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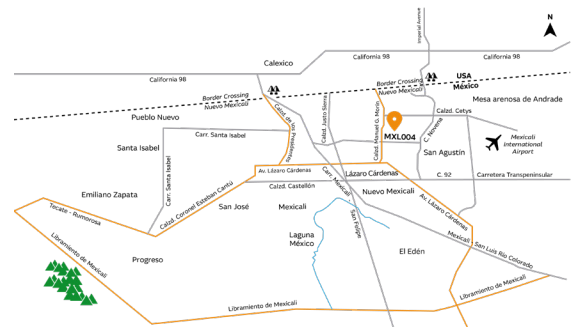
FIBRAMQ MXL004

32,572 SF

Available space for lease | Ex-XXI Industrial Park

- 52,472 SF multitenant building with 32,572 SF available space for lease with standard design and specifications in the market
- MXL004 is a flexible building that can field logistics and manufacturing operations
- It has three (3) docks and 5% 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, MXL004 has access to a highly qualified and abundant pool of labor, public transportation, and good connectivity to main roads
- Solar panels available

Location



Circuito Siglo XXI #1928,
Mexicali, Baja California, 21290



Contact

Felipe Martínez

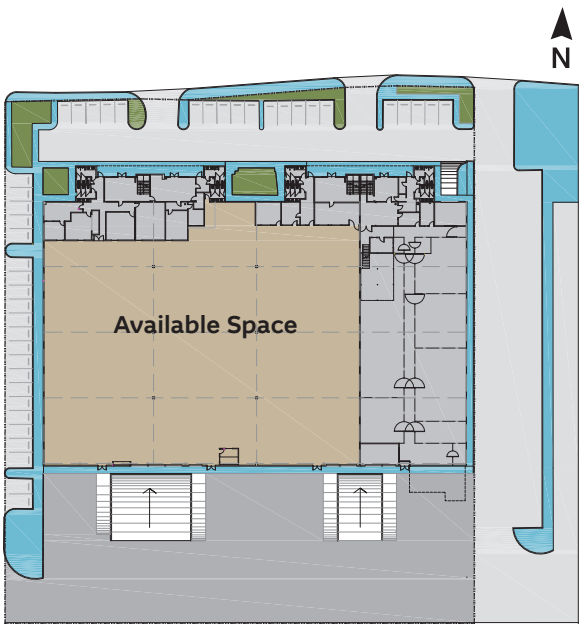
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Building specifications

Land area	95,826 SF
Building area	52,472 SF
Available area	32,472 SF
Office area	3,576 SF
Bay size	39'11" x 64'11"
Year built	1996
Type of construction	CMU + Metal sheeting
Minimum clear height	20 ft
Floor thickness	5 inch
Roof system	RN 101
Dock doors	3
Ramps	3
Transformer capacity	300 KVA shared
Car parking	25 spaces
Trailer parking	1 space
Lighting	Fluorescent

Layout



For additional information, please scan the QR code below:



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