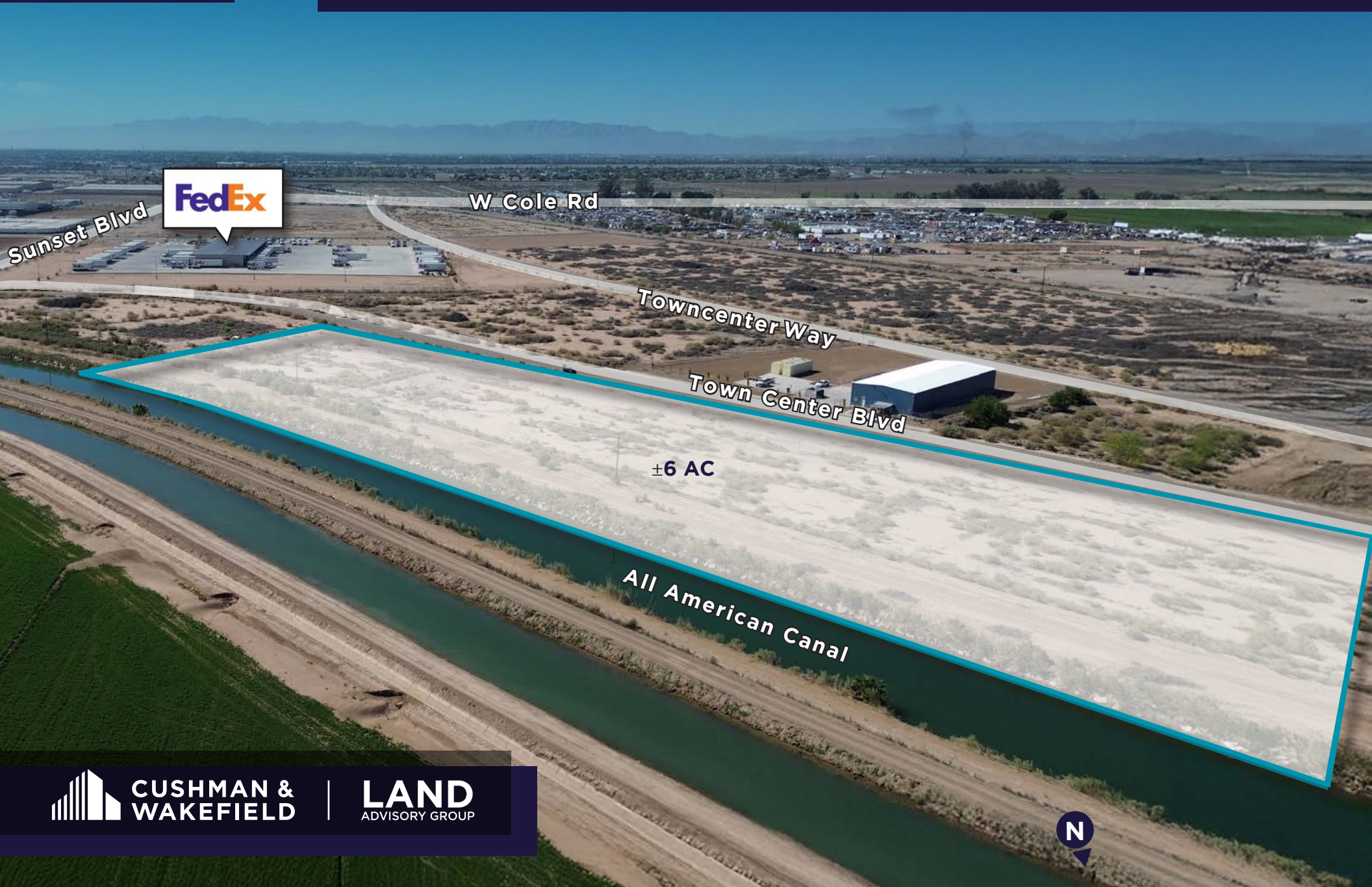


FOR SALE

±6 ACRES INDUSTRIAL LAND | CALEXICO, CA



W Cole Rd

FedEx

Sunset Blvd

Towncenter Way

Town Center Blvd

±6 AC

All American Canal



**CUSHMAN &
WAKEFIELD**

LAND
ADVISORY GROUP



PROPERTY OVERVIEW

Cushman & Wakefield is pleased to present the opportunity to acquire ± 6 acres of Industrial land in Calexico, CA. Calexico Industrial offers prime logistics advantages with direct access to E. Cole Rd Truck Route and adjacent rail lines. Situated within an Opportunity Zone and Foreign Trade Zone, this property offers convenient access to full utilities, including a power line at the rear of the site. Off-site improvements such as completed street and gutter infrastructure further enhance its readiness for development. Its proximity to the new Fed-Ex facility and other industrial developments in the area signalizes its prime location for a wide array of industrial uses.



OFFERING HIGHLIGHTS



Located on Calexico's major truck route



Access to utilities with some off-site work completed



Located in an **Opportunity Zone & Foreign Trade Zone**



Flexible zoning allows for a wide array of industrial uses such as self-storage, truck/trailer terminal, equipment yard & outside storage

SALE PRICE: \$990,000

PROPERTY DETAILS

ADDRESS	Sunset Blvd & Central Main Canal, Calexico, CA 92231
APN	059-541-003
SIZE	6.11 Acres
JURISDICTION	City of Calexico
ZONING	Industrial Rail Served (IR)
GENERAL PLAN LAND USE	Industrial (I)
UTILITIES	At the site (power line at the back of the property)
OFF-SITES	Streets, Curbs & Gutters
PERMITTED USES	Automobile Storage & services Self-storage Building materials & lumber storage yards Manufacturing Post office/terminals Business, professional, & research offices

FINAL MAP

FM 059-025-07 FINAL MAP TOWNCENTER INDUSTRIAL PLAZA IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

FOR CONTINUATION SEE SHEET 7 OF 7

FOR CONTINUATION SEE SHEET 8 OF 7

LEGEND

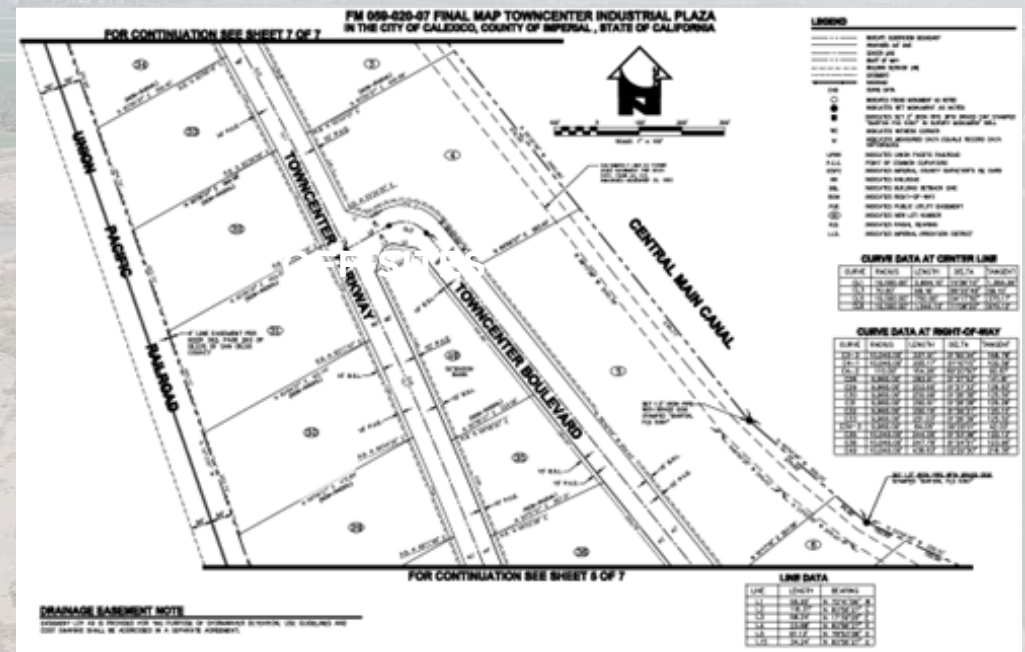
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100	INDUSTRIAL LOT

CURVE DATA AT CENTER LINE

CURVE	CHORD	LENGTH	DELTA	TANGENT
1	100.00	100.00	90.00	100.00
2	100.00	100.00	90.00	100.00
3	100.00	100.00	90.00	100.00
4	100.00	100.00	90.00	100.00
5	100.00	100.00	90.00	100.00
6	100.00	100.00	90.00	100.00
7	100.00	100.00	90.00	100.00
8	100.00	100.00	90.00	100.00
9	100.00	100.00	90.00	100.00
10	100.00	100.00	90.00	100.00
11	100.00	100.00	90.00	100.00
12	100.00	100.00	90.00	100.00
13	1			

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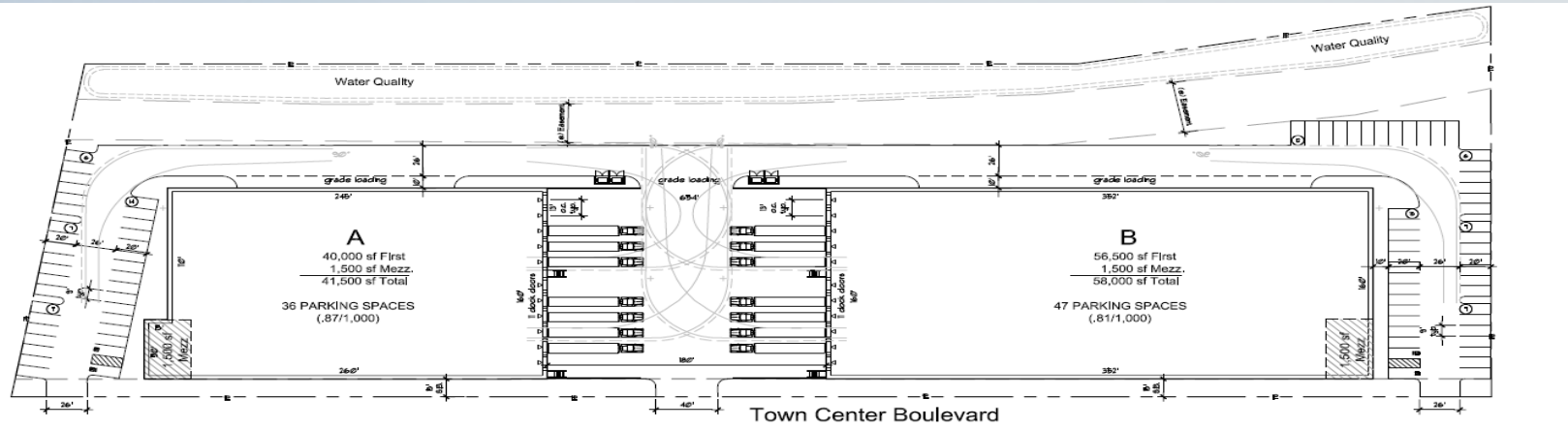
FINAL MAP



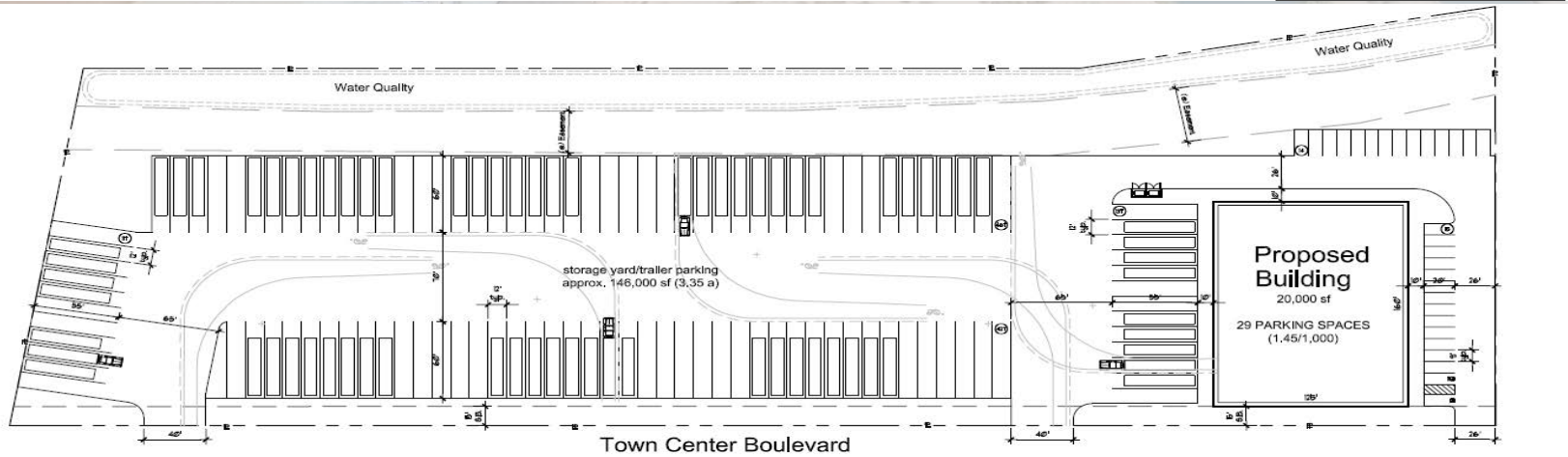
- Net Acres: ± 4.84 Acres

[CLICK HERE TO VIEW INTERACTIVE MAP](#)

POTENTIAL SITE PLANS



Preliminary Site Plan - Option B




Preliminary Site Plan - Option C

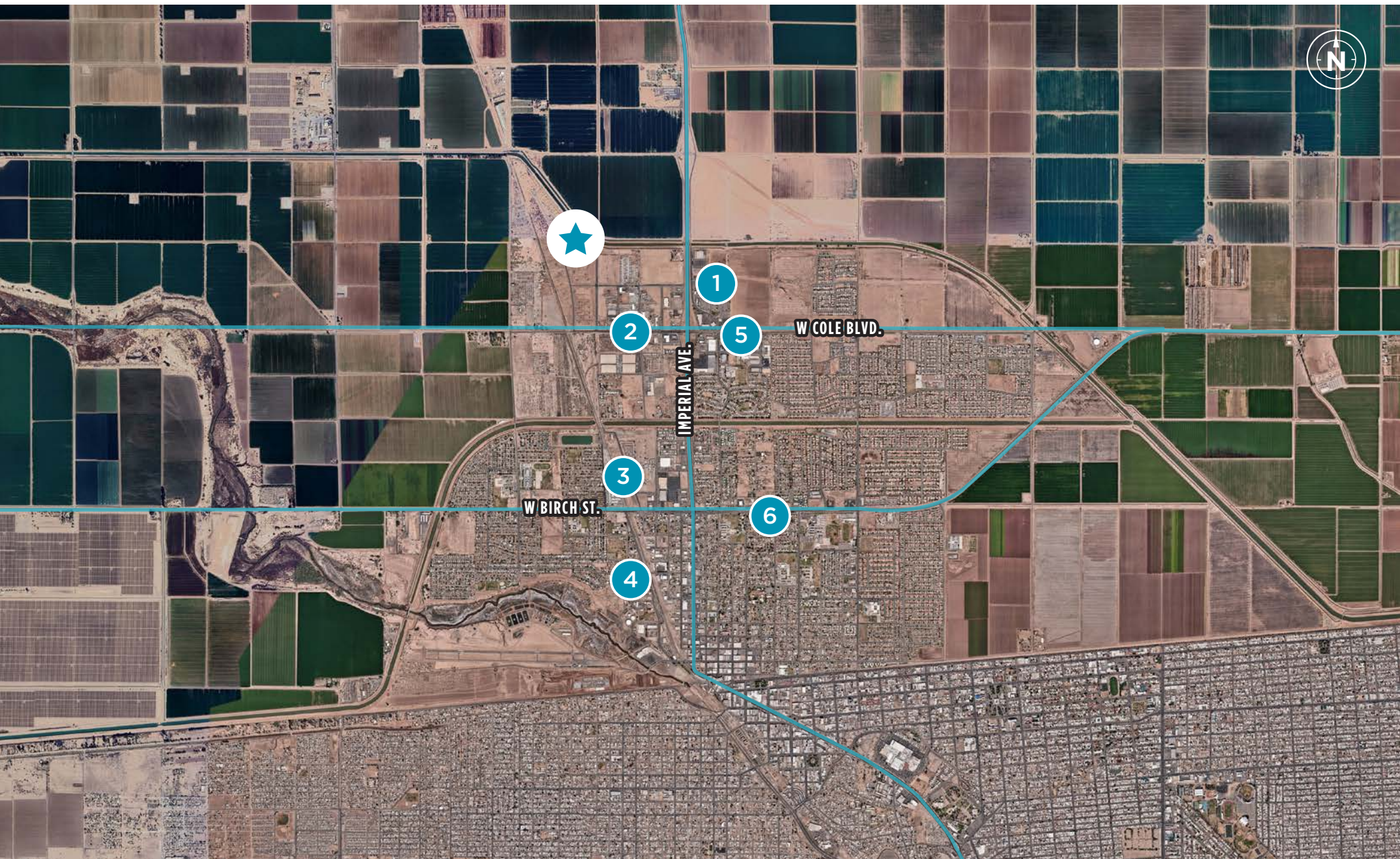
BEFORE CONSULTING ARCHITECTS SITE ALL RIGHTS RESERVED.
This Plan is preliminary and conceptual. It is not intended to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided herein, and the user of this information assumes all liability for its use.

sca ARCHITECTURE
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San Diego, CA 92121
619.584.0777 | sca@scad.com

LAND SALE COMPARABLES

PROPERTY INFORMATION				TRANSACTIONAL INFORMATION					
NO.	LOCATION	APN(S)	GROSS SIZE (ACRES)	TRUE BUYER	TRUE SELLER	SALE DATE	SALE PRICE	PRICE PER FOOT	COMMENTS
	CENTRAL MAIN CANAL AND STROUT DRAIN, CALEXICO, CA, IMPERIAL, 92231	059-541-003-000	6.11	TBD	SMITH, KEVIN G	TBD	\$990,000	\$3.72	BELIEVED TO HAVE SUFFICIENT POWER.
1	NWC ROBINSON BLVD & PORTICO BLVD, CALEXICO, CA, IMPERIAL, 92231	059-330-007-000	5.57	ROVIMA LLC	301 ROBINSON LLC	9/19/2024	\$1,750,000	\$7.21	SOLD IMPROVED AS TRUCK PARKING.
2	300 W COLE BLVD, CALEXICO, CA, IMPERIAL, 92231	058-020-015-000	10.00	OLD DOMINION FREIGHT LINE INC	HT INDUSTRIAL LLC	5/14/2024	\$2,800,000	\$6.43	OWNER/USER. ON THE TRUCK ROUTE.
3	1111 ESTRADA BLVD, CALEXICO, CA, IMPERIAL, 92231	058-010-065-000	1.93	HERNANDEZ, ANA LILIA	GUERRERO JR, FERNANDO	12/29/2023	\$380,000	\$4.52	JUST OUTSIDE OF CALEXICO CITY LIMITS. ZONED A-2-G-U. ADJACENT TO IOS SITE.
4	TOWN CENTER PKWY, CALEXICO, CA, IMPERIAL, 92231	059-542-002-000	1.50	1 ECONO PACK SUPPLIES INC	TOWN CENTER BUSINESS PARK LP	6/27/2023	\$191,000	\$2.92	SOLD AS RAW LAND. INDUSTRIAL BUILDING HAS SINCE BEEN BUILT.
5	258 E COLE BLVD, CALEXICO, CA, IMPERIAL, 92231	058-051-011-000	1.05	CALEXICO 54 HOLDINGS LLC	BENSAN GROUP LLC	5/1/2023	\$340,000	\$7.43	OWNER/USER. PREVIOUS TRUCK PARKING.
6	TOWN CENTER PKWY, CALEXICO, CA, IMPERIAL, 92231	059-541-018-000	3.13	TOWN CENTER BUSINESS PARK LP	ABEL DELGADILLO SR	1/17/2024	\$443,000	\$3.25	AS IS SALE. PARCEL HAS LIMITED POWER.

LAND SALE COMPARABLES



MARKET OVERVIEW

	3 miles	5 miles	10 miles
Population	690	898	51,936
Avg. Household Income	\$105,831	\$111,182	\$84,503
Households	53	108	14,452
Employed Population Blue Collar	32%	31.3%	27.8%
Daytime Population	853	1,027	45,978
Businesses	115	112	1,267
Employees	600	647	11,649

Drive Times

US/Mexican Border	2 Minutes
I-8	8 Minutes
Hwy 111	14 Minutes
Calexico Int'l Airport	19 Minutes
San Diego Int'l Airport	2 Hours



\$9B+
Gross Domestic Product



2M+
Regional Workforce

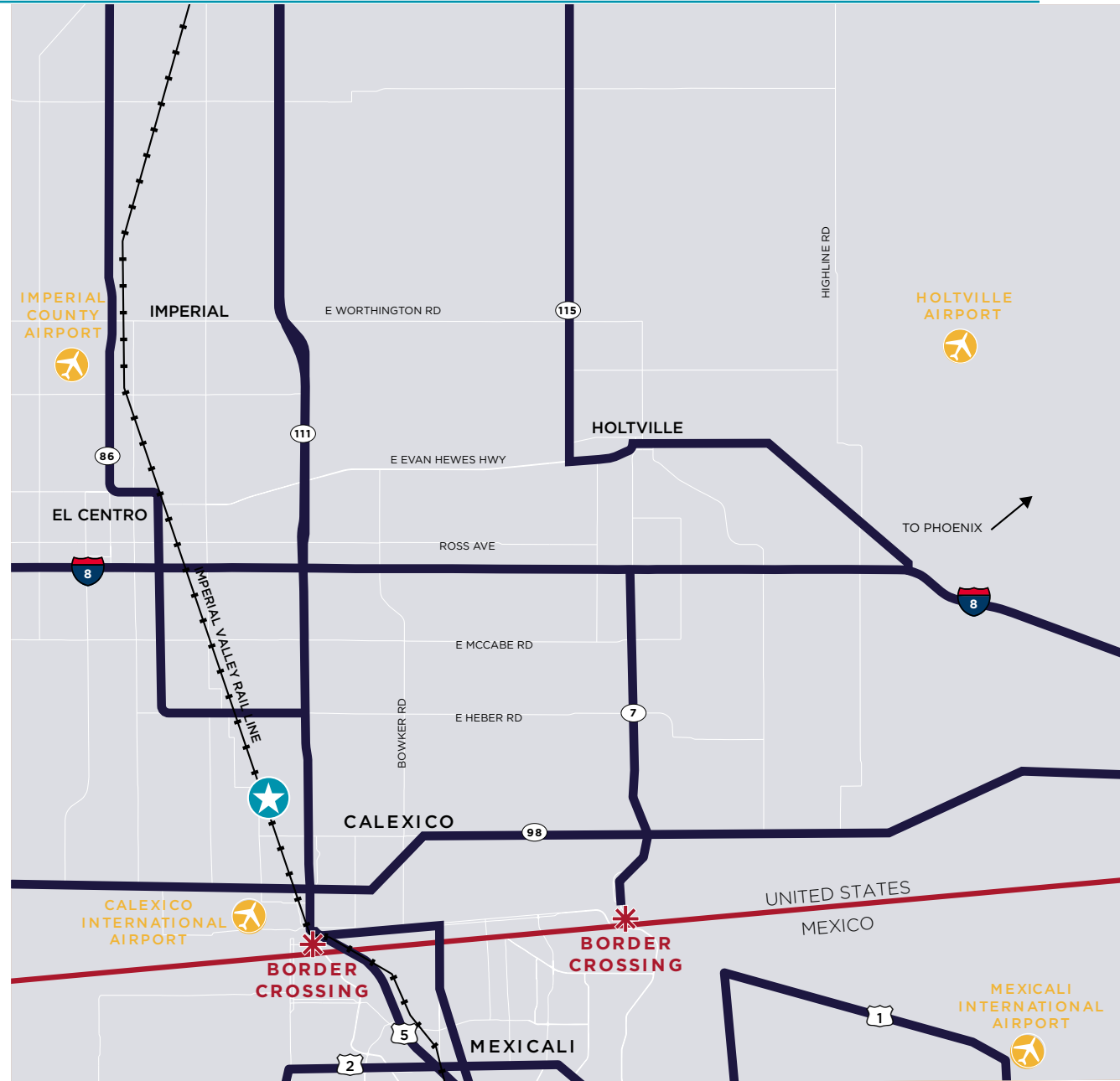


33M+
Consumer Population



2.9M+
Annual Border Crossings

**Source: Imperial Valley Economic Development Corporation*

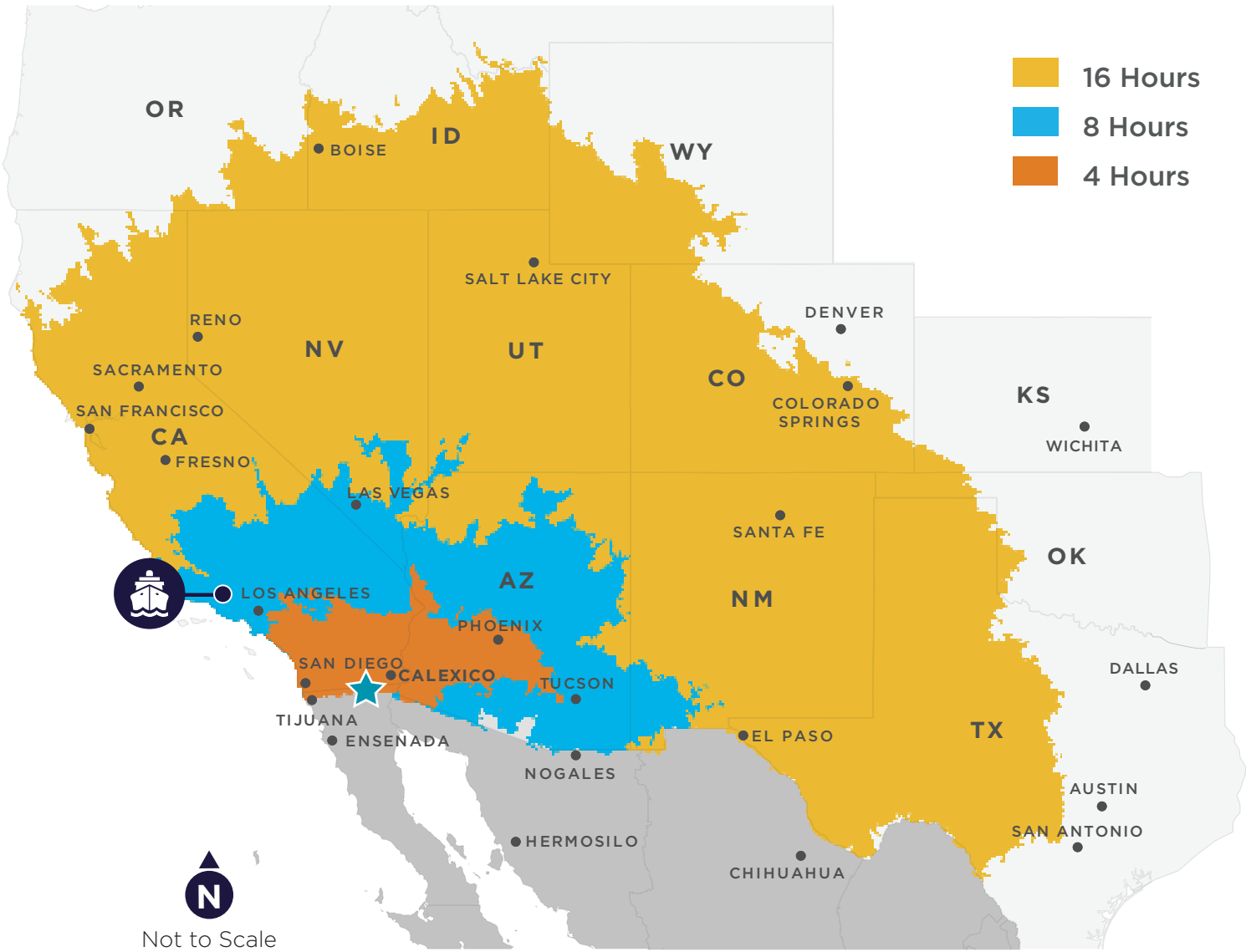


CORPORATE NEIGHBORS



DRIVE TIME MAP

LOCATION	MILES	HOURS
MEXICALI	8.6	0.5
SAN DIEGO	130	2.0
TIJUANA	132	2.2
RIVERSIDE	178	3.0
ENSENADA	164	3.5
PHOENIX	233	3.5
LOS ANGELES	230	4.0
NOGALES	352	5.15
FRESNO	450	7.0
LAS VEGAS	310	8.0
EL PASO	605	8.5
SAN FRANCISCO	610	9.5
SACRAMENTO	611	9.5
RENO	631	10.5
SANTA FE	709	11
SALT LAKE CITY	727	11
DENVER	1,043	16
DALLAS	1,237.50	17.25
PORTLAND	1,189	18.5



FOR SALE

±6 ACRES INDUSTRIAL LAND | CALEXICO, CA



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