

# EL PASO LOGISTICS

EL PASO, TX 79936

NEW WAREHOUSE / DISTRIBUTION BUILDING

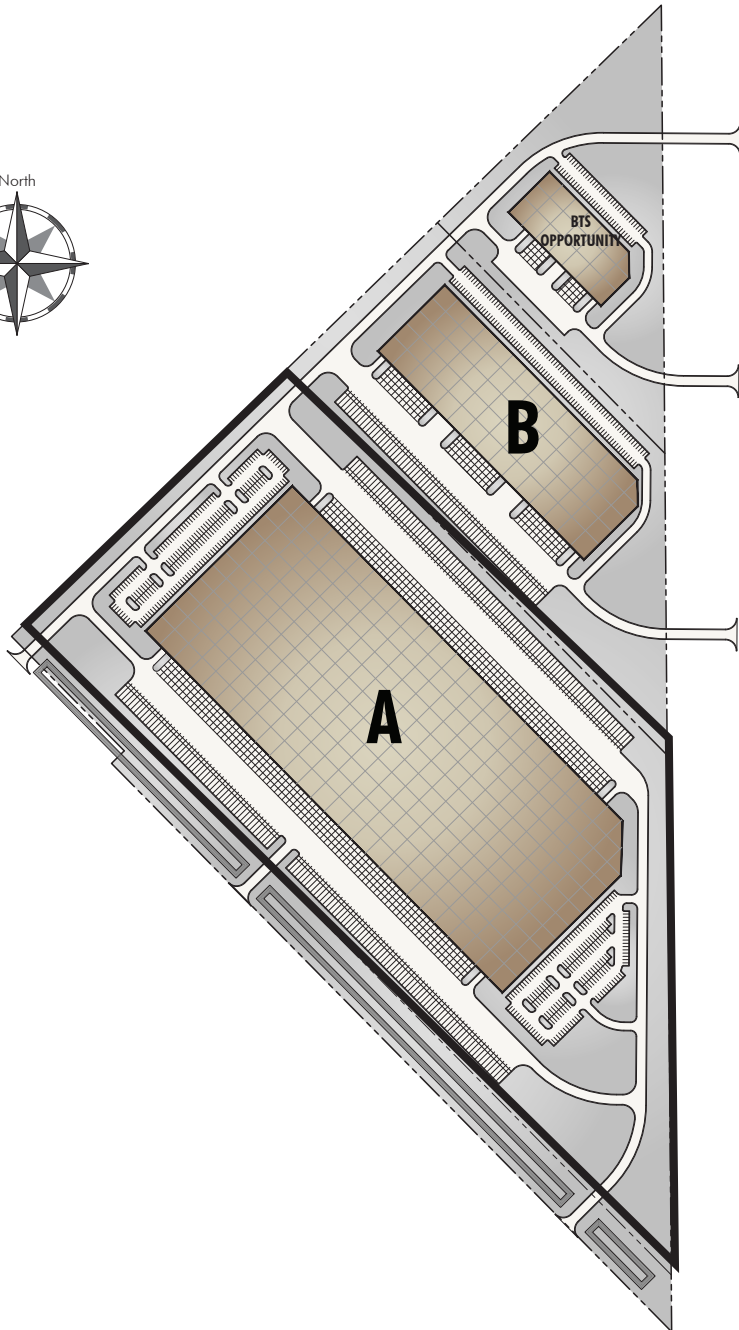
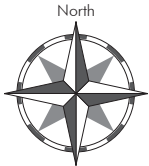
FOR LEASE: ± 797,242 SQUARE FEET  
(DIVISIBLE TO ± 250,000 SQUARE FEET)



**CBRE**



# SITE PLAN



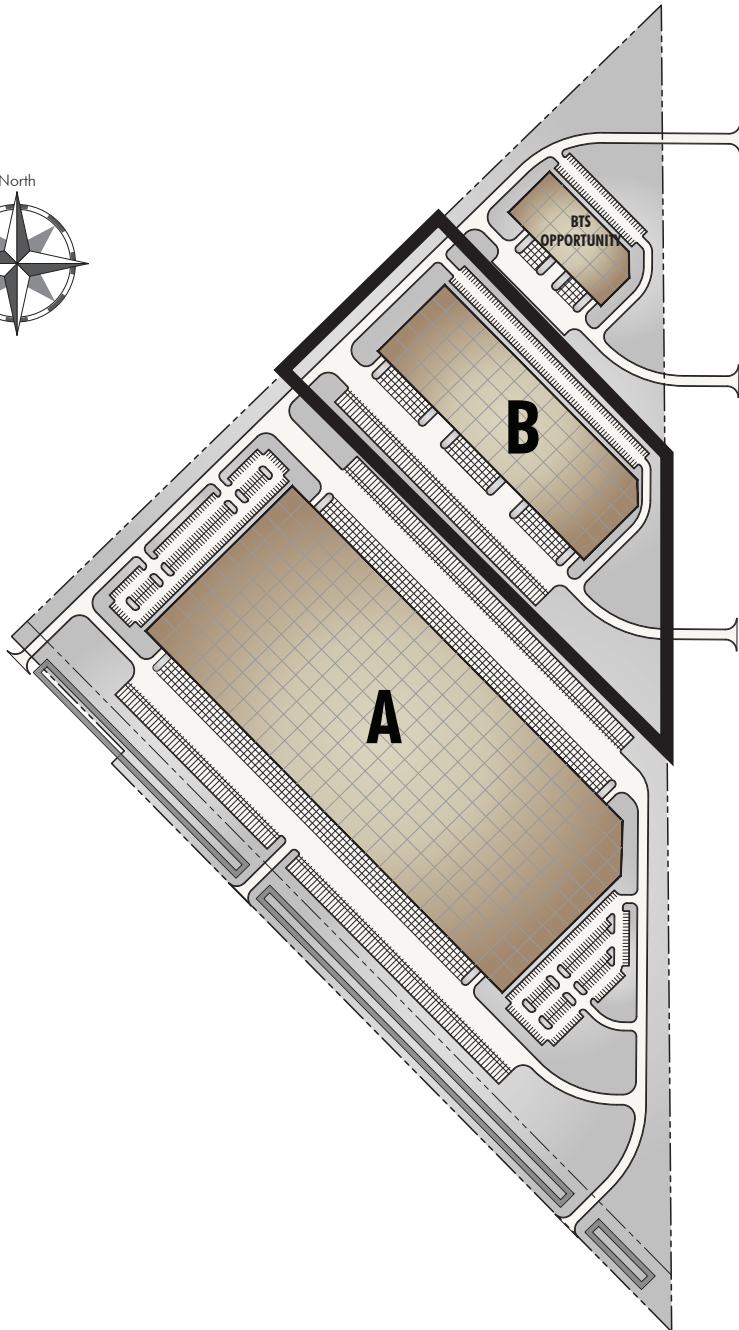
- Warehouse minimum clearance of 36'
- 3,000 amps, 480/277 volt, 3 phase power
- ESFR sprinkler system
- Lighting: LED 30 FC with motion sensors



## BUILDING A

- ±797,242 square feet
- Office BTS
- ±46.2963 Acres
- 79 dock high doors, fully equipped (expandable by 63)
- 4 Drive In Doors
- Trailer Staging: 193 trailers
- Parking Spaces Provided: 421 cars
- Slab Construction – 7" Unreinforced (4,000 PSI)
- Vapor Barrier – 6,000 SF of 15 mil Vapor Barrier Under the Slab at Each Building Corner
- Building Dimensions: ± 570' x 1,404'
- Column Spacing: ± 50' x 54'
- Roofing: 45 mil White TPO with R-11.4 Insulation
- HVAC: Make-Up Air Units to Maintain 55 Degrees Minimum

# SITE PLAN



- Warehouse minimum clearance of 32'
- 3,000 amps, 480/277 volt, 3 phase power
- ESFR sprinkler system
- Lighting: LED 30 FC with motion sensors



## BUILDING B

- ±211,313 square feet
- Office BTS
- ±15.9581 Acres
- 18 dock high doors, fully equipped (expandable by 13)
- 6 Drive In Doors
- Trailer Staging: 66 trailers
- Parking Spaces Provided: 160 cars
- Slab Construction – 7" Unreinforced (4,000 PSI)
- Vapor Barrier – 10 mil Vapor Barrier Under the Slab at Front Bay
- Building Dimensions: ± 260' x 810'
- Column Spacing: ± 50' x 54'
- Roofing: 45 mil White TPO with R-11.4 Insulation
- HVAC: Make-Up Air Units to Maintain 55 Degrees Minimum

HORIZON BOULEVARD

MARK TWAIN AVENUE



BTS OPPORTUNITY  
± 8.86 ACRES

BUILDING B  
± 209,300 SF

BUILDING A  
± 794,560 SF

NONAP ROAD



Region is home to more than  
**70**  
of the Fortune 500 companies

Located in the world's largest border community with  
**130 M**  
square feet of industrial supply

Flint Development has expanded its industrial presence in  
**11**  
markets across the United States

We take strategic focus on creating  
**significant value**  
for both tenants and financial partners.

**PROJECT SPECIFICATIONS**

- High image corporate industrial construction
- Situated in premier industrial corridor
- Business friendly Borderplex region <https://www.borderplexalliance.org>
- Strategically positioned 4 miles north of international border
- Convenient access to Interstate 10 and TX-375 Loop
- Large truck court with ample trailer staging
- Truck court can be secured

**EL PASO INTERNATIONAL AIRPORT**

- Home to the border's largest cargo facility and is merging as the border's most centralized intermodal hub
- El Paso International Airport Foreign Trade Zone "No. 68" provides a business platform for domestic and foreign trade

UNITED STATES

Anthony

FRANKLIN MOUNTAIN  
STATE PARK

EL PASO

Fort Bliss

Sunland Park

SANTA TERESA PORT  
OF ENTRY

San Jeronimo

30 MILES

20 MILES

10 MILES

PASEO DEL NORTE  
PORT OF ENTRY

EL PASO  
LOGISTICS

Horizon City

YSLETA PORT OF  
ENTRY

EL PASO / CD. JUAREZ  
INTERNATIONAL  
PORTS OF ENTRY

± 6 MILES  
TO  
ZARAGOZA  
PORT OF  
ENTRY

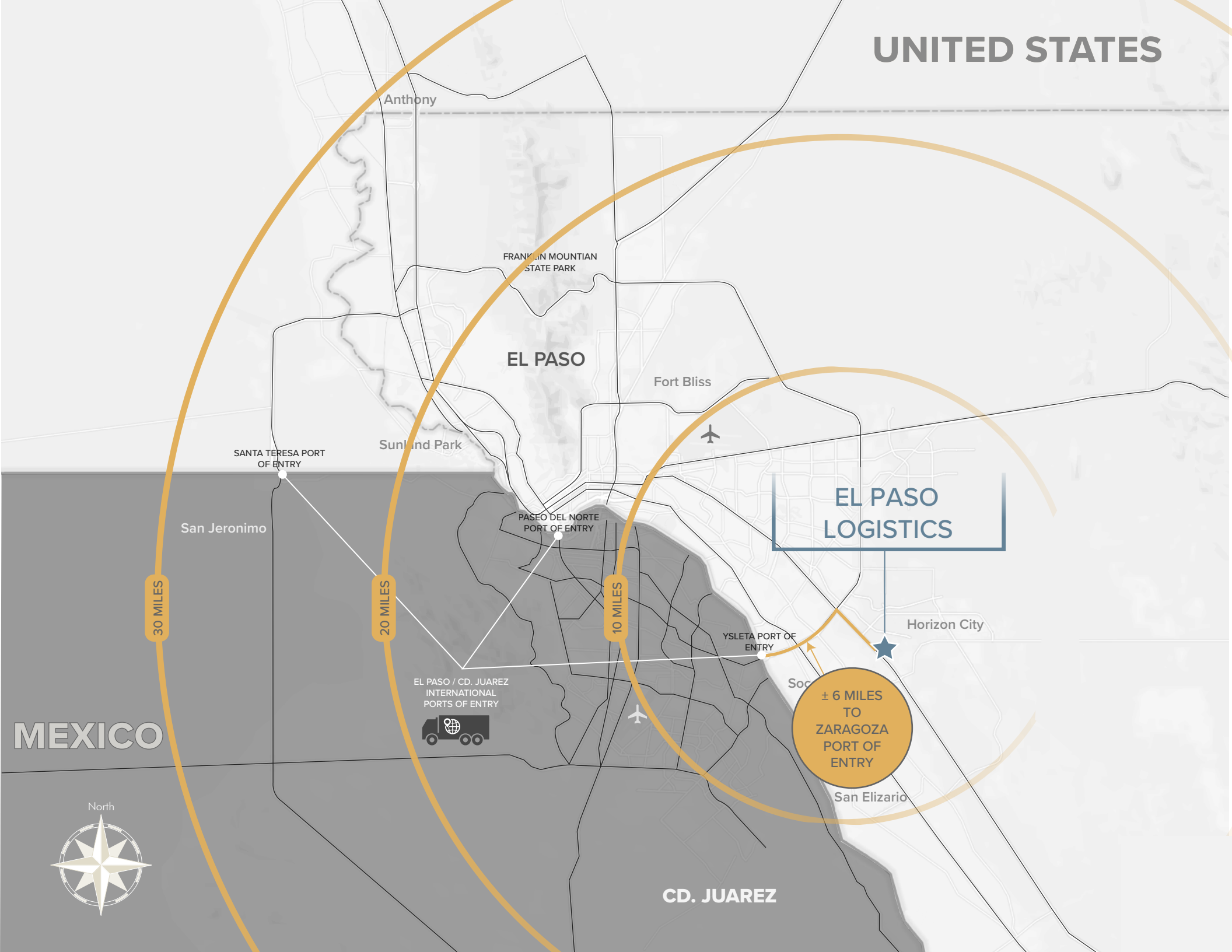
Soc

San Elizario

CD. JUAREZ

MEXICO

North



# EL PASO LOGISTICS

EL PASO, TX 79936



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FOR LEASE: ± 797,242 SQUARE FEET

(DIVISIBLE TO ±250,000 SQUARE FEET)

**CBRE**



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