

CALEXICO GATEWAY CENTER -- COMING SOON

Class A Industrial in Calexico, CA | Build-to-suit and Pre-leasing Opportunities

COOLED WAREHOUSES POWERED BY SOLAR ENERGY



PHASE I

	Approximate Square Feet	Clear Height	Estimated Completion	Edge of Dock (EOD) Levelers*	Total Roll-up Doors	Office	Power
BUILDING 1	200,880	32'	Q4 2023	69	6		600 amps 120/480 volts
Suite 1	72,360	32'	Q4 2023	25	2	1,800 SF	600 amps 120/480 volts
Suite 2	37,440	32'	Q4 2023	13	1	1,500 SF	600 amps 120/480 volts
Suite 3	37,440	32'	Q4 2023	13	1	1,500 SF	600 amps 120/480 volts
Suite 4	53,640	32'	Q4 2023	18	2	1,500 SF	600 amps 120/480 volts
BUILDING 2	71,424	26'	Q4 2023	26	4		600 amps 120/480 volts
Suite 1	21,312	26'	Q4 2023	8	1	1,500 SF	600 amps 120/480 volts
Suite 2	14,400	26'	Q4 2023	5	1	1,500 SF	600 amps 120/480 volts
Suite 3	14,400	26'	Q4 2023	5	1	1,500 SF	600 amps 120/480 volts
Suite 4	21,312	26'	Q4 2023	8	1	1,500 SF	600 amps 120/480 volts
BUILDING 3	41,080	26'	Q4 2023	16	2	1,800 SF	600 amps 120/480 volts
BUILDING 4	42,121	26'	Q4 2023	16	2	1,800 SF	600 amps 120/240 volts

*One or two EOD per suite will be pit levelers.

PHASE II

INDUST. BLDG 1
FOOTPRINT: ±158,760 SF
CLR. HGT: 32'

INDUST. BLDG 2
FOOTPRINT: ±136,500 SF
CLR. HGT: 32'

INDUST. BLDG 5
FOOTPRINT: ±89,831 SF
CLR. HGT: 32'

INDUST. BLDG 4
FOOTPRINT: ±69,530 SF
CLR. HGT: 32'

INDUST. BLDG 3
FOOTPRINT: ±138,600 SF
CLR. HGT: 32'

INDUST. BLDG 6
FOOTPRINT: ±110,880 SF
CLR. HGT: 32'

INDUST. BLDG 7
FOOTPRINT: ±89,000 SF
CLR. HGT: 32'

BLDG 1
FOOTPRINT: 200,880 SF
CLR. HGT: 26'

BLDG 2
FOOTPRINT: 71,424 SF
CLR. HGT: 26'

BLDG 3
FOOTPRINT: 41,080 SF
CLR. HGT: 26'

FUEL / C STORE

RESTAURANT

HOTEL
3-STORY

COFFEE

BLDG 4
FOOTPRINT: 42,121 SF
CLR. HGT: 26'

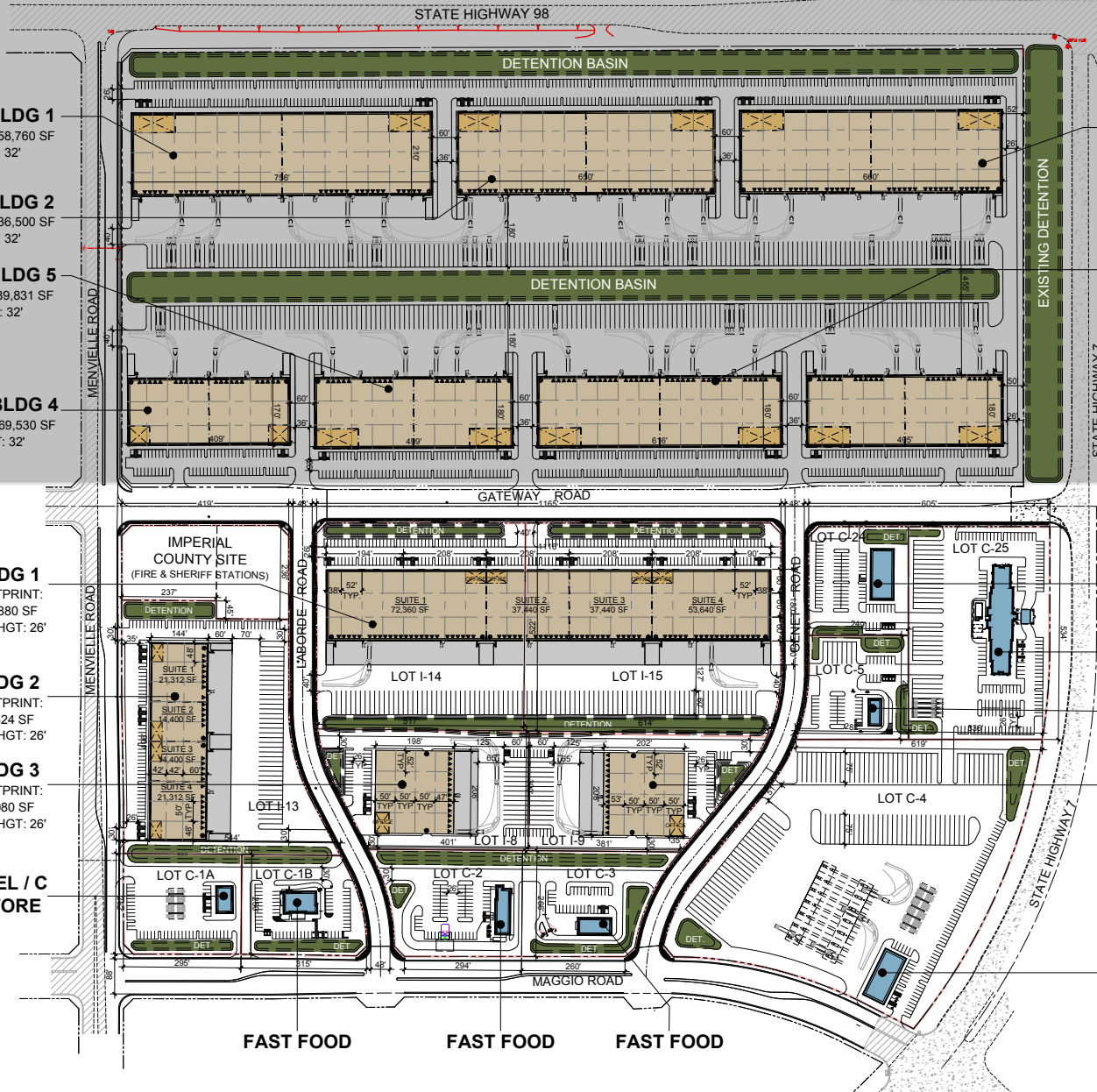
TRAVEL CENTER

FAST FOOD

FAST FOOD

FAST FOOD

PHASE I



Building 2 Elevation - Northwest Corner Entry



Phase I, Building 2. Menvielle Road

Zoning		GI (Gateway Industrial)	ADA Parking	9 spaces	Available Suites				
Footprint		71,424 square feet	Standard Parking	85 spaces	Suite	Total SF	Office SF	EOD Levelers	Roll-up Doors
Building Dimensions		144' x 496'	Truck/Trailer Parking	37 spaces	1	21,312	1,500	8	1
Construction		Concrete tilt-up	Power	600 amps; 120/480 volts					
Clear Height		26'	Office Build-out	10% - 15%	2	14,400	1,500	5	1
Column Spacing		42' x 50' to 60' x 50'	Average Office	1,500 square feet per suite					
Loading		26 dock and 4 drive-in doors	Average Dock Doors	5 or 8 per suite	3	14,400	1,500	5	1
Ingress/Egress		2 on Menvielle Road 2 on Laborde Road	Average Grade Doors	1 per suite					
			Lease Rate	TBD	4	21,312	1,500	8	1
			Est. Delivery Date	Q4 2023					