

389 Rood Road Calexico, California

50,000 - 60,400SF
For Lease

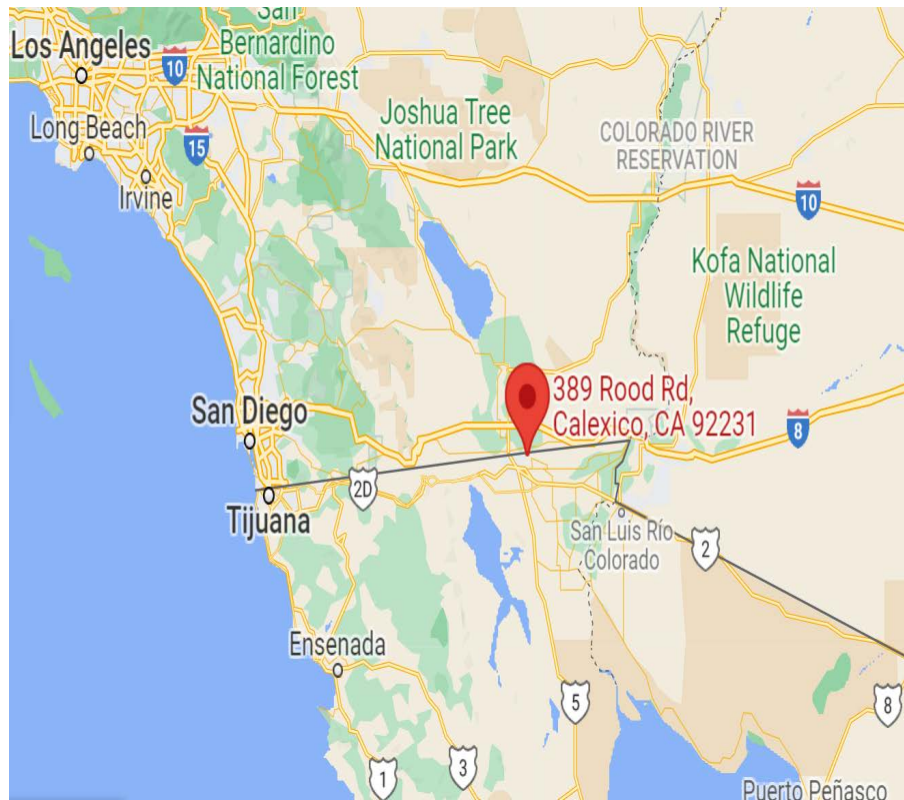


PROPERTY HIGHLIGHTS

- Corporate Image Facility (Unit 3)
- 4 Dock Doors with Load Levelers
- Additional 3 Docks can be Installed
- 3,942sf - 5,477sf of Offices
- 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: \$1/sf/NNN (\$.22/sf OPEX)

LOCATION

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



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