

Mexport Business Center - I



**1778 Carr Road &
389 Rood Road**

Features:

- Conveniently located adjacent to the Calexico East Port of Entry with Mexicali
- Bays from 17,152 to 100,000 Square Feet
- Suites with Pre-Built Offices
- 2-7 Dock High Doors per Bay / Ramp Access to Each Bay
- Ideal Truck Maneuverability / 170-ft Truck Loading Area
- Excellent Street Frontage for each Building
- Excellent Visibility

For More Information Please Contact:

Michael Vogt, Regan Tully or Ric Shwisberg

Phone: (619) 661-6681

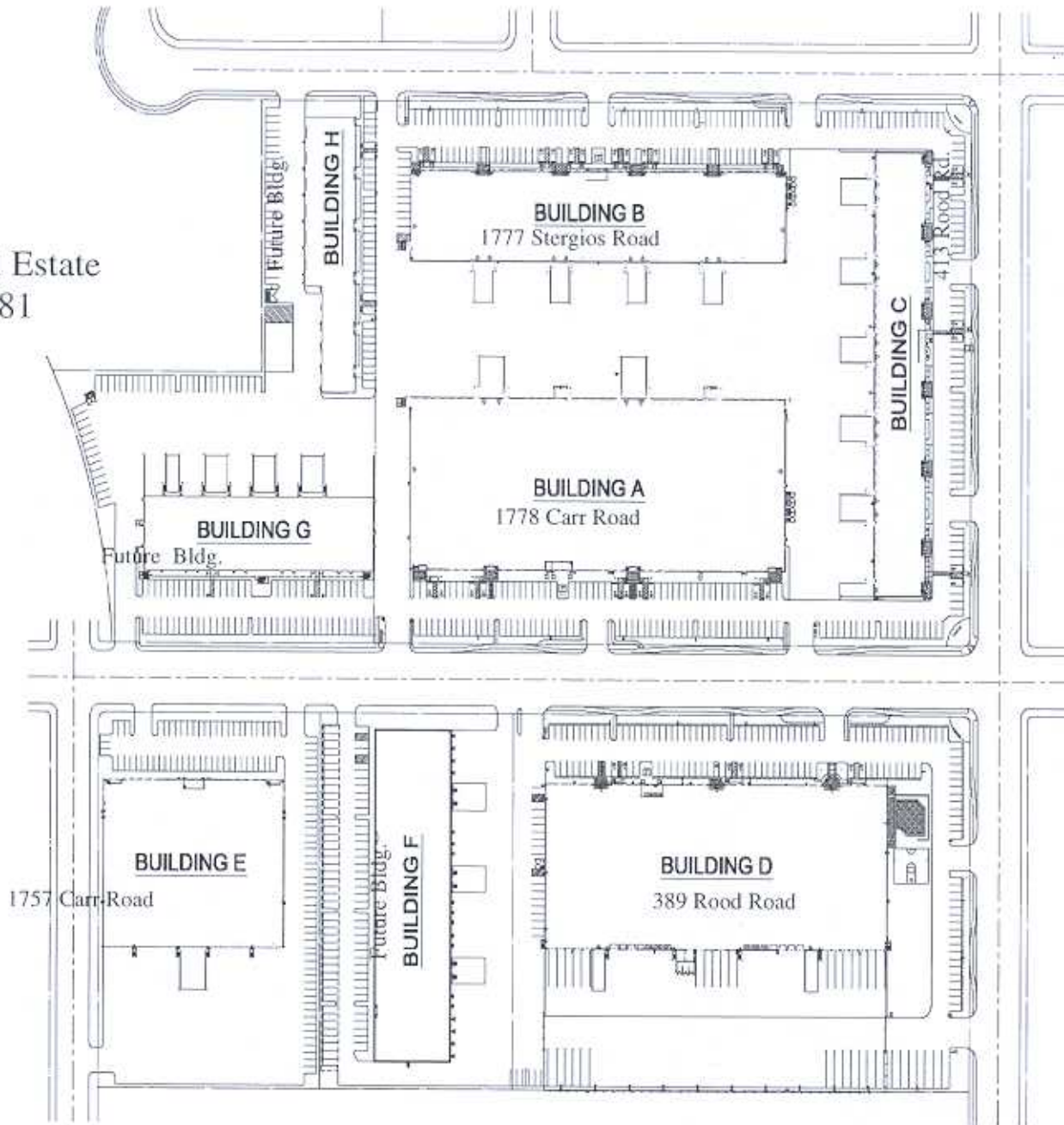
Fax: (619) 661-6685



All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, change of leasing price, or other conditions prior to sale, lease or financing, or withdrawal without notice.



International Real Estate
(619) 661-6681



International Real Estate

MEXPORT BUSINESS CENTER

Callexico East Commercial Border Crossing

WARE MALCOMB

architecture www.waremalcomb.com
planning p 658.638.7277
interior

MEXPORT BUSINESS CENTER - I

Available Space

1778 Carr Rd. Bldg.	Suite	Availability	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/ Ramps	Dock Doors	Clear Height	Lease Rate PSF +NNN
A	4B	<i>Available</i>	14,725	0	To Be Constructed		4	24'	0.52

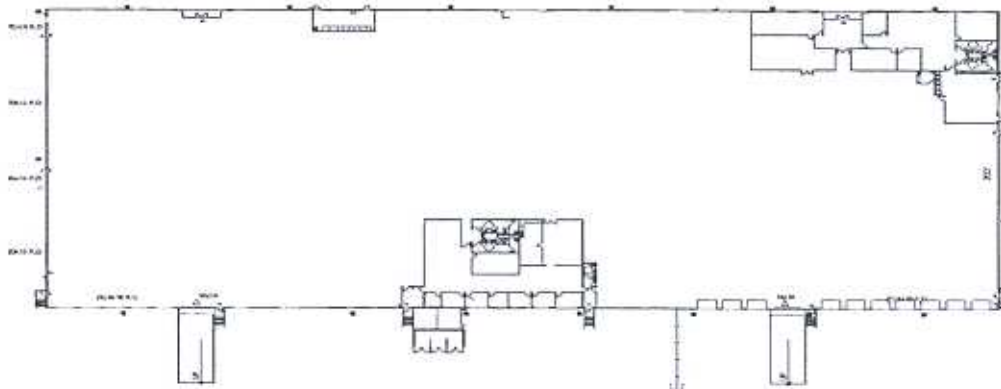
389 Rood Rd. Bldg.	Suite	Availability	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/ Ramps	Dock Doors	Clear Height	Lease Rate PSF + NNN
D	1-4	<i>Available***</i>	100,000	0	11,050	2	16	24'	0.55

NNN charges are the Tenant's prorata share of the taxes, common area maintenance, insurance and on site security service. Tenant will also be responsible for Tenant's own Liability and Contents Insurance.

** Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area telephone/electrical room.

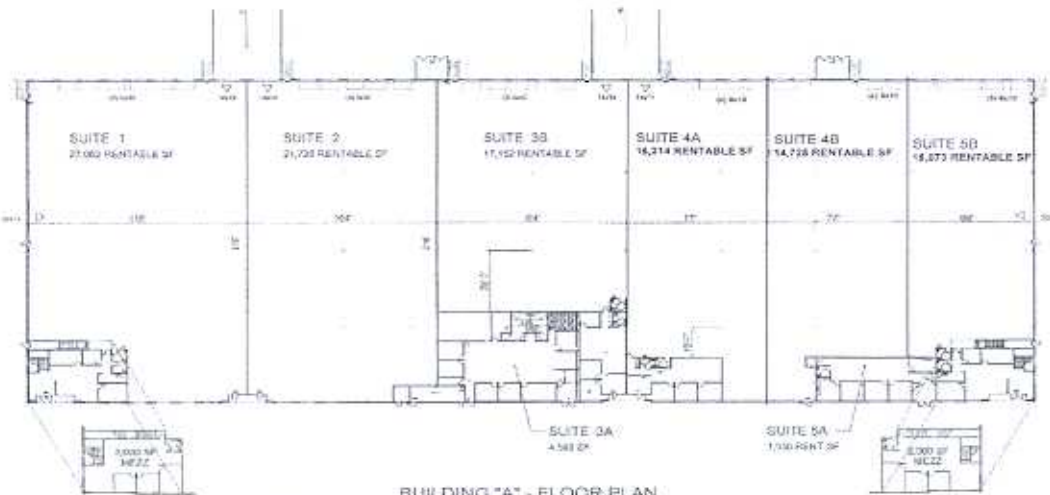
*** Right of First Offer: After May 1, 2002, Valassis Communications, Inc. has the right of first offer to lease 20,000+ sq. ft.

All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, changes of leasing price, or other conditions prior to sale, lease or financing or withdrawal without notice.



Building D - Floor Plan

BUILDING "D"	TRUCK DOORS		
MANUF./WORK	GRADE LEVEL	8 DOORS	
OFFICE	DOCK HIGH	14 SPACES	
TOTAL	TOTAL	22	



BUILDING "A" - FLOOR PLAN

BUILDING "A"	TRUCK DOORS		
FLOOR PLAN	GRADE LEVEL	8 DOORS	
MEZZANINE	DOCK HIGH	26 SPACES	
TOTAL	TOTAL	34	



International Real Estate

MEXPORT BUSINESS CENTER

Calexico East Commercial Border Crossing
BUILDINGS "A", "B", & "C"

WARE MALCOMB

2000 W. 10th Street
Calexico, CA 92510
619-335-1111

MEXPORT BUSINESS CENTER

Available Space

as of December 2003



1778 Carr Rd. Bldg.	Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/ Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN
A	1	Leased	27,062	2,000	4,066	2	7	24'	XX
A	2	Leased	21,738	0	0	1	5	24'	XX
A	3A	Leased	4,586	0	4,586	n/a	n/a	n/a	XX
A	3B	Leased	17,152	0	1,517	1	5	24'	XX
A	4A	Leased	16,214	0	1,476	1	4	24'	XX
A	4B	Available	14,725	0	To Be Constructed		4	24'	0.52
A	5A	Leased	1,950	0	1,950	n/a	n/a	n/a	XX
A	5B	Leased	16,073	2,000	4,066	1	5	24'	0.52

1777 Stergios Bldg.	Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/ Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN
B	1/2/3	Leased	19,027	1,000	2,500	3	10	24'	XX
B	4	Leased	6,192	0	1,325	1	3	24'	XX
B	5	Leased	6,002	0	0	1	3	24'	XX
B	6	Leased	6,060	0	1,307	1	3	24'	XX
B	7	Leased	6,192	0	1,325	1	3	24'	XX
B	8/9/10	Leased	19,027	1,000	2,500	3	10	24'	XX

413 Rood Rd. Bldg.	Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/ Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN
C	1A	Leased	1,123	0	1,123	1	0	0	XX
C	1B	Lease	3,428	0	497	1	3	20'	XX
C	2	Leased	3,638	0	2,646	1	2	20'	XX
C	3	Leased	3,638	0	1,000	1	2	20'	XX
C	4	Leased	3,638	0	1,000	1	2	20'	XX
C	5	Leased	3,638	0	1,000	1	2	20'	XX
C	6	Available	3,470	0	702	1	2	20'	0.64
C	7	Leased	3,375	0	586	1	2	20'	XX
C	8	Leased	3,638	0	738	1	2	20'	XX
C	9	Available	3,638	0	1,103	1	2	20'	0.64
C	10	Leased	3,638	0	738	1	2	20'	XX
C	11	Leased	3,638	0	1,402	1	2	20'	XX

389 Rood Rd. Bldg.	Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/ Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN
D		Available	100,000	0	11,050	2	16	24'	0.55

1757 Carr Road Bldg.	Suite	TENANT	Total Rentable SF **	Mezzanine SF	Approx. Office SF	Grade/ Ramps	Dock Doors	Clear Height	Lease Rate PSF NNN
E		Leased	55,026	1,742	3,877	2	14	24'	XX

NNN charges are the Tenant's prorata share of the taxes, common area maintenance, insurance and on site security service. Tenant will also be responsible for Tenant's own Liability and Contents Insurance.

** Rentable square footage includes the useable square footage of the suite(s) plus the prorata share of the common area telephone/electrical room.

*** Right of First Offer: After May 1, 2002, Valassis Communications, Inc. has the right of first offer to lease 20,000+ sq. ft.

All information furnished regarding property for sale, lease or financing is from sources we deem in our sole opinion to be reliable. No representation is made as to the accuracy thereof and is submitted subject to omissions, errors, changes of leasing price, or other