



IRE UPDATES

DEVELOPING THE FUTURE SINCE 1986



CALEXICO GATEWAY CENTER NOW PRE-LEASING

IRE Development is pleased to announce its latest project, **Calexico Gateway Center** which will consist of over 1.1 million square feet of warehouse, manufacturing and distribution space. Phase 1 will consist of 355,000 SF and is expected to break ground in May of 2023, Equipped with “Cool” technology, CGC will have temperature controlled warehouses with power provided by dedicated solar systems for each tenant. CGC will also have designated truck/trailer parking for each tenant. Phase 1 is projected to be completed June of 2024. For more information please contact us.

New Availability in the Market

OTAY MESA

Pacific Rim Pointe - Office
714 - 4,084 SF Available

Otay Professional Building - Office
813 - 2,681 SF Available

CALEXICO

Mexport Business Center - Industrial
3,708 - 5,470 SF Available

Mexport Business Center - Office
529 - 1,457 SF Available

ABOUT

IRE DEVELOPMENT

Founded in 1986 by Michael A. Vogt, **IRE Development** has built a multi-million square foot portfolio of investment grade commercial real estate in Otay Mesa, Calexico and Eastlake.