

CALEXICO INDUSTRIAL PARK

2371 Martin Luther King Avenue
Calexico, California

**Prime Multiple Use Spaces for Warehouse, Service, Commercial,
Office, Manufacturing, Sales, Wholesale, Retail,
Research, Development and Many Other Uses**



FEATURES:

- Wide Range of Permitted Uses
- Flexible Sizes — 2,400 to 14,400 sq.ft., + Mezzanines
- Prime Callexico Location — Two Miles from Mexicali
- Quality Construction — Low Maintenance Concrete Tilt Up
- Twenty Feet Clear Ceilings in some units
- Concrete Floor Designed for Heavy Use
- Ample Parking — 42 On Site Full Size Parking Spaces
- Ample Truck Access Space
- Roll Up Truck Doors in all units
- Dock High Loading for some units
- Finished Office Space in all units
- Mezzanine and Open Space in some units
- Air Conditioning in some units
- Fire Sprinklers in all units
- Large Skylights in all units

