

FOR LEASE

Brand New Construction

**4639
N 8th St**

BRAWLEY, CA 92227

106,050 ft²





Property Specifications



4639 N 8th Street, Brawley, CA 92227



2023 State of the Art Construction



~106,050 Ft² - 9.94 AC Parcel- Office Area (~3295 Ft²) RR, Locker Rooms (1,456 ft²)



ESFR Fire Sprinkler/Control System



800 Amp 420v Power (Expandable to +/-1600 amps) IID Supplied Power (~\$.12 per kWh - Lowest Power Cost in Southern California (IID - Economic Development Rate Incentives for additional rate reductions available)



Title 24 Compliant TPO Cool Roof



30'- 34' Warehouse Clear Height



51' x 50' Column Spacing with 60' Speed Bay



Slab on Grade Specs - 7" - 4000 PSI Concrete - #6 bar (confirm for specific use & loads)



32 Dock High Positions (2 existing - 30 additional can be added)



5 Ground Level Doors (9x10, 16'x16', 20'x16')



230' Truck Court / Large Lay Down Yard Area



118 Trailer Stalls /165 Parking Spaces / EV Charging



Zoning -City of Brawley - M1 Manufacturing & Industrial



Opportunity, HUB & Ozone, Foreign Trade Zone

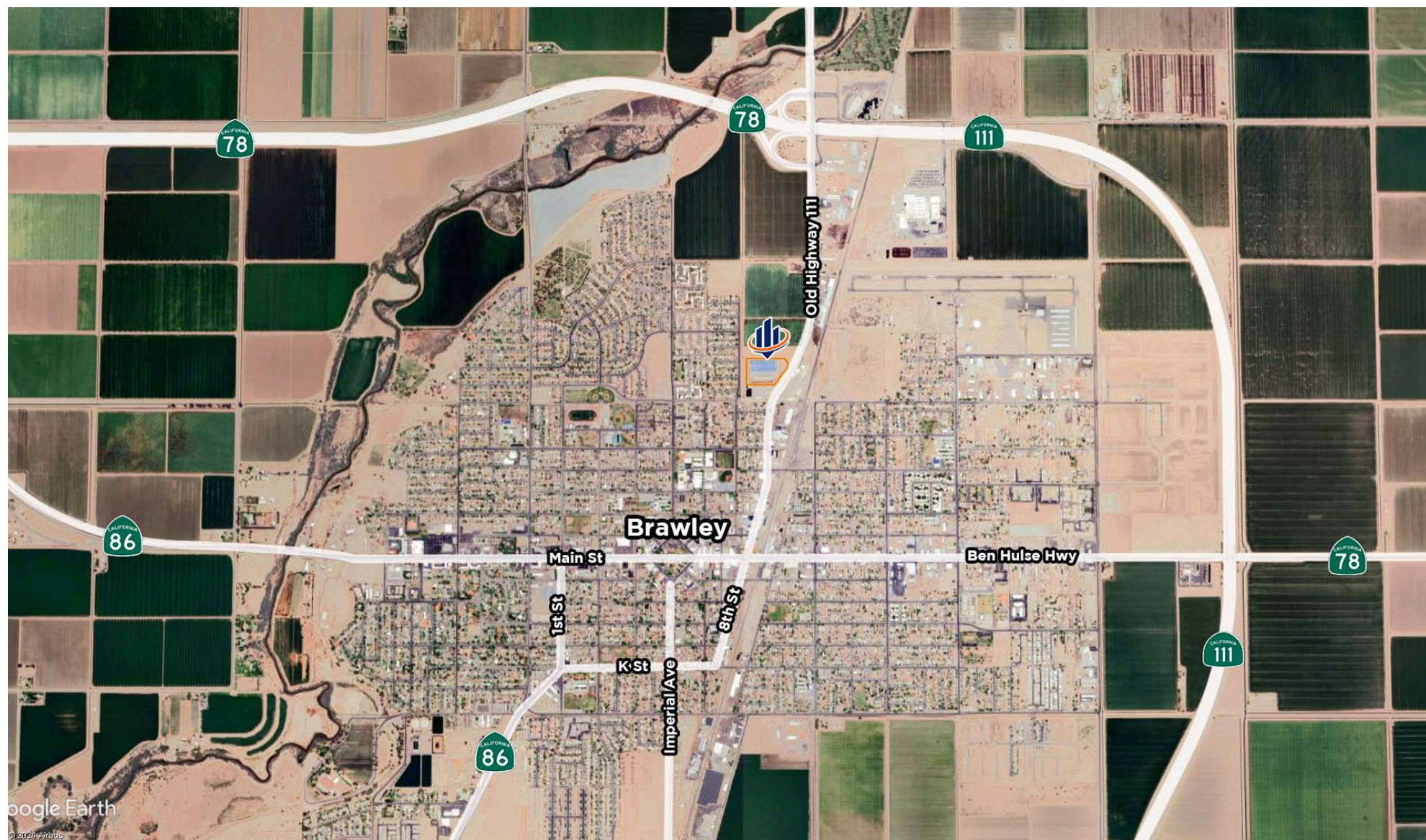


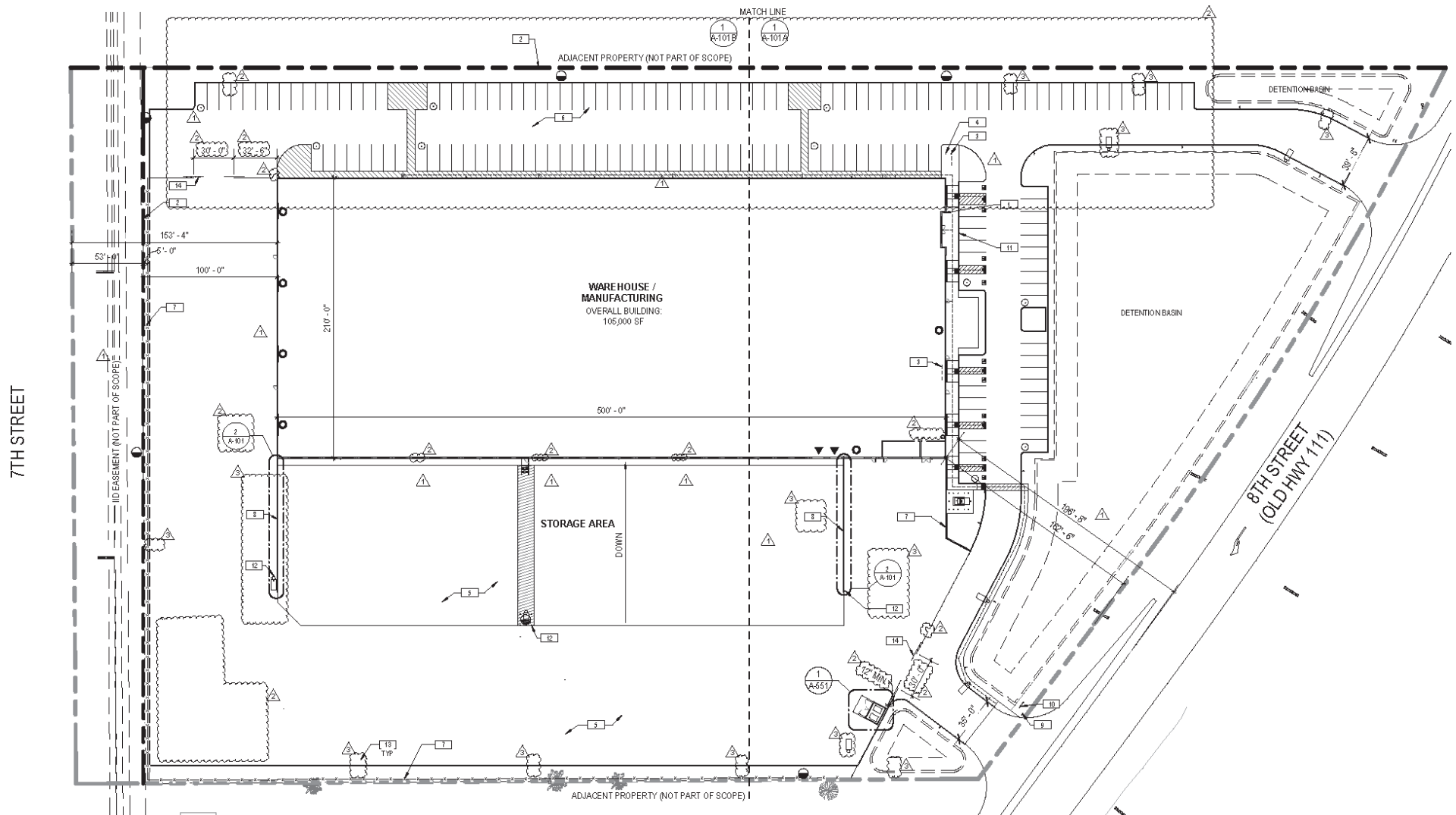
Direct Access to US Hwy 10, 111, 78, 86 & <30 min from US Hwy 8 & US Mexico Border at Calexico additional border crossings at Tecate, Otay Mesa & San Ysidro (Tijuana) ~2 Hours



Rail - Intermodal Transloading Facility
10 minutes from property

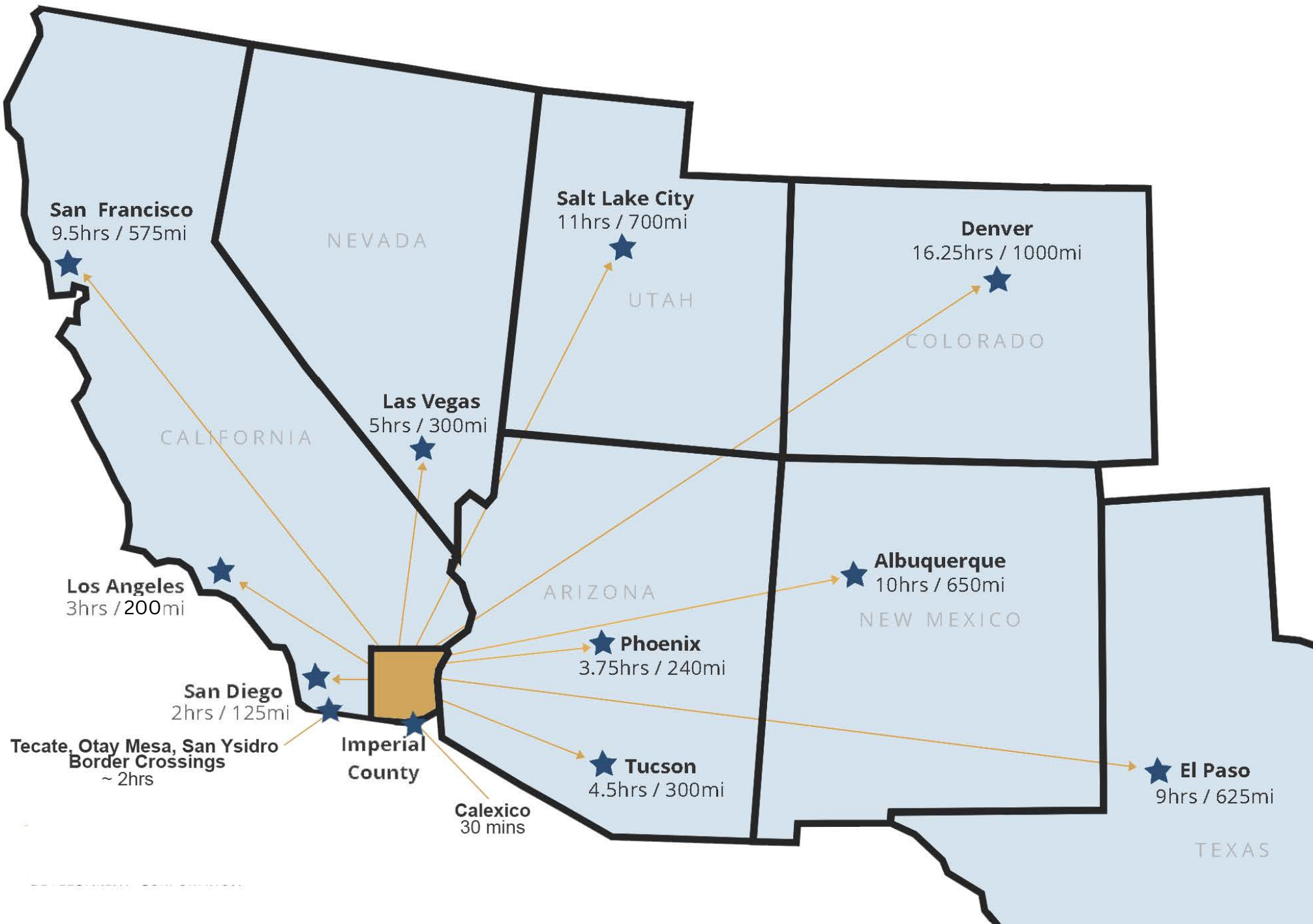






SITE PLAN
SCALE: 1" = 40'-0"

Drive Times



Imperial Valley Area Attributes & Advantages

Competitive Energy Rates

- \$0.12 per kWh lowest rates in Southern California ~45% generated from renewable sources
- Abundant and low cost water supply

Federal & State Incentives

- Foreign Trade Zone #257
- Recycled Markets Development Zone Employment Training Panel
- Workforce Innovations & Opportunity Act
- California Competes Tax Credit Program
- Historically Under-Utilized Business Zone
- Opportunity Zone

Abundant Workforce

- Skilled, qualified & youthful available workforce both locally and from Mexico

Leading Industries

- Lithium Valley - Leading in Clean Lithium for the Future
- Top North American region in renewable energy production
- #2 region worldwide for geothermal energy production
- Agricultural hub known as the County that supplies the nation's vegetables during winter months
- #1 producer of alfalfa, sudan, wheat & corn in California
- Leading export market to Mexico, Canada & Asia

Efficient Transportation Corridors

- Ample & underutilized transportation routes to all major industrial hubs in the 11 western states
- Local Rail Intermodal/Transloading facility

Strategic Location

- Located in the center of major cities in California, Arizona and Baja California, MX with access to over 24 million consumers





**FOR MORE INFORMATION
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