

# 389 Rood Road Calexico, California

# +/44,518/SF For Lease



## PROPERTY HIGHLIGHTS

- Corporate Image Facility
- 24 Dock Doors with Load Levelers
- 8 Container Parking Spaces Available
- 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: \$.67 NNN (\$.17/sf OPEX)

## LOCATION

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

