

For Sublease

1778 Carr Road, Suite 4B, Calexico, CA 92231

14,725 SF Industrial Warehouse Available



Property Highlights

- Address: 1778 Carr Road, Suite 4B, Calexico, CA 92231
- 14,725 SF Available
- 4 Docks / 1 Grade-Level with Ramp
- 24' Clear Height
- **Sublease Rate: \$0.55/SF + CAM**
- **Sublease Expires December 31, 2027**
- Located within the Mexiport Business Center
- Conveniently located adjacent to the commercial East Port of Entry with Mexicali
- 7 Buildings, Class A Industrial Park
- Responsive Management
- Quality Concrete Tilt-Up Construction
- Dock High Doors per Bay with Ramp Access to Each Bay
- Separate Truck & Car Driveways
- Ideal Truck Maneuverability/170-ft Truck lading area
- Ample of parking spaces

MEXPORT BUSINESS CENTER

Contact

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CHRIS DEVRIES, SIOR

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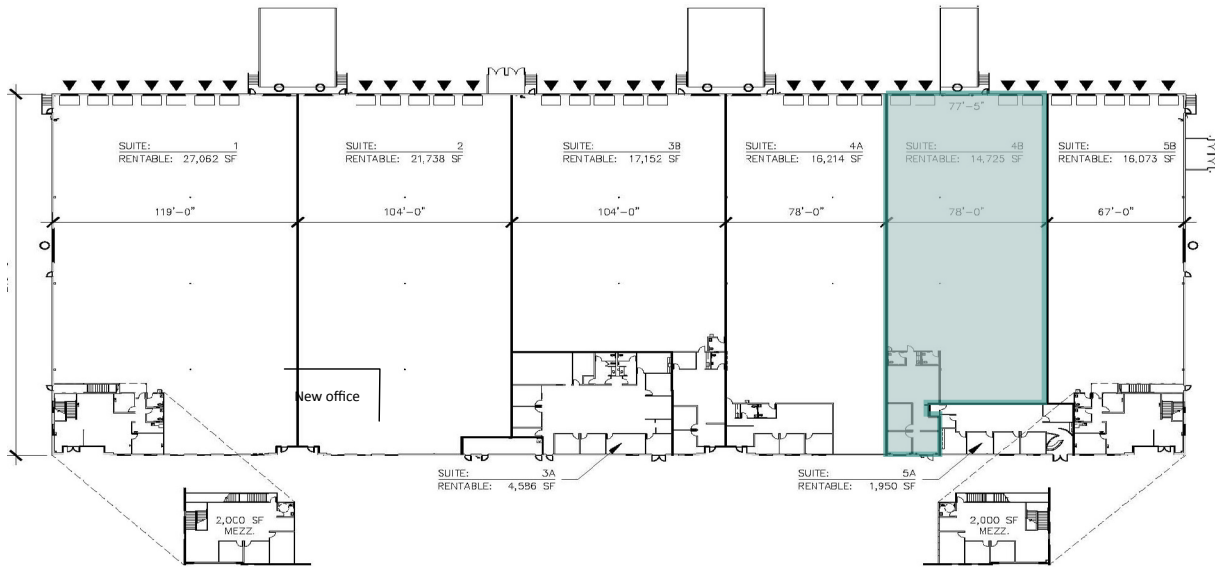
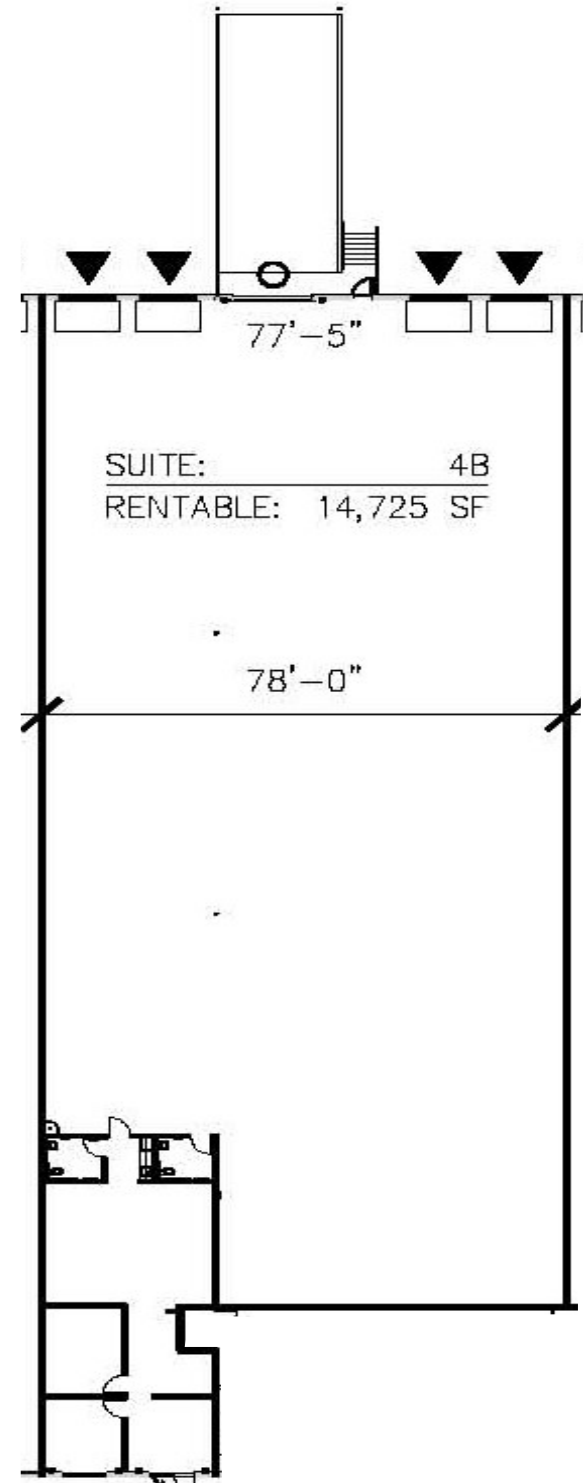
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FOR SUBLEASE - CURRENTLY AVAILABLE

Address / Suite No.	1778 Carr Road, Suite 4B
Approximate SF	14,725 SF
Sublease Rate	\$0.55/SF + CAMs
Description	14,725 SF Industrial Warehouse, 4 Docks/1 Grade Level Door, 24' Clear Height, ±616 SF
Sublease Term	Expires December 31, 2027



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**U.S. CUSTOMS
TRUCK INSPECTION**

14,725 SF AVAILABLE FOR SUBLEASE



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