

SUITE 10

1777

STERGIOS ROAD

CALEXICO, CA 92231

1777

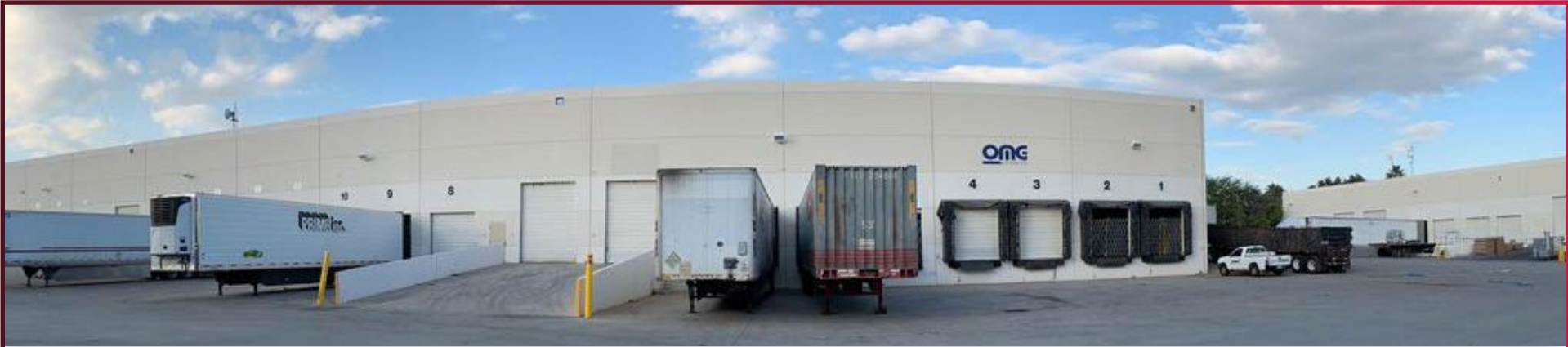
ONG
LOGISTICS

FOR SUBLEASE | 19,027 SF INDUSTRIAL SUITE | \$1.10/SF MG

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

PROPERTY FEATURES



Suite Size 19,027 SF

- Warehouse: 16,527 SF
- 1st Floor Office: 1,500 SF
- 2nd Floor Office Mezzanine: 1,000 SF

Total Office Size 2,500 SF (13%)

Dock High Doors 10 (9' x 10')

Grade Level Doors 2 (10' x 14')

Oversized Grade Level Door 1 (20' x 14')

Clear Height 24'

Power 480amps

Fire Sprinklers Yes

Parking 1.63/1,000 SF (31 spaces)

Year Built 2007

Zoning GI – Gateway Industrial

Sublease Expiration 9/30/2029

CAM \$0.26/SF

ASKING RATE: \$1.10/SF MG

PROPERTY HIGHLIGHTS



Class A Industrial Building



Dock & Grade Loading



Convenient Location to East Port of Entry



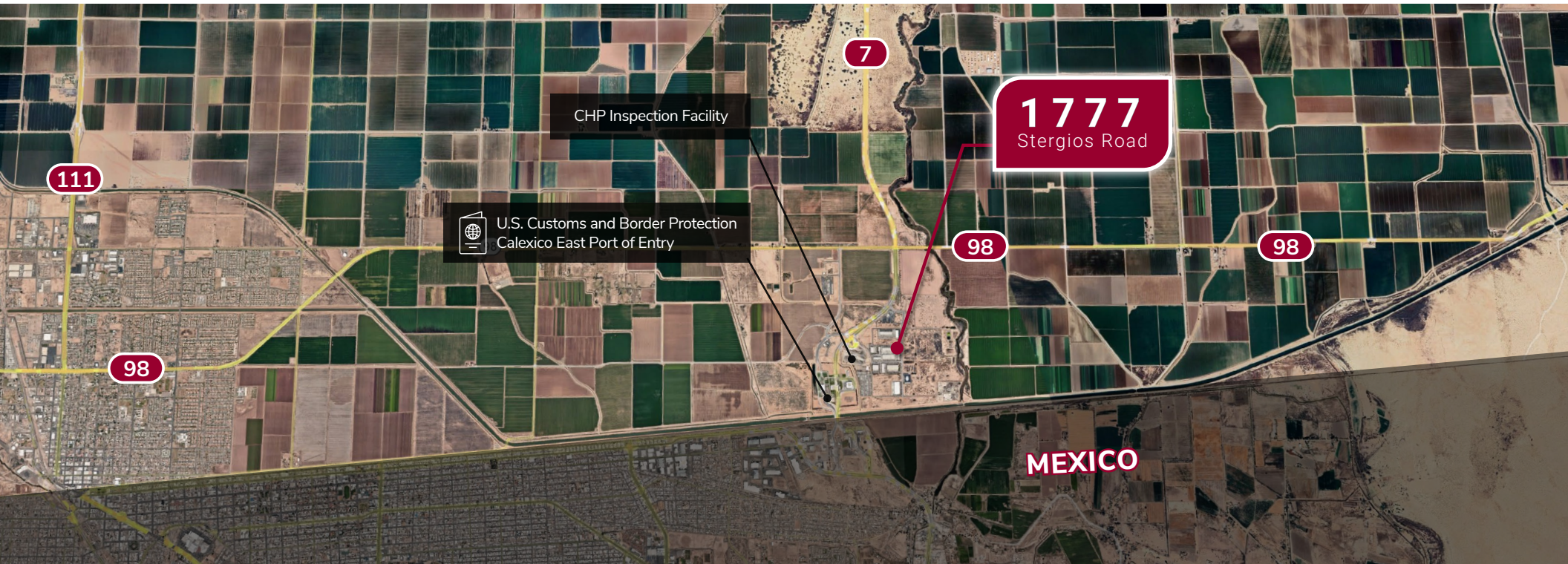
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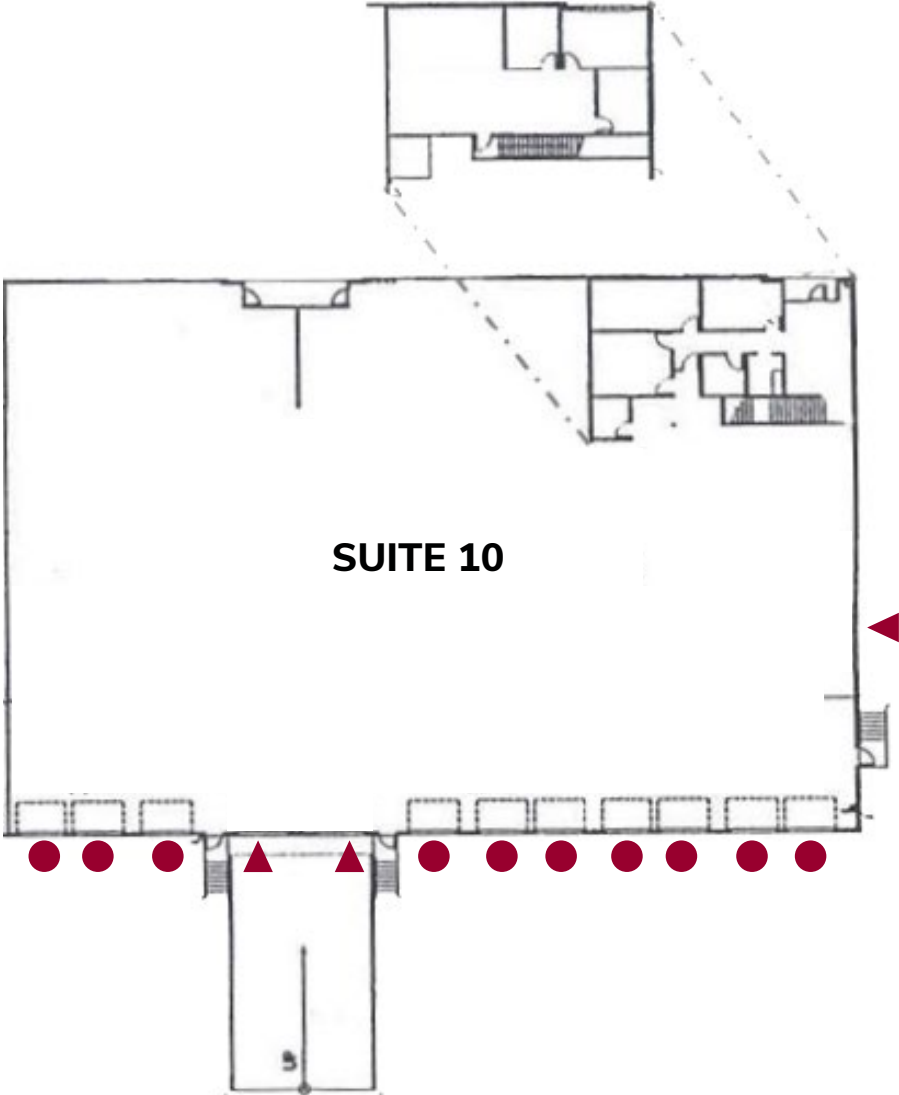
Concrete Tilt-Up Construction



Ample Parking Ratio



FLOOR PLAN



- = DOCK HIGH DOORS
- ▲ = GRADE LEVEL DOORS

*Floorplan not to scale

PROPERTY PHOTOS



LOCATION MAP



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CALEXICO, CA 92231

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