
# 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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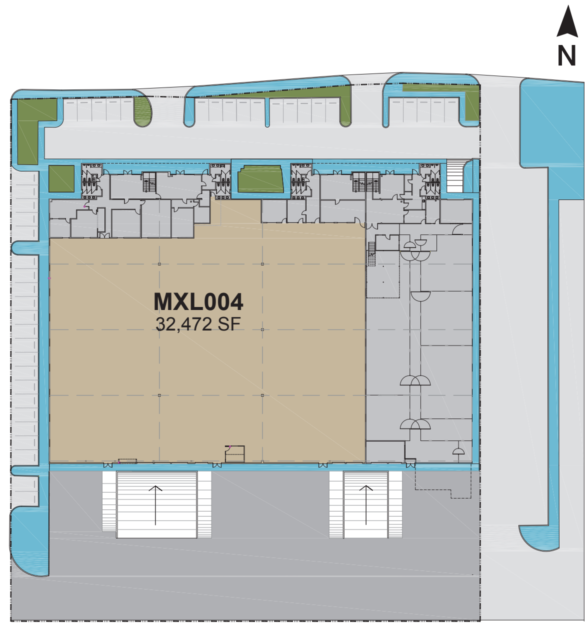
## Building specifications

| | |
|---|---|
| **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 360º Tour of MXL004

Click here

For additional information, please click here or scan the QR code: