

NOW PRE-LEASING

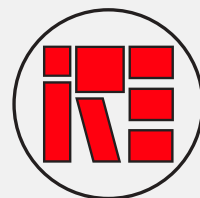
CALEXICO GATEWAY CENTER

MULTI-TENANT INDUSTRIAL PARK WITH RESERVED TRAILER PARKING

COMPLETION DATE: SUMMER 2024

PROPERTY FEATURES:

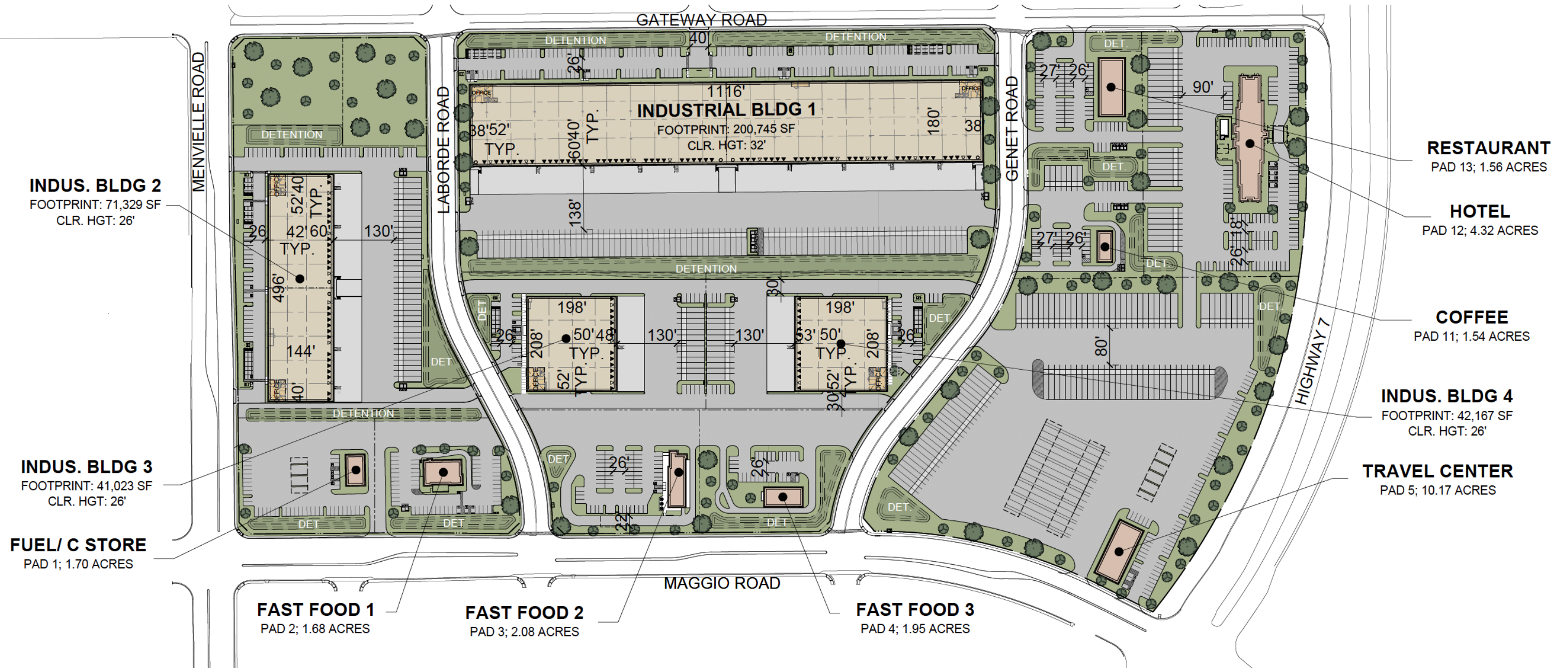
- A/C Temperature Controlled Warehouses
- Industrial Warehouse Fans
- Insulated Walls, Truck Doors and Roofs
- Solar System per Suite
- Two Single Tenant Buildings (40,000 sf ±) each
- Two Multi-Tenant Buildings (71,000 sf & 200,000 sf)
- Accommodate tenants ranging in size from 35,000 — 200,000 sq. ft.
- Quality Concrete Tilt-Up Construction
- Turn-Key HVAC Offices
- 6-8 Covered Parking Stalls Per Suite
- Reserved Trailer Parking Adjacent to Each Suite
- All Docks with EODs or Pit Levelors
- Grade Doors (14'x14')
- 26'-32' Clear Height
- (ESFR) Fire Sprinklered
- Conveniently located near the commercial East Port of Entry with Mexicali
- Located next to SR-7 & SR-98



IRE DEVELOPMENT
EST 1986

CALEXICO GATEWAY CENTER

SITE LAYOUT - BUILDINGS 1, 2, 3 & 4

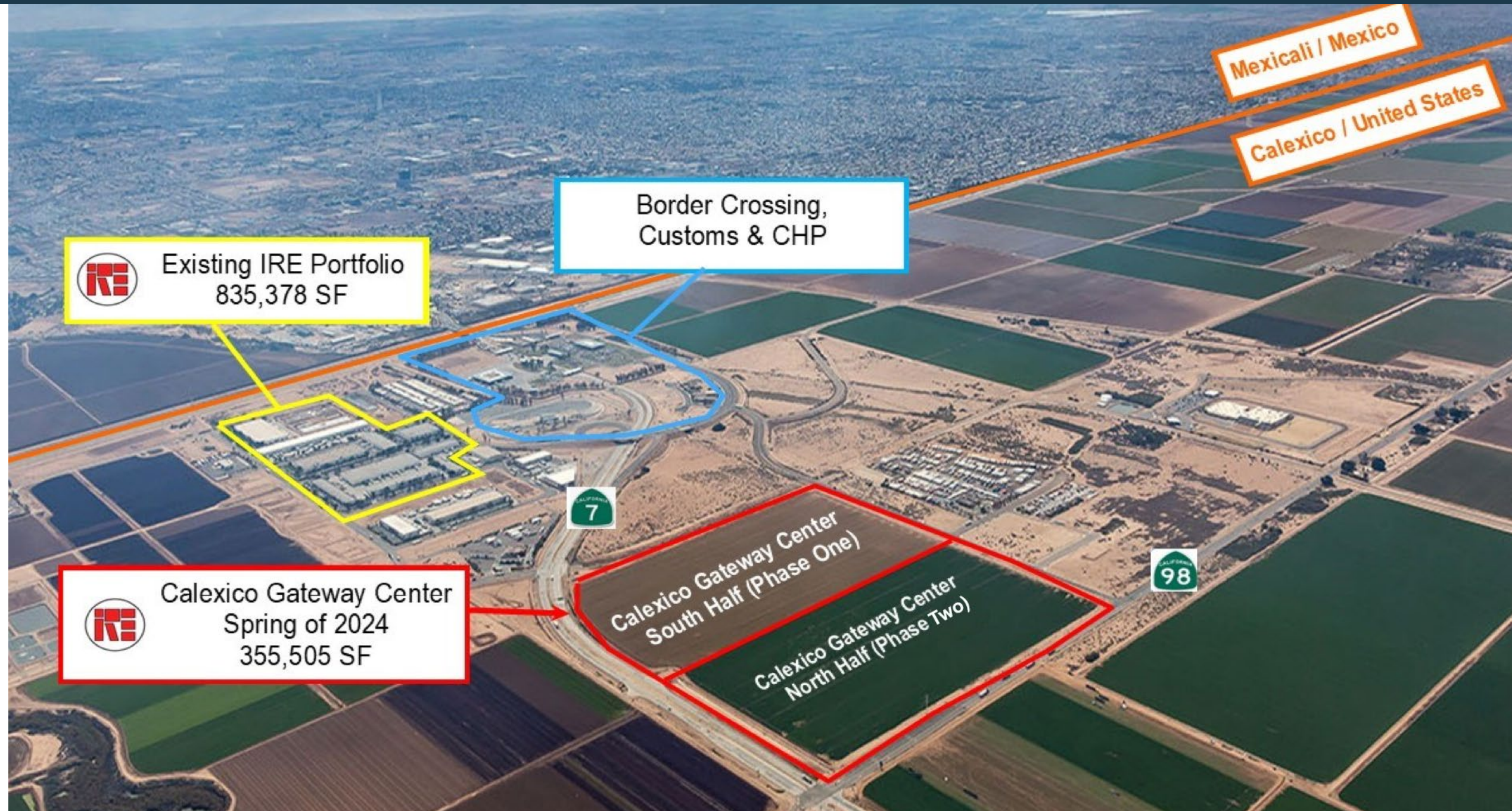


IRE DEVELOPMENT
EST 1986

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CALEXICO GATEWAY CENTER

AERIAL - EAST PORT OF ENTRY



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