



For Lease

Progreso MXL Campus

Huertas de La Progreso, Mexicali, Baja California Norte

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Industrial Warehouse

Progreso MXL Campus

Huertas de La Progreso, C.P 21190 Mexicali, B.C., México

Progreso MXL Campus is a high-capacity industrial campus in Mexicali designed for scale, access, and operational efficiency, power availability: up to 40,000 KVA (20,000 KVA existing + 20,000 KVA available), a critical attribute for advanced manufacturing. Located across from the Raytheon campus, 13 km from the Calexico East/Mexicali II junction and with immediate access to skilled labor.

Characteristics:

	Total developable campus land:	3,221,543 SF
	Total leasable area:	1,307,858 SF Leasable in 5 buildings: • Progress I: 320,000 SF • Progress II: 221,469 SF • Progress III: 518,151.88 SF • Progress IV: 123,259.64 SF • Progress V: 116,897.43 SF (Units available from 118,224 SF)
	Construction Area:	1,307,858 SF (existing campus, 5 buildings)
	Land Use:	Industrial
	Delivered Space:	Grey / semi-conditioned work depending on the building; possibility of adaptation for the user
	Parking lot:	• 1,611 car spaces • 60 truck spaces • 26 trailer spaces





1,307,858 SF

Total leasable area

121,504 SM

40,000 KVA

Available power

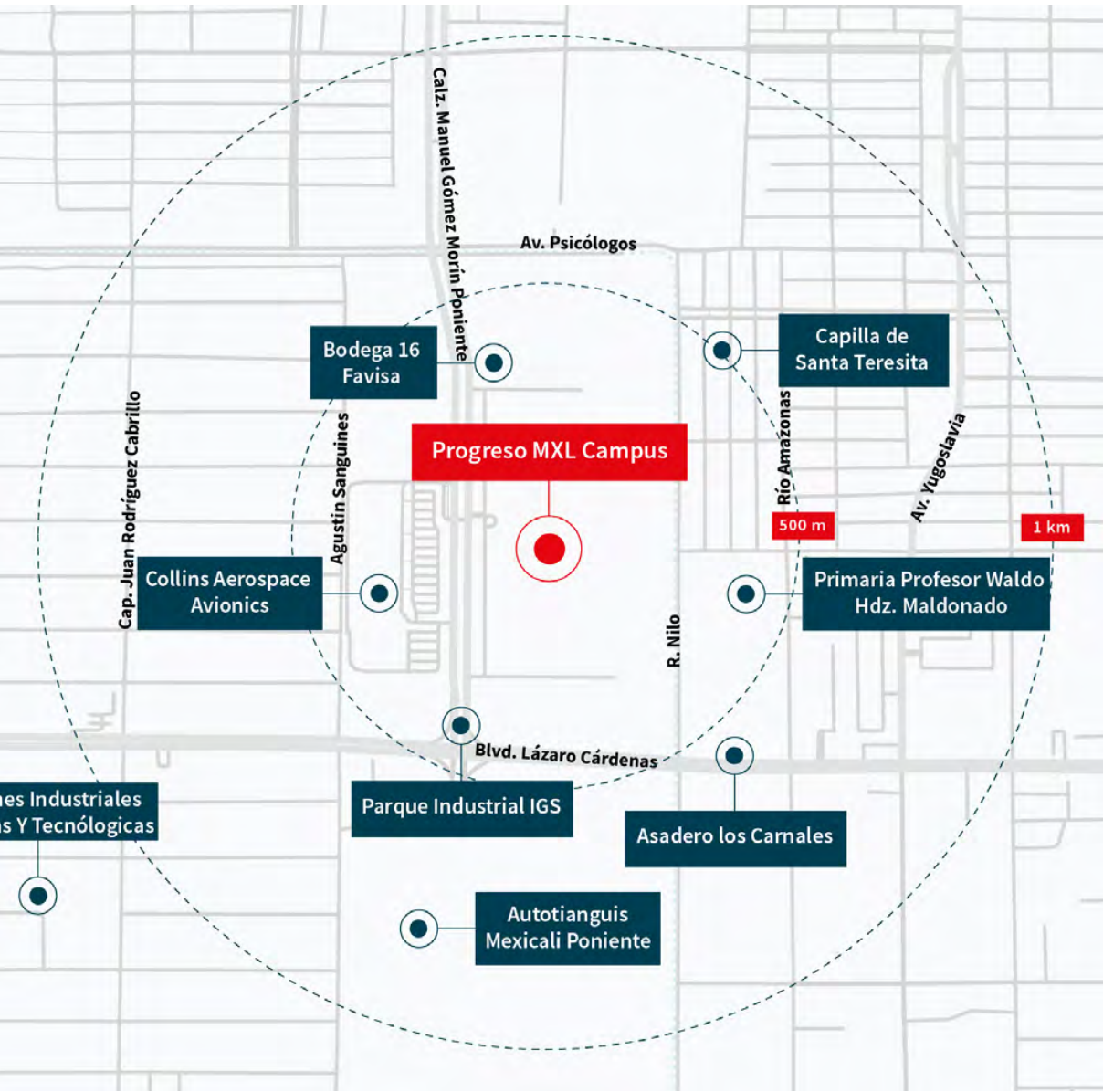
Campus-wide capacity

5 buildings

Units available from

118,224 –507,830 SF

Location

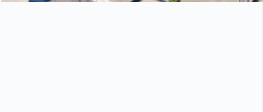


Distances

Mexicali Airport	Mexicali Historic Center
29.9 km (45 min by car)	9.4 km (18 min by car)
U.S. border	Lázaro Cárdenas Boulevard
13 km (30 min by car)	11.6 km (25 min by car)



Availability

Building	Property	SF
    	Progreso I	320,000.28
	Progreso II	221,467.45
	Progreso III	518,151
	Progreso IV	124,093.24
	Progreso V	116,897
	Bodega Centi	15,246.97

Total campus 1,307,858.34



 Site Plan





"A high-capacity industrial campus designed for scale, access and operational efficiency"



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