For Sale / 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 area:	1,307,858 SF Distributed 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

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1,307,858 SF

Total area

121,504 SM

40,000 KVA

Available power

Campus-wide capacity

5 buildings

Units available from

118,224 –507,830 SF

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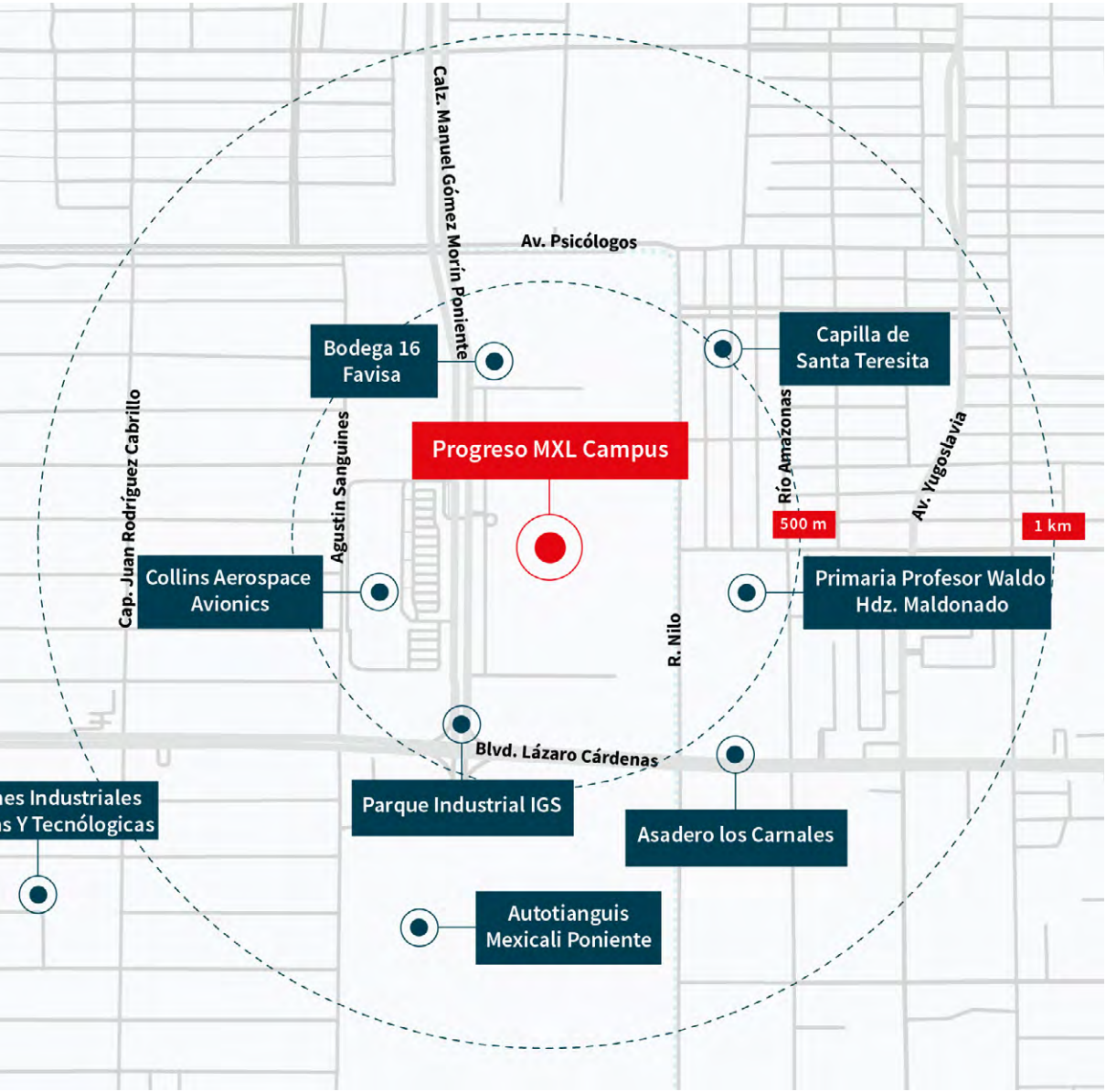
Location



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)**

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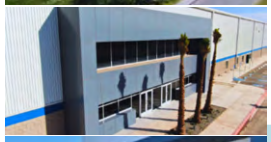
Availability

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

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Site Plan

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

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