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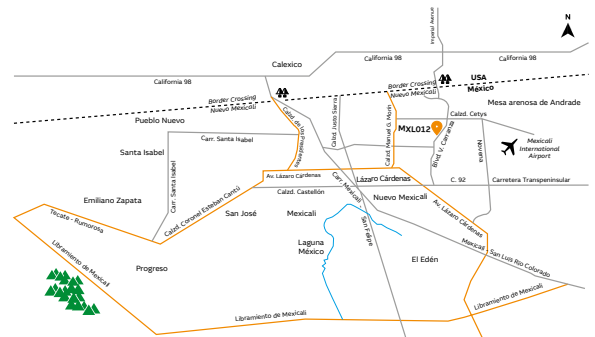
FIBRAMQ MXL012

143,735 SF

Available space for lease | Ex-XXI Industrial Park

- 143,735 SF multitenant building with available space for lease with standard design and specifications in the market
- MXL012 is a flexible building that can field logistics and manufacturing operations
- It has ten (10) docks and 4% office space
- Located in the Ex-XXI Industrial Park, 10 minutes away from the US - Mexico Commercial Border Crossing, and 20 minutes away from Mexicali's international airport
- In close proximity to residential areas, MXL012 has access to a highly qualified and abundant pool of labor, public transportation, and good connectivity to main roads

Location



Circuito Siglo XXI #2136,
Mexicali, Baja California, 21254



Contact

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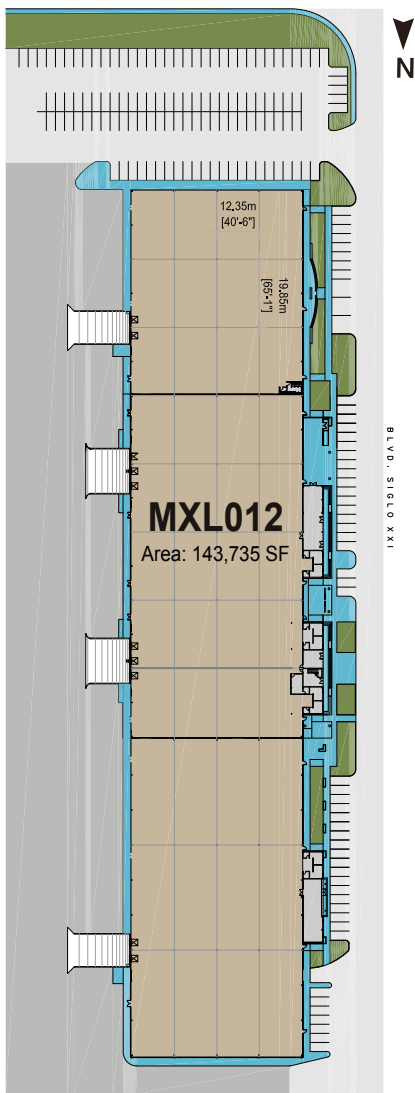
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Building specifications

Land area	358,880 SF
Building area	143,735 SF
Available area	143,735 SF
Office area	6,153 SF
Bay size	65'11" x 40'6"
Year built	2002
Type of construction	CMU + Metal sheeting
Minimum clear height	20 ft
Floor thickness	6 inch
Roof system	New TPO system
Dock doors	10
Ramps	4
HVAC	Air conditioned
FPS	Sprinklers & hose cabinets
Car parking	174 spaces
Trailer parking	8 spaces
Lighting	T5 / LED warehouse lamps



Layout



For additional information, please scan the QR code below:



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