



CALEXICO
GATEWAY CENTER

355,000 SQ. FT.

INDUSTRIAL PARK

WITH RESERVED TRAILER TRUCK PARKING



IRE DEVELOPMENT
EST 1986



**IMPERIAL
COUNTY
— 2024 —**

PROJECT OF THE YEAR



PROPERTY HIGHLIGHTS

- A/C Temperature Controlled Warehouses
- Industrial Warehouse Fans
- Insulated Walls, Truck Doors and Roofs
- Solar System per Suite
- Two Single Tenant Buildings (40,000 sf ±) each
- Two Multi-Tenant Buildings (71,000 sf & 200,000 sf)
- Accommodate tenants ranging in size from 35,000 — 200,000 sq. ft.
- Quality Concrete Tilt-Up Construction
- Turn-Key HVAC Offices
- 6-8 Covered Parking Stalls Per Suite
- All Docks with EODs or Pit Levelors
- Grade Doors (14'x14')
- 26'-32' Clear Height
- (ESFR) Fire Sprinklered
- Conveniently located near the commercial East Port of Entry
- Located next to SR-7 & SR-98





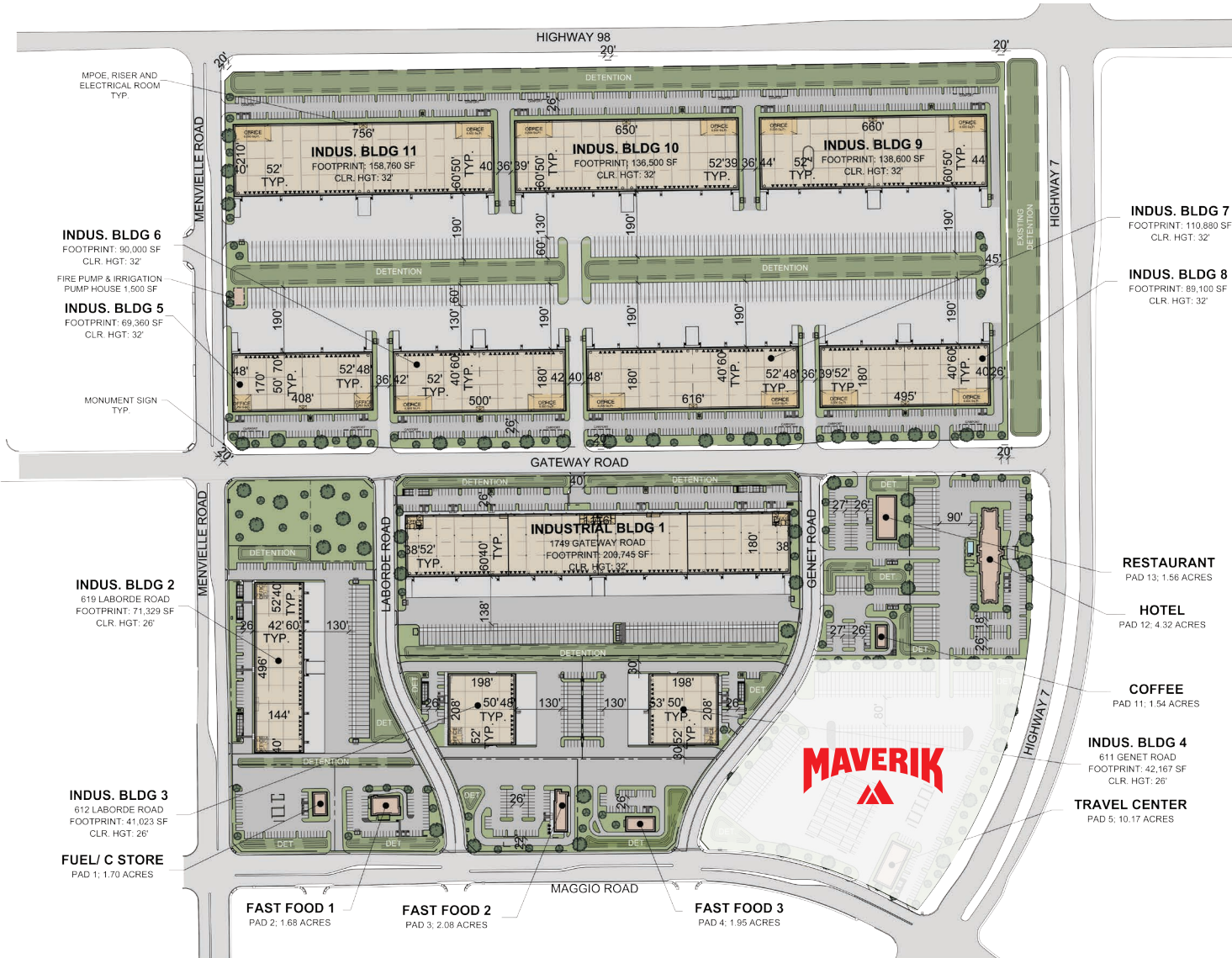
CALEXICO GATEWAY CENTER - PHASE 1

	SQUARE FOOTAGE	OFFICE SQUARE FEET	CLEAR HEIGHT	DOCKS	TRAILER PARKING	PRICE PER SQUARE FOOT	EST. NNN CHARGES
<u>BUILDING 1</u> SUITE 100	53,505	1,961	32'	19	23	EXECUTED LEASE	
<u>BUILDING 1</u> SUITE 103	46,800	1,961	32'	16	20	EXECUTED LEASE	
<u>BUILDING 1</u> SUITE 104	46,800	1,961	32'	16	20	Negotiable	\$0.30/SF
<u>BUILDING 1</u> SUITE 106	53,640	1,961	32'	19	23	Negotiable	\$0.30/SF
<u>BUILDING 2</u> SUITE 100	35,902	1,740	26'	16	18	Negotiable	\$0.30/SF
<u>BUILDING 2</u> SUITE 106	35,427	1,740	26'	16	18	Negotiable	\$0.30/SF
BUILDING 3	41,023	2,031	26'	15	13	EXECUTED LEASE	
BUILDING 4	42,167	2,031	26'	15	13	EXECUTED LEASE	



MASTER PLAN

1.1M SQUARE FEET





CALEXICO

GATEWAY CENTER



1 MILE FROM PROJECT

EAST PORT OF ENTRY

835,000 SF

IRE EXISTING PORTFOLIO

PHASE 1 | 355,000 SF

CALEXICO GATEWAY CENTER

COMING SOON | 793,000 SF

CALEXICO GATEWAY CENTER - PHASE 2

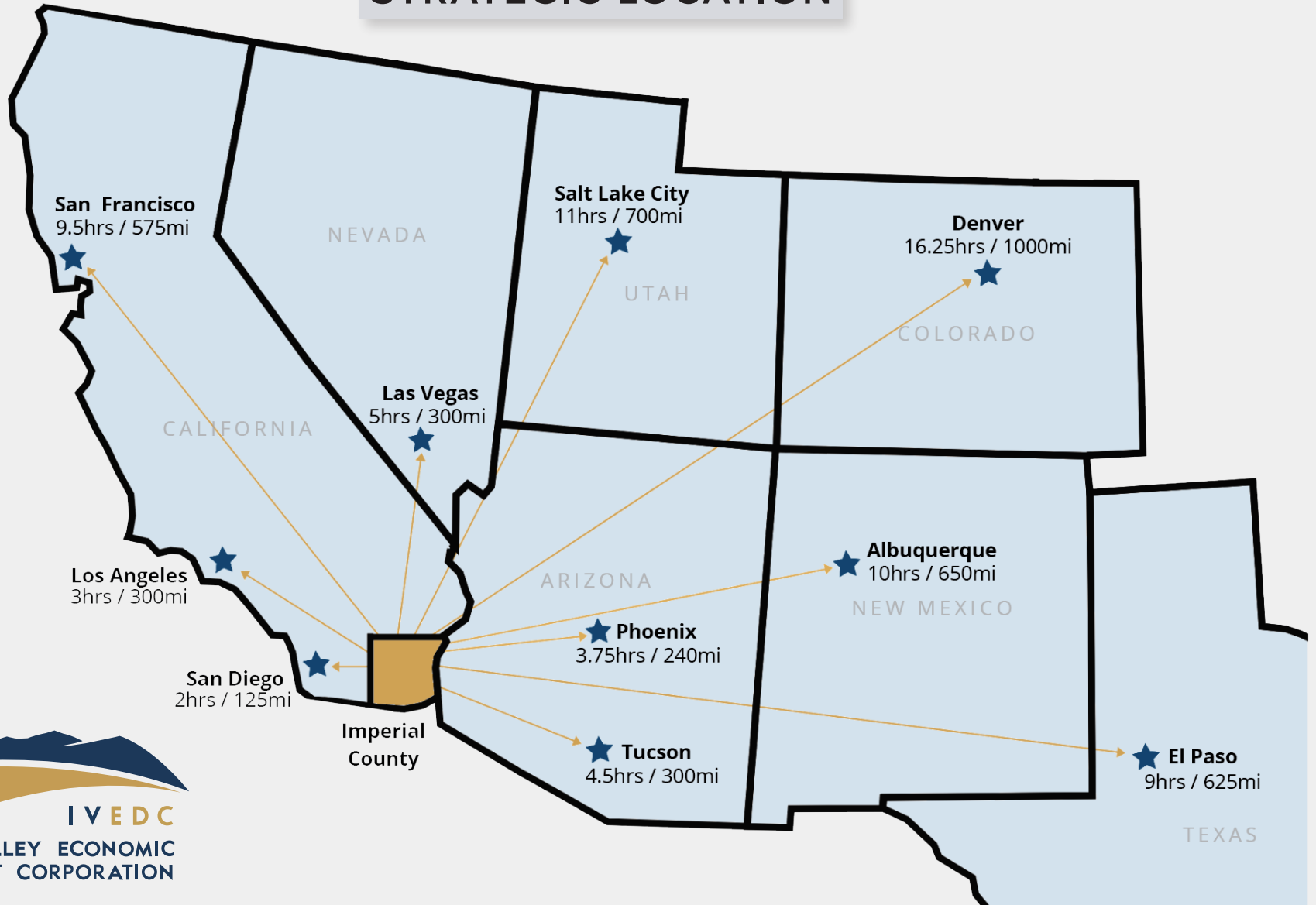




CALEXICO
GATEWAY CENTER

IMPERIAL COUNTY

STRATEGIC LOCATION





CALEXICO
GATEWAY CENTER





CALEXICO
GATEWAY CENTER



Building 2

71,329 SF

Building 1

200,745 SF

Building 3

41,023 SF

Building 4

42,167 SF

CALEXICO GATEWAY CENTER

AERIAL RENDERING



CALEXICO
GATEWAY CENTER

CONTACT INFORMATION



IRE DEVELOPMENT
EST 1986

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