

# CALEXICO GATEWAY CENTER -- UNDER CONSTRUCTION

Class A Industrial in Calexico, CA | Now Pre-leasing

**COOLED WAREHOUSES POWERED BY SOLAR ENERGY**



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Another quality project of  **IRE DEVELOPMENT**

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## CALEXICO GATEWAY CENTER

	Approximate Square Feet	Office Square Feet	Clear Height	Edge of Dock Levelers	Pit Levelers	Grade Doors	Trailer Parking	Power	Lease Rate/SF	Est. NNN Charges	Estimated Completion
<b>BUILDING 1</b>	200,745	7,844	32'	60	10	4	86	2800 amps 480 volts	\$1.39 NNN	\$0.30/SF	Sept. 2024
Suite 100	53,597	1,961	32'	16	3	1	23	800 amps 480 volts	EXECUTED LEASE		Sept. 2024
Suite 103	46,764	1,961	32'	14	2	1	20	600 amps 480 volts			Sept. 2024
Suite 104	46,784	1,961	32'	14	2	1	20	600 amps 480 volts	\$1.39 NNN	\$0.30/SF	Sept. 2024
Suite 106	53,600	1,961	32'	16	3	1	23	800 amps 480 volts	\$1.39 NNN	\$0.30/SF	Sept. 2024
<b>BUILDING 2</b>	71,329	3,480	26'	26	6	2	37	2400 amps 480 volts	\$1.45 NNN	\$0.30 SF	Sept. 2024
Suite 100	35,902	1,740	26'	13	3	1	19	1200 amps 480 volts	\$1.45 NNN	\$0.30/SF	Sept. 2024
Suite 106	35,427	1,740	26'	13	3	1	18	1200 amps 480 volts	\$1.45 NNN	\$0.30/SF	Sept. 2024
<b>BUILDING 3</b>	41,023	2,031	26'	12	3	2	13	600 amps 480 volts	\$1.45 NNN	\$0.30/SF	Sept. 2024
<b>BUILDING 4</b>	42,167	2,031	26'	12	3	2	13	600 amps 480 volts	EXECUTED LEASE		Sept. 2024

- Turnkey offices ready for move-in.
- State-of-the-art LED warehouse lighting. No skylights.
- Clearstory windows on all warehouse walls.
- Solar system dedicated to each suite to power cool warehouse components. Electricity savings to tenant.
- “Cool” warehouse components including insulated foam roof, R-38 roof insulation, 24-foot industrial fans, HVAC units, insulated truck doors and insulated tilt-up walls. The maximum temperature inside the warehouse should be below 85° even during the hottest weather.



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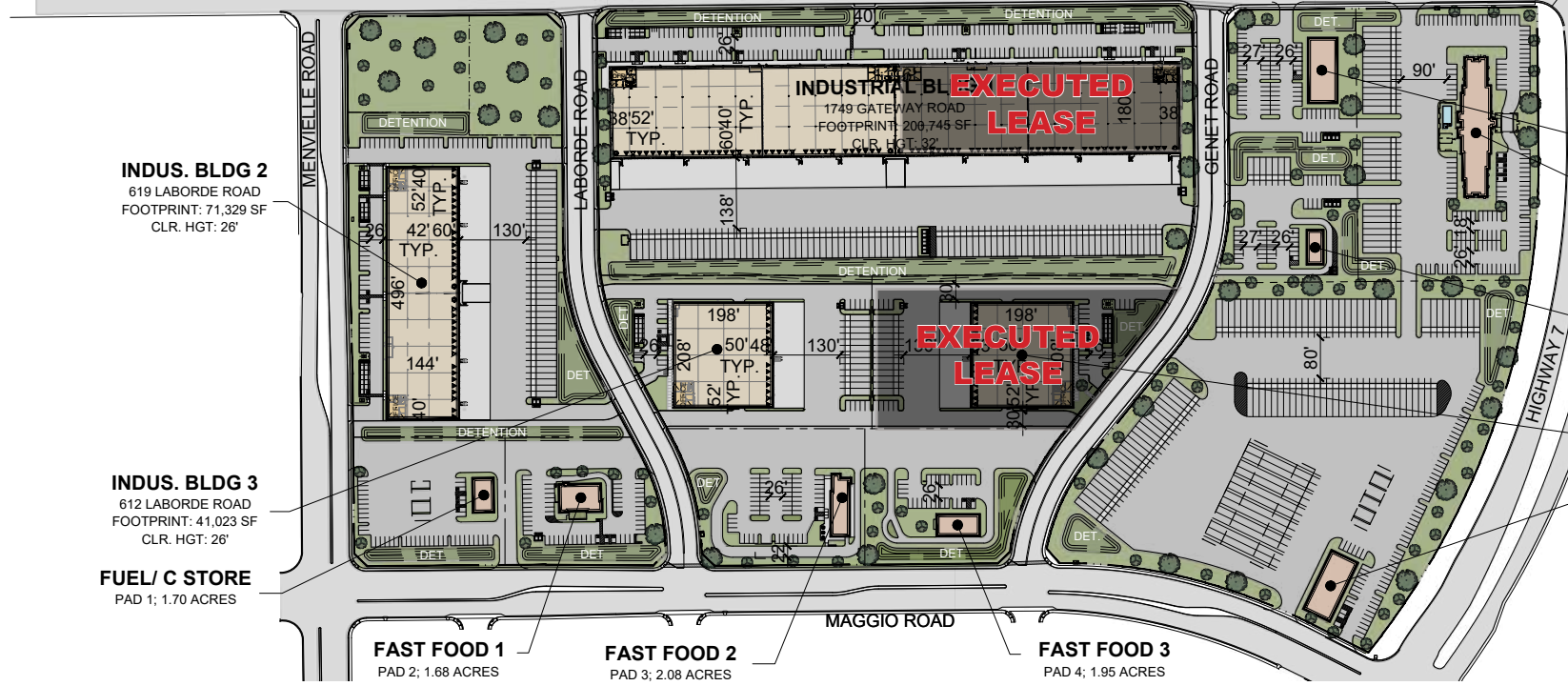
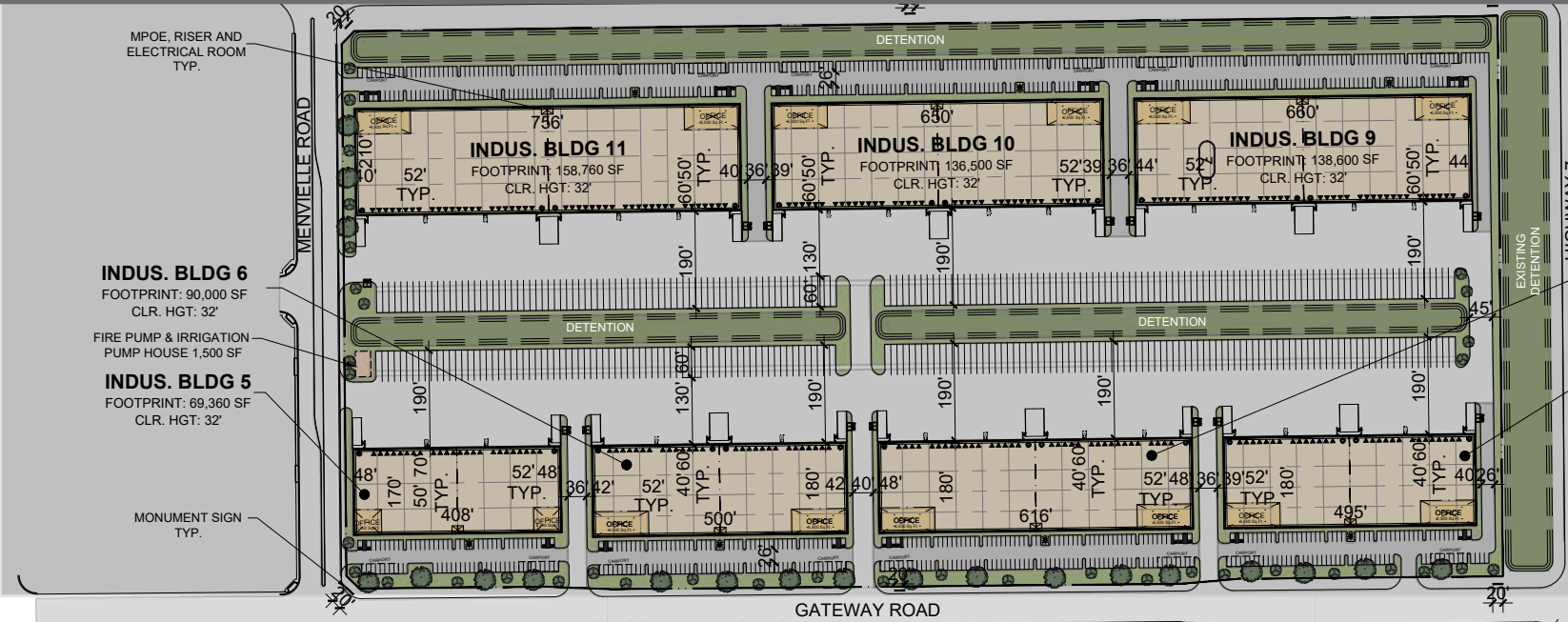
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# CALEXICO GATEWAY CENTER

## PHASE II



## PHASE I



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Another quality project from

Calexico Gateway Center  
 1749 Gateway Road (Building 1)  
 Elevation - Northwest Corner Entry



Phase I, Building 1. 1749 Gateway Road	
Zoning	G1 (Gateway Industrial)
Construction	Concrete tilt-up
Building Square Feet	Footprint 200,745
Building Dimensions	180' x 1116'
Clear Height	32'-0"
Power	2800 amps; 480 volts
Insulation	Roof: R-38; Warehouse Walls: R-19
Parking Spaces	6 ADA; 192 standard; 86 trailer
Ingress/Egress	1 on Gateway Rd., 2 on Laborde Rd., 2 on Genet Rd.

	Suite 100 Details	Suite 103 Details	Suite 104 Details	Suite 106 Details
Rentable Square Feet	53,597 (Office 1,961)	46,764 (Office 1,961)	46,784 (Office 1,961)	53,600 (Office 1,961)
Dock Doors	19	16	16	19
EOD Truck Doors	16	14	14	16
Pit Levelers	3	2	2	3
Grade Doors	1 (14' x 14')	1 (14' x 14')	1 (14' x 14')	1 (14' x 14')
Power	800A	600A	600A	800A
Warehouse Fans	3 (113 HVAC Tons)	2 (113 HVAC Tons)	2 (113 HVAC Tons)	3 (113 HVAC Tons)
Trailer Parking	23	20	20	23
Auto Parking	73 (8 carports)	20 (0 carports)	20 (0 carports)	73 (8 carports)
Column Spacing	52' x 40'	52' x 40'	52' x 40'	52' x 40'
Lease Rate	\$1.39/SF/NNN	\$1.39/SF/NNN	\$1.39/SF/NNN	\$1.39/SF/NNN
Estimated Delivery Date	September 2024	September 2024	September 2024	September 2024

**EXECUTED  
LEASE**



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Calexico Gateway Center  
619 Laborde Road (Building 2)  
Elevation - Northwest Corner Entry



Phase I, Building 2. 619 Laborde Road.

Building Details		Suite 100 Details		Suite 106 Details	
Zoning	GI (Gateway Industrial)	Rentable Square Feet	Total 35,902; Office 1,740	Rentable Square Feet	Total 35,427; Office 1,740
Construction	Concrete tilt-up	EOD Truck Doors	13	EOD Truck Doors	13
Building Square Feet	Footprint 71,329; Utility Room 475	Pit Leveler Truck Doors	3	Pit Leveler Truck Doors	3
Building Dimensions	144' x 496'	Grade Doors	1 (Dimensions 14' x 14')	Grade Doors	1 (Dimensions 14' x 14')
Clear Height	26'-0"	Warehouse Fans	2 (58 HVAC Tons)	Warehouse Fans	2 (58 HVAC Tons)
Power	1200 amps; 480 volts	Trailer Parking	19	Trailer Parking	19
Insulation	Roof: R-38; Warehouse Walls: R-19	Auto Parking	36 (8 carport stalls)	Auto Parking	35 (7 carport stalls)
Parking Spaces	3 ADA; 74 standard	Column Spacing	42' x 50' to 60' x 50'	Column Spacing	42' x 50' to 60' x 50'
Ingress/Egress	2 on Menvielle Road, 2 on Laborde Road	Lease Rate	\$1.45/SF/NNN	Lease Rate	\$1.45/SF/NNN
		Est. Delivery Date	September 2024	Est. Delivery Date	September 2024



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Calexico Gateway Center  
 612 Laborde Road (Building 3)  
 Elevation - Southwest Corner Entry



Phase I, Building 3. 612 Laborde Road.			
Zoning	GI (Gateway Industrial)	Rentable Square Feet	Total 41,023; Office 2,031
Construction	Concrete tilt-up	EOD Truck Doors	12
Building Square Feet	Footprint 41,023; Utility Room 301	Pit Leveler Truck Doors	3
Building Dimensions	198' x 208'	Grade Doors	2
Clear Height	26'-0"	Warehouse Fans	2 (65 HVAC Tons)
Power	600 amps; 480 volts	Trailer Parking	13
Insulation	Roof: R-38; Warehouse Walls: R-19	Carports	6
Parking Spaces	4 ADA; 33 standard	Column Spacing	47' x 52' to 50' x 52'
Ingress/Egress	3 curb cuts on Laborde Road	Lease Rate	\$1.45/SF/NNN
		Est. Delivery Date	September 2024



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Another quality project from

Calexico Gateway Center  
 611 Genet Road (Building 4)  
 Elevation - Southeast Corner Entry



Phase I, Building 4. Genet Road			
Zoning	GI (Gateway Industrial)	Rentable Square Feet	Total 42,167; Office 2,031
Construction	Concrete tilt-up	EOD Truck Doors	12
Building Square Feet	Footprint 42,167; Utility Room 2,031	Truck Wash Doors	3
Building Dimensions	198' x 208'	Grade	2
Clear Height	26'-0"	Warehouse Fans	2 (64 HVAC Tons)
Power	600 amps; 480 volts	Office Parking	13
Insulation	Roof: R-38; Warehouse Walls: R-19	Carports	6
Parking Spaces	2 ADA; 36 standard	Column Spacing	50'-53' x 52'
Ingress/Egress	3 curb cuts on Genet Road	Lease Rate	\$1.45/SF/NNN
		Est. Delivery Date	September 2024

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