



MEXICALI, BAJA CALIFORNIA

MXL PROGRESO V

117,245 SF / 10,893 M²



LEED
CERTIFIED



FOR LEASE



- Site located within an industrial park
- 22 km from Mexicali International Airport
- 13 km from Calexico East / Mexicali II International Bridge
- Immediate access to Labor Force

Boulevard Lázaro Cárdenas No. 3101
Parque Industrial Cambridge Mexicali
Mexicali, Baja California, México



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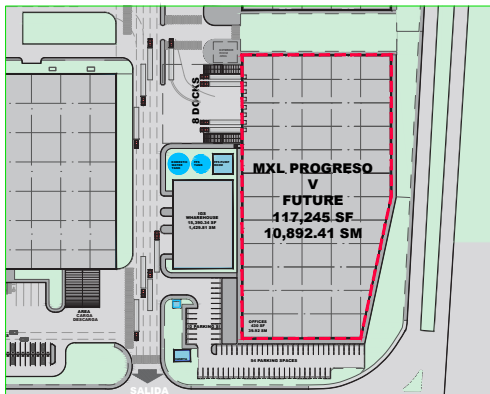
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BUILDING SPECIFICATIONS

Leasable area	117,245 SF / 10,893 M ²
Land area	775,270.62 SF - 72,025 M ²
Production area	117,245 SF / 10,893 M ²
Offices & Services	Build to suit
Clear height	32 FT
Lighting	LED 30 fc
Parking spaces	428
Fire protection systems	Fire protection systems with hose cabinets NOM-NFPA
Electrical substation	One - 500 KVAs capacity
Skylights	5%
Bay size	50' x 55'
Loading docks	16 + 33 K.O.
Roof type	SSR - KR18 Cal. 22
Floor type	6" concrete



FLOOR PLAN



FOR MORE INFORMATION 

PLEASE CONTACT

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