



FIBRAMQ MXL004

32,472 SF

Available space for lease | Ex-XXI Industrial Park

- Flexible 52,472 SF multitenant building, with 32,472 SF available for lease, suited for both logistics and manufacturing operations
- Located in the Ex-XXI Industrial Park — just 10 minutes from the U.S.–Mexico commercial border crossing and 20 minutes from Mexicali’s International Airport, minimizing cross-border transit times
- Access to a highly qualified and abundant labor pool, supported by nearby residential areas and public transportation
- Strong connectivity to Mexicali’s main road network
- Build-to-suit office space
- Solar panels available, supporting energy efficiency and sustainability goals

Location



Circuito Siglo XXI #1928
Parque Industrial Ex XXI
Mexicali, Baja California
CP 21290



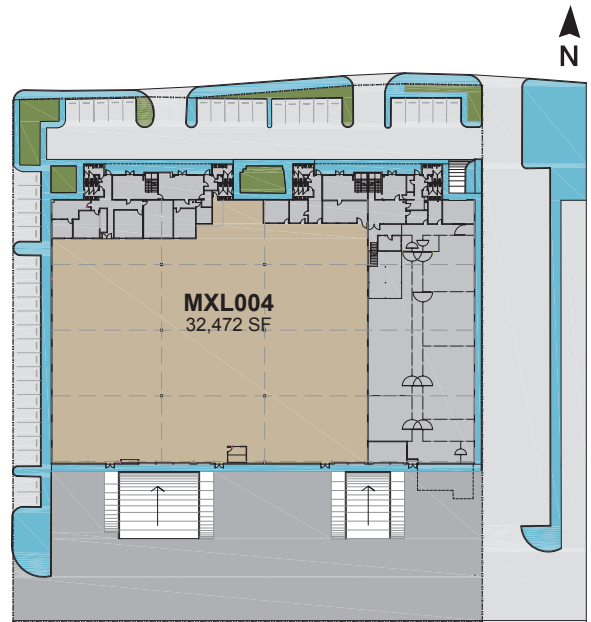
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Building specifications

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



View 360° Tour of MXL004



For additional information, please [click here](#) or scan the QR code:



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