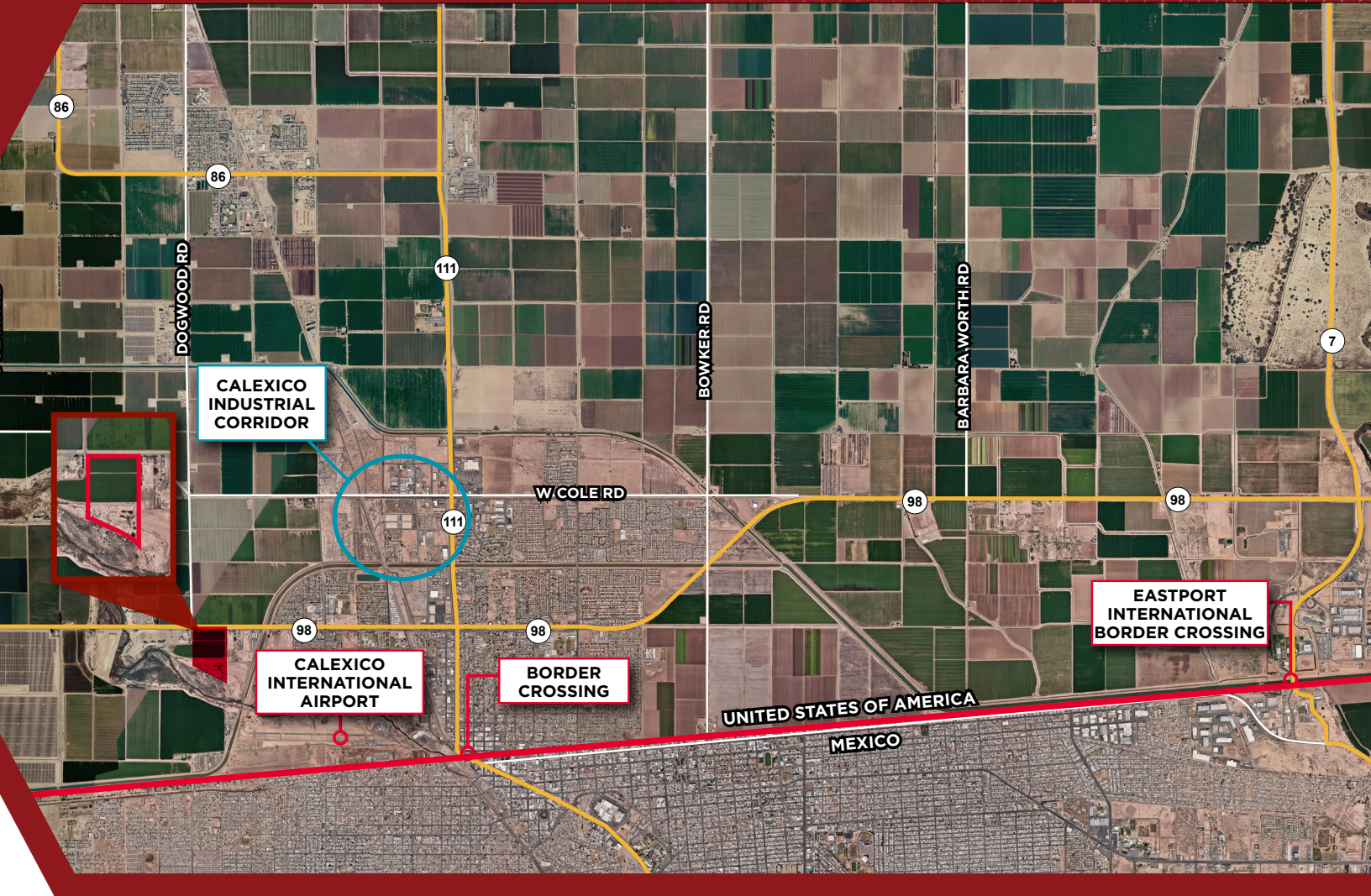


PRELIMINARY NOTICE

CALEXICO LAND FOR SALE

33.5 Acres | Development Opportunity



- Condition Use Permit In-place / Industrial Outside Storage, trucking depot, truck-trailer storage and warehouse development
- Industrial zoning
- Located in Designated and Opportunity Zone
- Adjacent to Mexicali with a population of 1.1 million
- Strategic location: easy access to San Diego, Mexicali, Los Angeles, & Inland Empire
- Mexicali Border Crossing is the 3rd busiest land port in California

FOR MORE INFORMATION, PLEASE CONTACT:

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

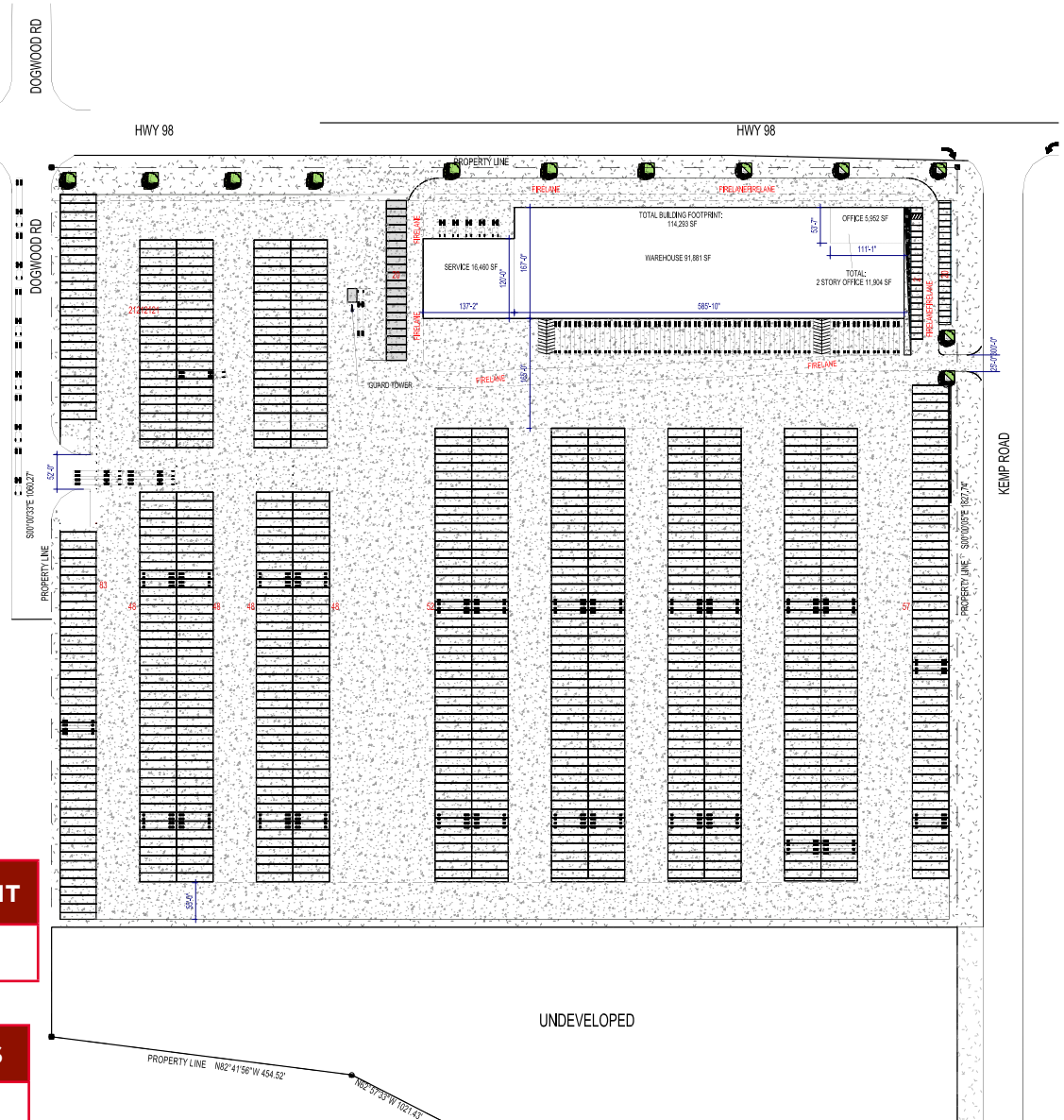


SITE PLAN

COMMERCIAL TRUCKING & WAREHOUSE FACILITY



KEY PLAN



CONDITIONAL USE PERMIT

#23-0027

PROPERTY HIGHLIGHTS

Warehouse: 120,245 SF

Trailer Parking: 832 Spaces

Truck Parking: 20 Spaces

Car Parking: 42 Spaces
(2 ADA Spaces)

Flexible zoning allows for a wide array of Industrial uses such as truck-trailer storage, truck terminal and warehouse development.

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