

2100 DOGWOOD RD

EL CENTRO, CA



PREMIER INDUSTRIAL DEVELOPMENT OPPORTUNITY IN EL CENTRO • ±320 GROSS ACRES

EXECUTIVE SUMMARY

Cushman & Wakefield, Inc., as exclusive advisor, is pleased to present the opportunity to acquire **2100 Dogwood Road** in El Centro, California, a 320-acre (13,939,200 SF) site strategically positioned in the Imperial Valley. Currently zoned General Manufacturing, the property has significant potential for future development.

The Site is composed of productive agricultural land featuring Holtville Silty Clay (wet), Imperial-Glenbar Silty Clay Loams (wet, 0–2% slopes), and Meloland & Holtville Loams (wet). Bordered by the Holton Interurban Railroad and located just off Highway 111 and U.S. 80, the property benefits from excellent regional connectivity.

This rare large-scale assemblage offers investors and developers a unique opportunity to capitalize on strong demand for industrial land in Southern California while leveraging the Site's superior access and favorable entitlements.



It is Sellers preference to sell all Six lots to one buyer, as opposed to selling each lot individually

INVESTMENT HIGHLIGHTS



EL CENTRO DEVELOPMENT OPPORTUNITY

- 320 acre site (13,939,200 SF); APN 044-450-038-00
- Recently approved rezoning to industrial by the El Centro City Council
- Flexible industrial development options include warehouse, manufacturing, R&D, or Build-to-Suit
- Ability to map site and sell to additional users and investors



STRATEGIC SUBMARKET LOCATION

- Close proximity to both Calexico Port of Entries
- Imperial County projected to handle 17M tons of goods by 2050
- Supported by \$20.2M state highway improvements, strong naval presence, and \$7.7B GMP
- Benefiting from near-shoring/on-shoring trends driving industrial demand

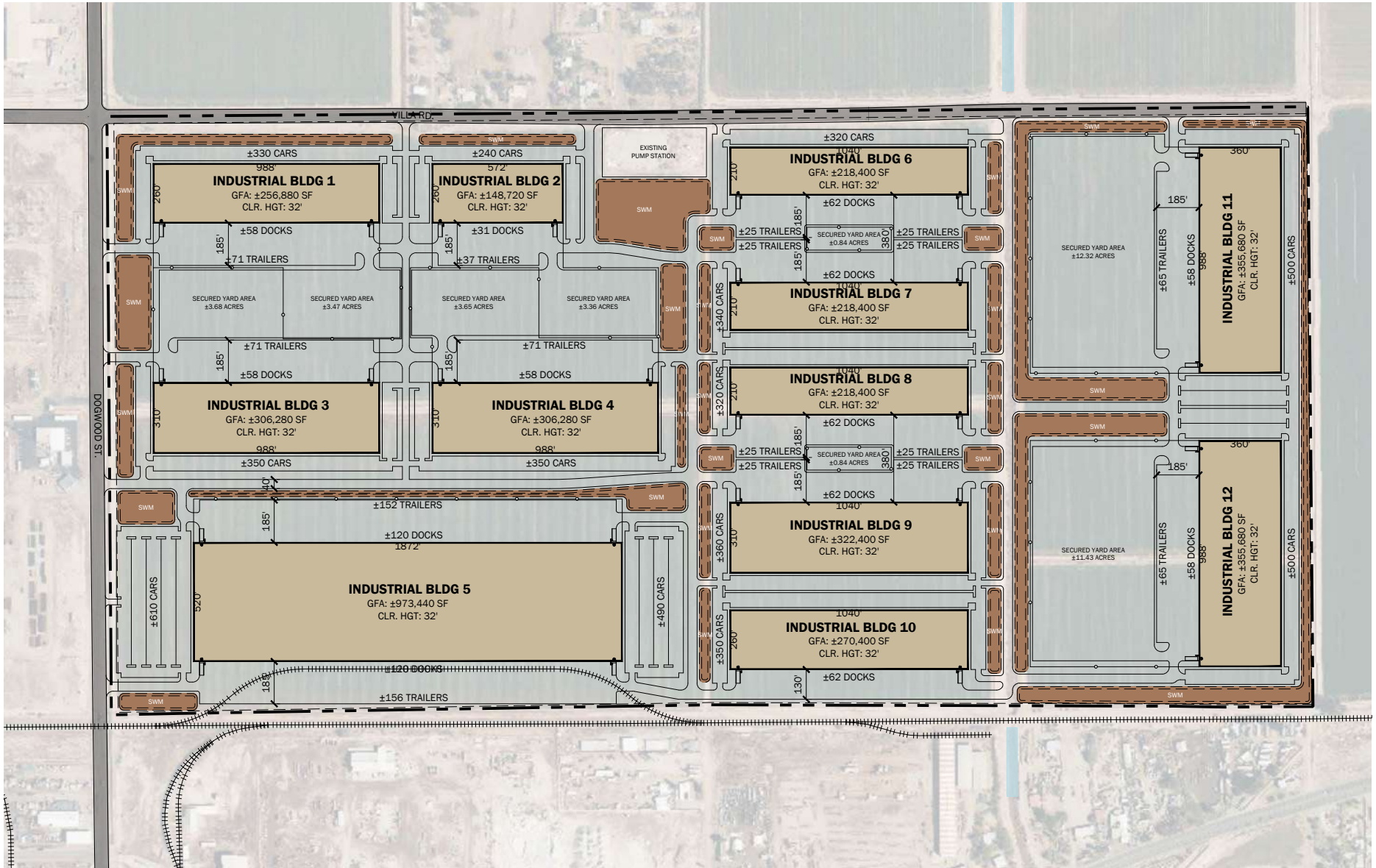


SIGNIFICANT BARRIERS TO ENTRY

- One of the largest contiguous industrial sites in Southern California
- Extreme land constraints in San Diego to the west
- Optionality to develop immediately or phase over time

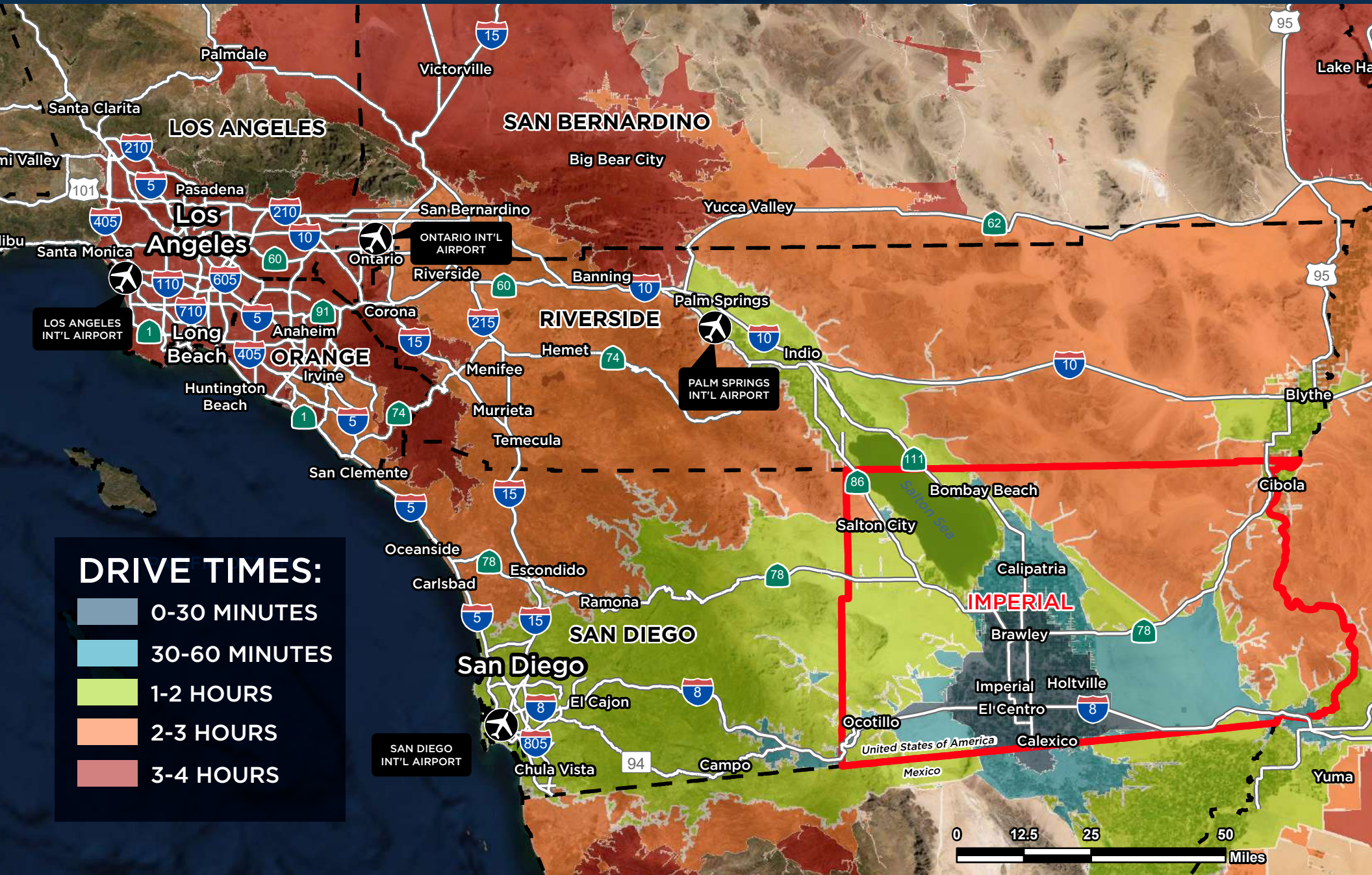
PROJECT OVERVIEW

POTENTIAL SITE PLAN



PROJECT OVERVIEW

LOCATION



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EL CENTRO, CA

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