

MEXPORT BUSINESS CENTER II

**COMING
SPRING 2004!**



FEATURES:

- Three new buildings scheduled to be completed Spring 2004.
- Warehouses from 1,300 sq. ft. to 10,000 sq. ft.
- Office suites from 500 sq. ft. to 1,500 sq. ft.

Now taking reservations.

- Tres edificios planificados para ser completados a principios del año 2004.
- Almacenes de 1,300 pies cuadrados a 10,000 pies cuadrados.
- Oficinas de 500 pies cuadrados a 1,500 pies cuadrados.
- Estamos tomando reservaciones.

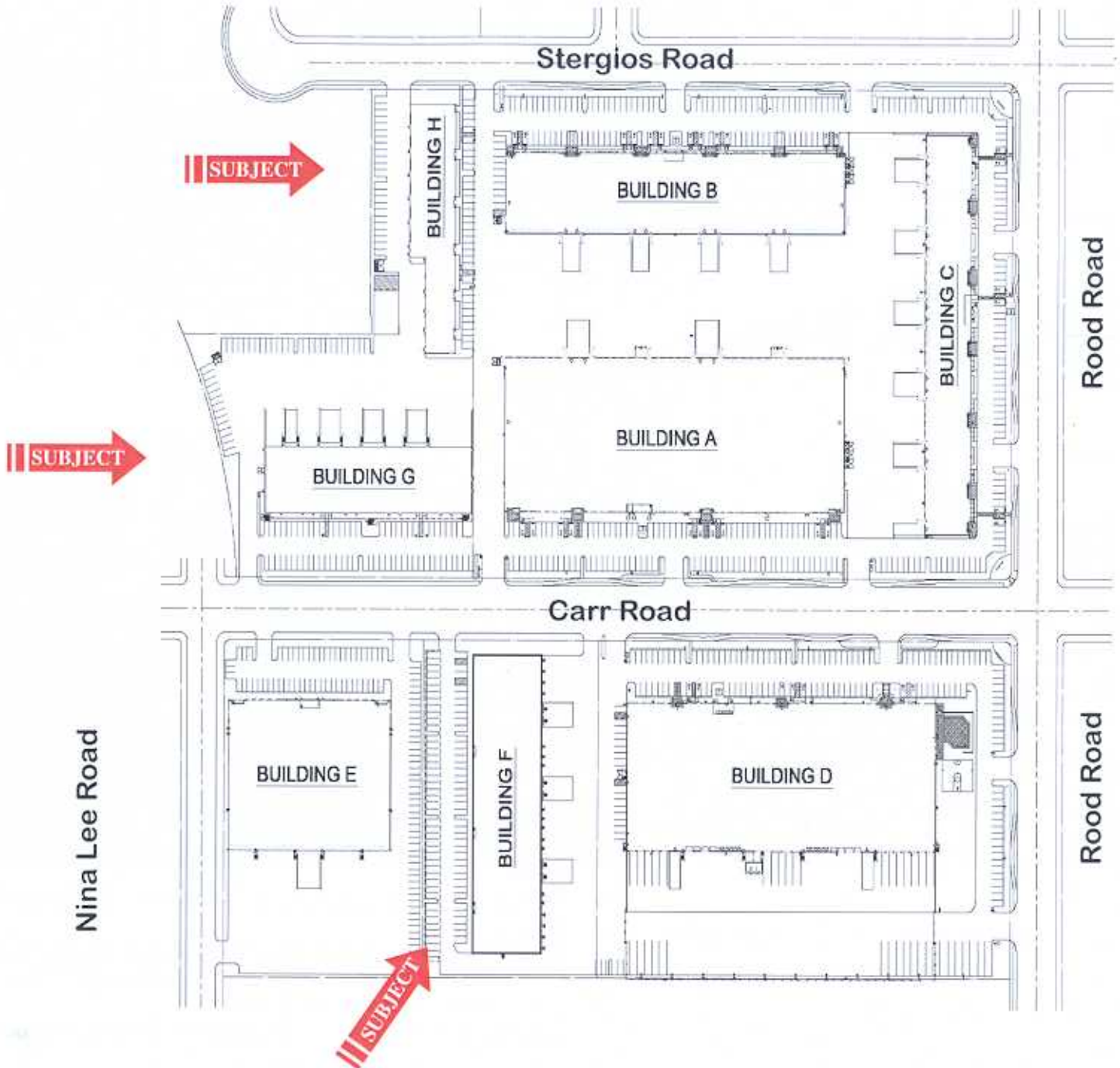
Para mas informacion favor de llamar al (619) 661-6681

For more information please contact:

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International Real Estate • Phone (619) 661-6681 • Fax (619) 661-6685 • www.ire-usa.com





International Real Estate

MEXPORT BUSINESS CENTER

Calxico East Commercial Border Crossing

WARE MALCOMB

architecture
planning
interior

www.waremalcomb.com
y 936.636.7277

MEXPORT BUSINESS CENTER - PHASE II

Availability

Estimated Completion Spring 2004



WAREHOUSE WITH OFFICE SPACE

| Bldg. | Suite | Availability | Total Rentable SF ** | Approx. Office SF | Grade/Ramps | Dock Doors | Clear Height | Base Rent Plus NNN |
|-------|-------|--------------|----------------------|-------------------|-------------|------------|--------------|--------------------|
| G | 101 | Available | 1,482 | 522 | 1 | 2 | 24' | \$1,200 |
| G | 102 | Leased | 1,924 | 957 | 1 | 0 | 24' | xx |
| G | 103 | Available | 6,812 | 958 | 1 | 3 | 24' | \$4,496 |
| G | 106 | Available | 6,812 | 958 | 1 | 3 | 24' | \$4,496 |
| G | 107 | Available | 3,406 | 958 | 1 | 1 | 24' | \$2,250 |
| G | 108 | Available | 3,406 | 958 | 1 | 1 | 24' | \$2,250 |
| G | 109 | Leased | 4,672 | 1,313 | 1 | 2 | 24' | xx |
| G | 110 | Available | 3,798 | 1,148 | 1 | 3 | 24' | \$2,650 |

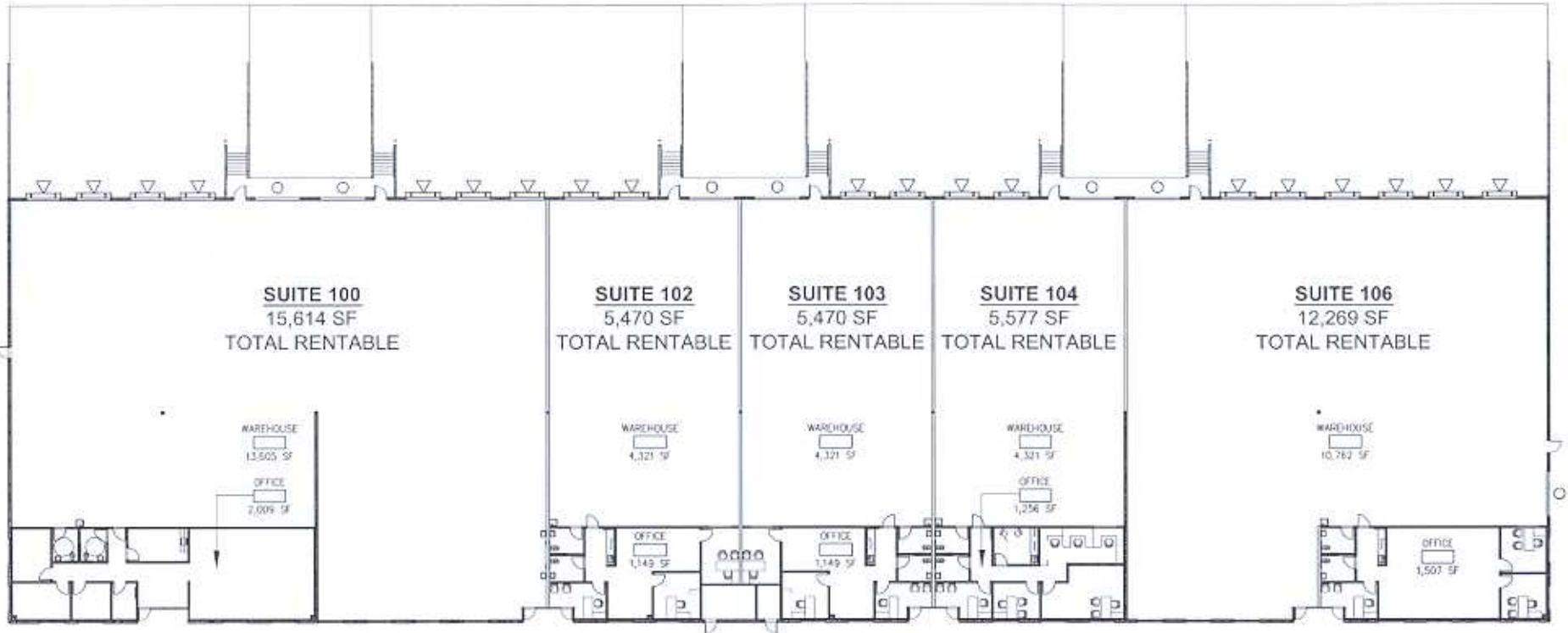
| Bldg. | Suite | Availability | Total Rentable SF ** | Approx. Office SF | Grade/Ramps | Dock Doors | Clear Height | Base Rent Plus NNN * |
|-------|-------|--------------|----------------------|-------------------|-------------|------------|--------------|----------------------|
| H | 101 | Available | 2,737 | 777 | 1 | Common | 16' | \$1,925 |
| H | 102 | Available | 2,432 | 690 | 1 | Common | 16' | \$1,775 |
| H | 103 | Available | 2,432 | 690 | 1 | Common | 16' | \$1,775 |
| H | 104 | Available | 2,432 | 690 | 1 | Common | 16' | \$1,775 |
| H | 105 | Available | 2,432 | 690 | 1 | Common | 16' | \$1,775 |
| H | 106 | Available | 2,424 | 690 | 1 | Common | 16' | \$1,775 |
| H | 107 | Available | 1,818 | 777 | 1 | Common | 16' | \$1,395 |
| H | 108 | Available | 1,317 | 561 | 1 | Common | 16' | \$1,050 |
| H | 109 | Available | 1,317 | 561 | 1 | Common | 16' | \$1,050 |
| H | 110 | Available | 1,317 | 561 | 1 | Common | 16' | \$1,050 |
| H | 111 | Available | 1,317 | 561 | 1 | Common | 16' | \$1,050 |

| Bldg. | Suite | Availability | Total Rentable SF ** | Approx. Office SF | Grade/Ramps | Dock Doors | Clear Height | Base Rent Plus NNN * |
|-------|-------|--------------|----------------------|-------------------|-------------|------------|--------------|----------------------|
| F | 100 | Leased | 15,614 | 2,009 | 2 | 7 | 24' | xx |
| F | 102 | Available | 5,470 | 1,149 | 1 | 2 | 24' | \$3,400 |
| F | 103 | Available | 5,470 | 1,149 | 1 | 2 | 24' | \$3,400 |
| F | 104 | Available | 5,577 | 1,256 | 1 | 2 | 24' | \$3,495 |
| F | 106 | Available | 12,269 | 1,507 | 2 | 6 | 24' | \$7,607 |

* Triple Net Expenses are estimated to be 14.35¢ per square foot per month for the year 2003. 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.

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.



44,400 SF TOTAL RENTABLE SPACE

▽ = DOCK LEVEL DOOR
 ○ = GRADE LEVEL DOOR

FLOOR RENTABLE SPACE INCLUDES A COMMON AREA FACTOR OF 0.48%



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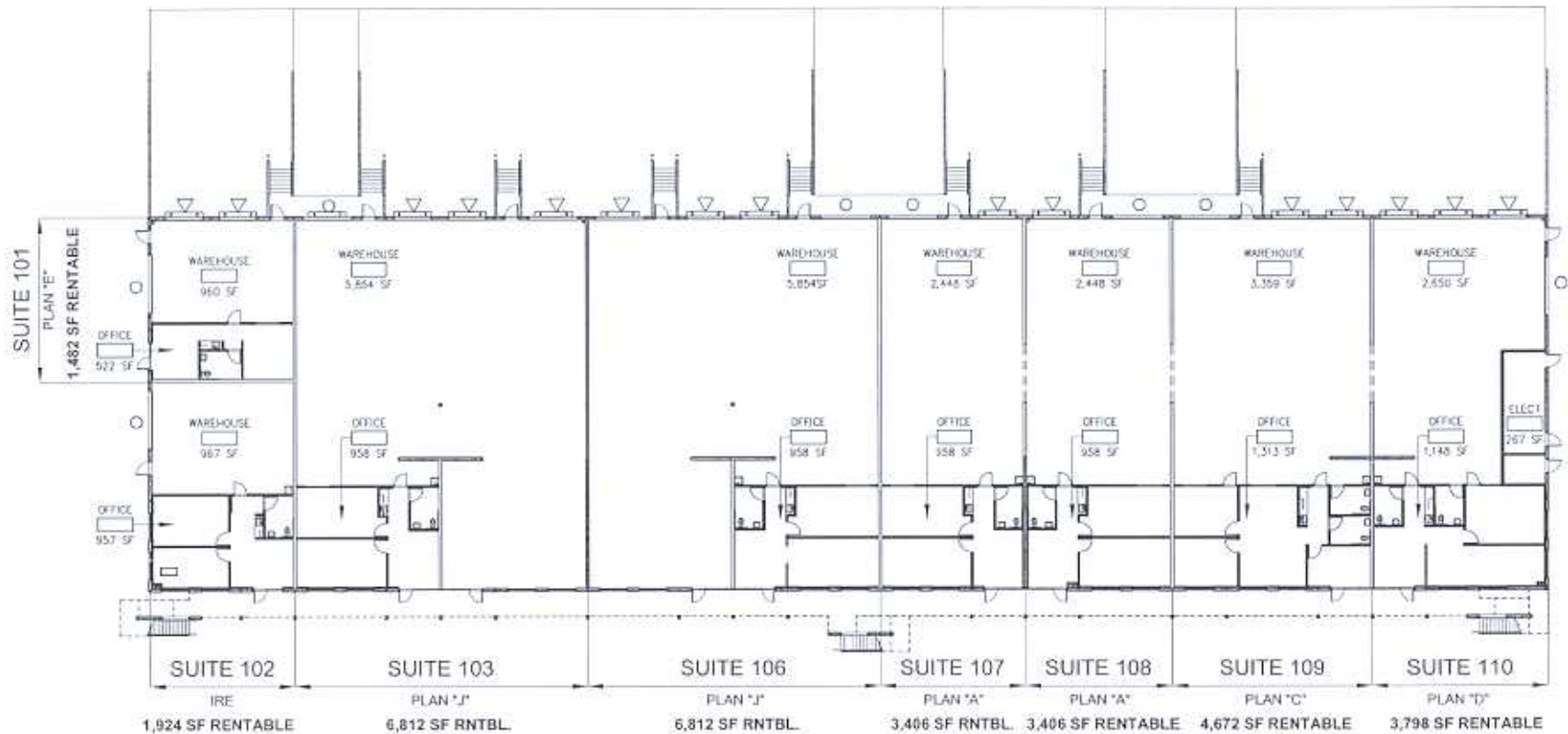


BUILDING "F"
MEXPORT BUSINESS CENTER
CALEXICO, CALIFORNIA

FLOOR PLAN
WARE MALCOMB

architecture: www.waremalcomb.com
 planning: p. 953.638.7277
 interior:

032-004-00
 10/20/2003



FIRST FLOOR: 32,312 SF
 TOTAL RENTABLE SPACE

▽ = DOCK LEVEL DOOR
 ○ = GRADE LEVEL DOOR

FIRST FLOOR RENTABLE
 SPACE INCLUDES A
 COMMON AREA FACTOR
 OF 7.5%



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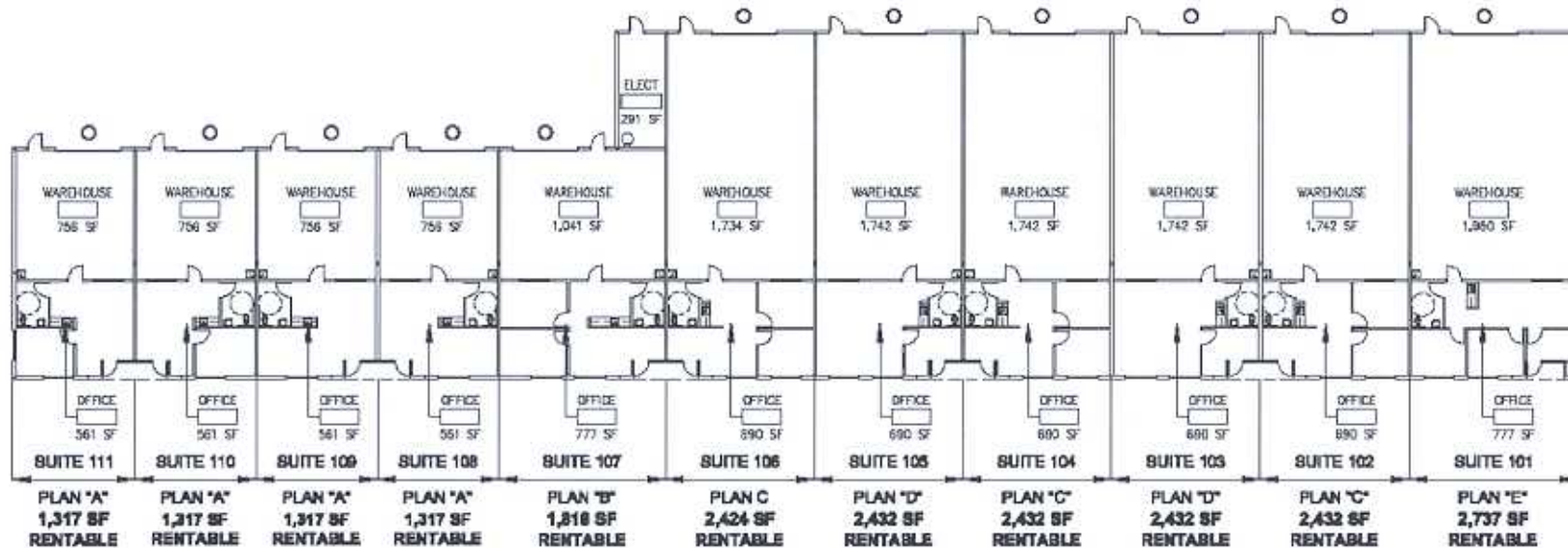
BUILDING "G"
MEXPORT BUSINESS CENTER II

CALEXICO, CALIFORNIA

FIRST FLOOR PLAN
WARE MALCOMB

architecture www.waremalcomb.com
 planning p. 908.634.7277
 interiors

022-021-00
 10/20/2003



21,875 SF TOTAL RENTABLE SPACE

O = GRADE LEVEL DOOR

FLOOR RENTABLE SPACE INCLUDES A COMMON AREA FACTOR OF 1.32%



NORTH

BUILDING "H"
MEXPORT BUSINESS CENTER II

CALEXICO, CALIFORNIA

FLOOR PLAN

WARE MALCOMB

architects www.waremalcomb.com
planning p 808.688.7277
interior

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022-021-00
01/21/2003