Minutes
I-8	8 Minutes
Hwy 111	14 Minutes
Calexico Int'l Airport	19 Minutes
San Diego Int'l Airport	2 Hours
Businesses	115
Employees	600



\$9B+
Gross Domestic Product



142K+
Regional Workforce

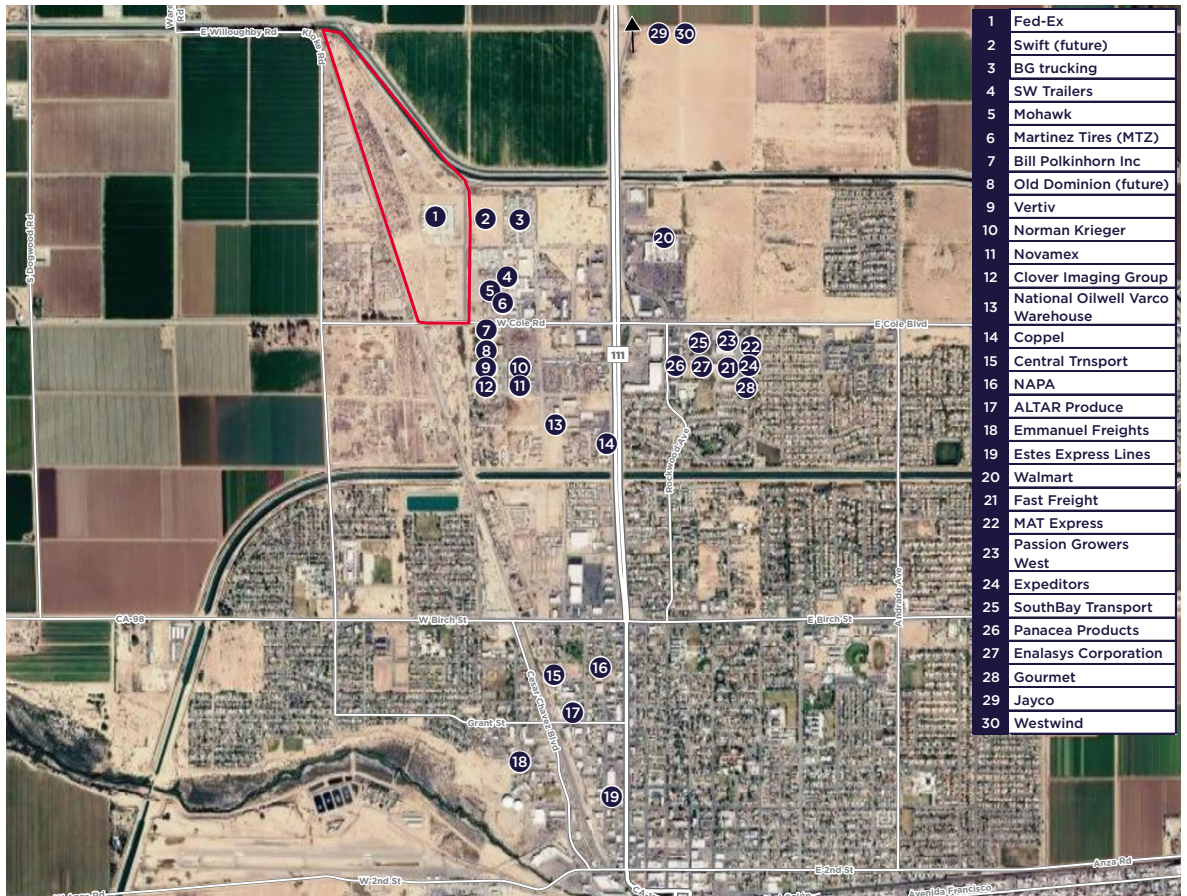


184K+
Consumer Population

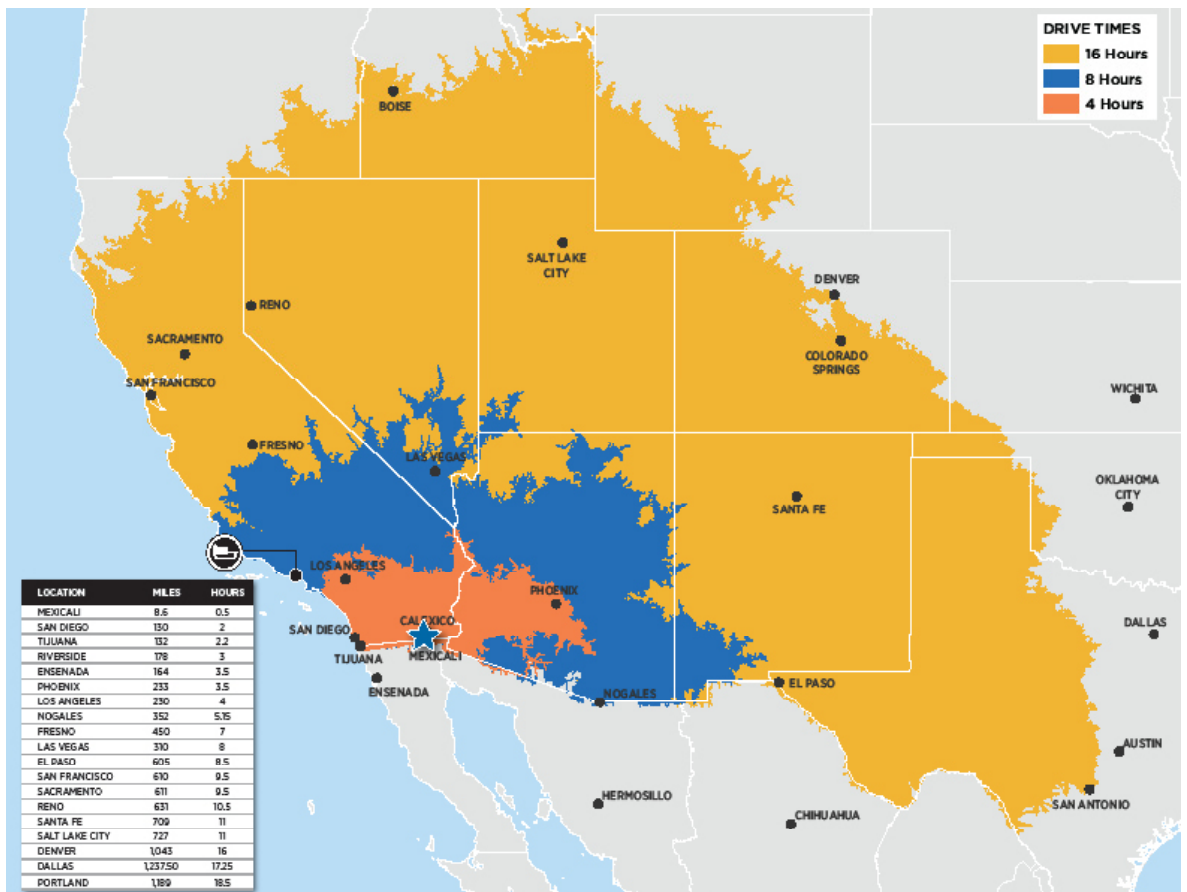


2.9M+
Annual Border Crossings

CORPORATE NEIGHBORS



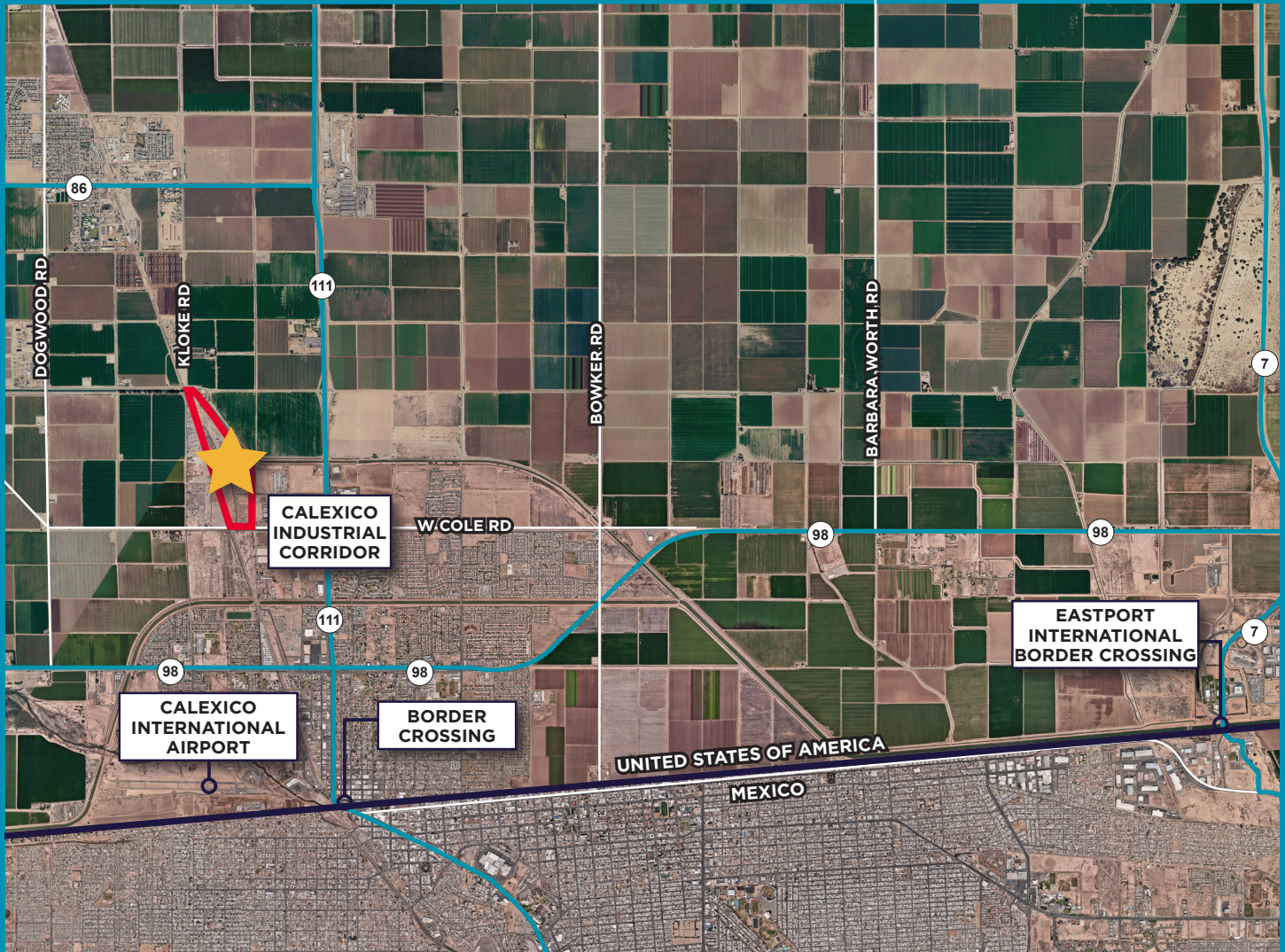
DRIVE TIME MAP



FOR SALE

TOWN CENTER BUSINESS PARK

INDUSTRIAL LOTS FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:

Regan Tully
Managing Director
+1 619 661 0656 | regan.tully@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-200648-V3