



# FIBRAMQ MXL004

32,572 SF

## Available space for lease | Ex-XXI Industrial Park

- Flexible 52,472 SF multitenant building, with 32,572 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
- 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
- Offices to suit
- Solar panels available, supporting energy efficiency and sustainability goals

## Location



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

## Contact

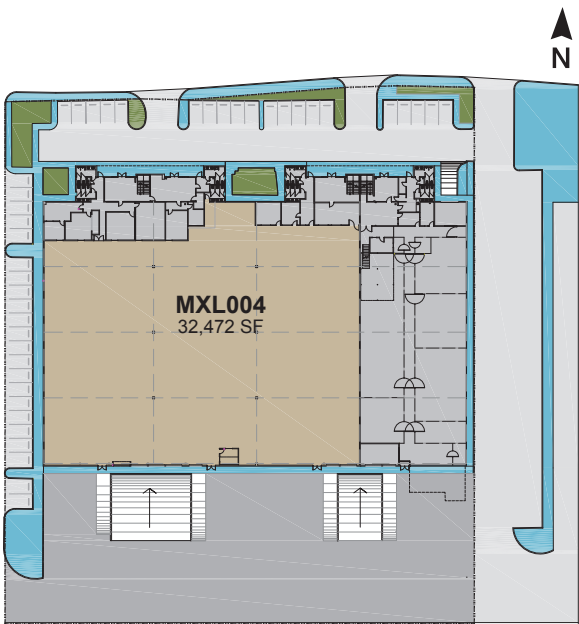
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Building specifications

|                      |                      |
|----------------------|----------------------|
| Land area            | 95,826 SF            |
| Building area        | 52,472 SF            |
| Available area       | 32,572 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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