

**EAST PORT GATEWAY
WAREHOUSES FOR LEASE**

**NOW
PRE-
LEASING**



Gateway Warehouses
Stefani St., Calexico Ca. 92231

EAST PORT GATEWAY BUILDING 1

Est. Date Available	Q4 2023
Total Building 1 Square Footage	33,750
Office Square Footage	Zero - (TI Ready)
Ceiling Clear Height	33' at ridgeline, 26' at exterior walls
# of Dock Doors per Available SF	16 / 33,750 = .00047
# of Dock's With Equipment	16
Type of Dock Equipment	Sectional OH Doors w/Surface levelers
Drive in Ramps	2
Type of Warehouse Lighting	Standard LED
Column Spacing	Varies (24' - 27' at center ridge only)
Fire Suppression System (type)	Wet OH Sprinkler
Asking PSF Rate (NNN)	TBD
Anticipated Total OPEX PSF Rate	TBD
Car Parking (per 1,000 SF)	.90 (30 / 33.75 = .90)
Trailer Parking	16 Dock Spaces

No guarantee, warranty or representation is made as to the accuracy of the information contained herein. There is a possibility of errors, omissions, change of price, rental or other conditions

EAST PORT GATEWAY BUILDING 2

Est. Date Available	Q4 2023
Total Building 2 Square Footage	33,810
Office Square Footage	Zero - (TI Ready)
Ceiling Clear Height	33' at ridgeline, 26' at exterior walls
# of Dock Doors per Available SF	16 / 33,810 = .00047
# of Dock's With Equipment	16
Type of Dock Equipment	Sectional OH Doors w/Surface levelers
Drive in Ramps	2
Type of Warehouse Lighting	Standard LED
Column Spacing	Varies (24' - 27' at center ridge only)
Fire Suppression System (type)	Wet OH Sprinkler
Asking PSF Rate (NNN)	TBD
Anticipated Total OPEX PSF Rate	TBD
Car Parking (per 1,000 SF)	.83 (28 / 33.81 = .83)
Trailer Parking	16 Dock Spaces

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