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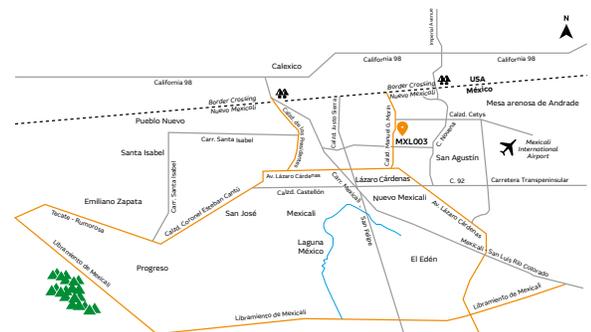
FIBRAMQ MXL003

12,610 SF

Available space for lease | Ex-XXI Industrial Park

- 50,032 SF multitenant building with 12,610 SF available space for lease with standard design and specifications in the market
- MXL003 is a flexible building that can field logistics and manufacturing operations
- It has one (1) dock and 10% office space (1,250 SF)
- 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, MXL003 has access to a highly qualified and abundant pool of labor, public transportation, and good connectivity to main roads

Location



Circuito Siglo XXI #1910,
Mexicali, Baja California, 21290



View 360° Tour of MXL003

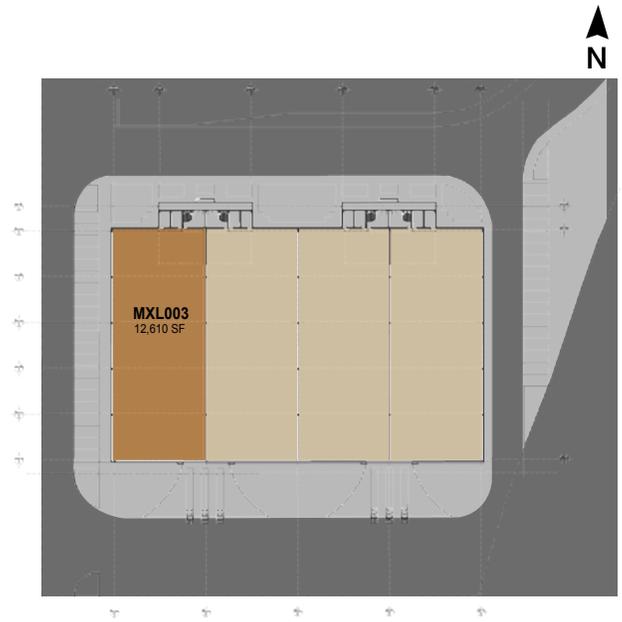
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Building specifications

Land area	111,049 SF
Building area	50,032 SF
Available area	12,610 SF
Office area	1,250 SF (10%)
Bay size	39'11" x 64'11"
Year built	1990
Type of construction	CMU + Metal sheeting
Minimum clear height	20 ft
Floor thickness	5 inches
Roof system	SSR KR-18
Dock doors	1
Ramps	1
Transformer capacity	225 KVA
Car parking	12 spaces
Trailer parking	1 space
Lighting	Fluorescent lamps

Layout



For additional information, please scan the QR code below:



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