### **CLASS "A" WAREHOUSE/DISTRIBUTION PARK**

AVAILABLE FOR LEASE PHASE I • EL PASO, TX

#### **PROFESSIONALLY MARKETED BY:**

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ASTWIND

LOGISTICS CENTER

# PHASE I BUILDING SPECS

### **BUILDINGS 1**

Square Footage	296,220 SF		
Nominal Building Dimensions	320' x 918'		
Clear Height	36' clear		
Column Spacing	54' x 50'   54' x 70' Speed Bay		
Auto Parking	170 Spaces		
Trailer Parking	51 Spaces   0 Future Spaces   51 Total		
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels with Textured Painted Finish		
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck		
Slab Construction	7" Reinforced (4,000 PSI)		
	15 Mil Vapor Barrier Under the Slab at Potential Office Areas		
Vapor Barrier			
Vapor Barrier Dock Doors			
	Potential Office Areas		
Dock Doors	Potential Office Areas 30 Built   22 Future   52 Total		
Dock Doors Drive-In Doors	Potential Office Areas 30 Built   22 Future   52 Total 2		
Dock Doors Drive-In Doors LED Lighting	Potential Office Areas     30 Built   22 Future   52 Total     2     30 FC Minimum Average		
Dock Doors Drive-In Doors LED Lighting Roofing	Potential Office Areas30 Built   22 Future   52 Total230 FC Minimum Average45 Mil White TPO with R-25 InsulationMake-Up Air Units to Maintain 55 Degrees		
Dock Doors Drive-In Doors LED Lighting Roofing HVAC	Potential Office Areas30 Built   22 Future   52 Total230 FC Minimum Average45 Mil White TPO with R-25 InsulationMake-Up Air Units to Maintain 55 Degrees Minimum		
Dock Doors Drive-In Doors LED Lighting Roofing HVAC Fire Protection	Potential Office Areas30 Built   22 Future   52 Total230 FC Minimum Average45 Mil White TPO with R-25 InsulationMake-Up Air Units to Maintain 55 Degrees MinimumESFR		

### **BUILDING 2**

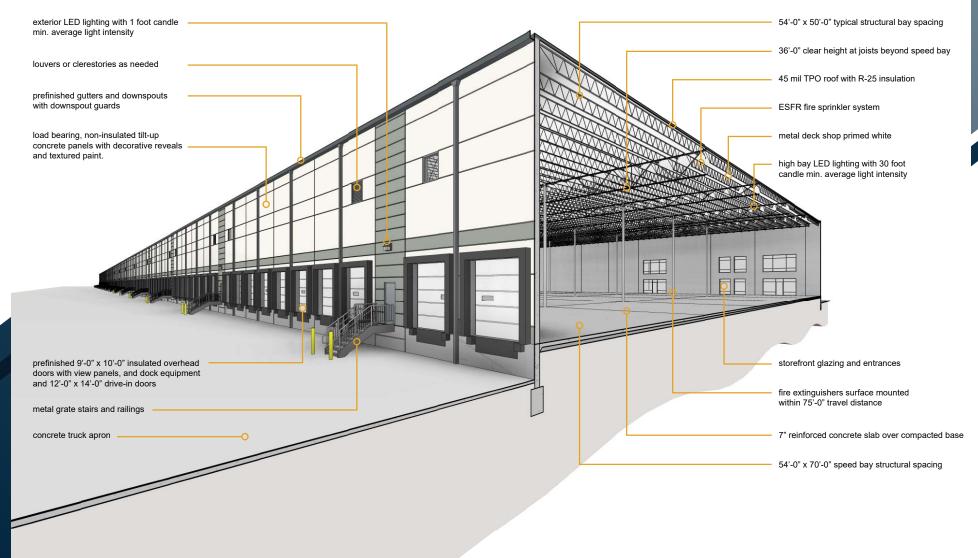
Square Footage	269,220 SF		
Nominal Building Dimensions	320' x 918'		
Clear Height	36' clear		
Column Spacing	54' x 50'   54' x 70' Speed Bay		
Auto Parking	179 Spaces		
Trailer Parking	51 Spaces   0 Future Spaces   51 Total		
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels with Textured Painted Finish		
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck		
Slab Construction	7" Reinforced (4,000 PSI)		
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Potential Office Areas		
Dock Doors	30 Built   22 Future   52 Total		
Drive-In Doors	2		
LED Lighting	30 FC Minimum Average		
Roofing	45 Mil White TPO with R-25 Insulation		
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum		
Fire Protection	ESFR		
Electrical Service	3000 Amps 480/227V		
Office	Build to Suit		

# PHASE I BUILDING SPECS

## **BUILDINGS 3**

Nominal Building Dimensions320' x 810'Clear Height36' clearColumn Spacing54' x 50' l 54' x 70' Speed BayAuto Parking155 SpacesTrailer Parking53 Spaces l 0 Future Spaces l 53 TotalExterior WallsReinforced Tilt-Up Concrete Wall Panels with Textured Painted FinishStructural Steel10 x 10 Columns / Steel Bar Joists / White Roof DeckSlab Construction7" Reinforced (4,000 PSI)Vapor Barrier15 Mil Vapor Barrier Under the Slab at Potential Office AreasDock Doors26 Built 1 18 Future l 44 TotalDrive-In Doors2LED Lighting30 FC Minimum AverageRoofing45 Mil White TPO with R-25 InsulationHVACMake-Up Air Units to Maintain 55 Degrees MinimumFire ProtectionESFRElectrical Service3000 Amps 480/227VOfficeBuild to Suit	Square Footage	261,340 SF		
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Auto Parking155 SpacesTrailer Parking53 Spaces I 0 Future Spaces I 53 TotalExterior WallsReinforced Tilt-Up Concrete Wall Panels with Textured Painted FinishStructural Steel10 x 10 Columns / Steel Bar Joists / White Roof DeckSlab Construction7" Reinforced (4,000 PSI)Vapor Barrier15 Mil Vapor Barrier Under the Slab at Potential Office AreasDock Doors26 Built I 18 Future I 44 TotalDrive-In Doors2LED Lighting30 FC Minimum AverageRoofing45 Mil White TPO with R-25 InsulationHVACMake-Up Air Units to Maintain 55 Degrees MinimumFire ProtectionESFRElectrical Service3000 Amps 480/227V	Clear Height	36' clear		
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Vapor BarrierPotential Office AreasDock Doors26 Built   18 Future   44 TotalDrive-In Doors2LED Lighting30 FC Minimum AverageRoofing45 Mil White TPO with R-25 InsulationHVACMake-Up Air Units to Maintain 55 Degrees MinimumFire ProtectionESFRElectrical Service3000 Amps 480/227V	Slab Construction	7" Reinforced (4,000 PSI)		
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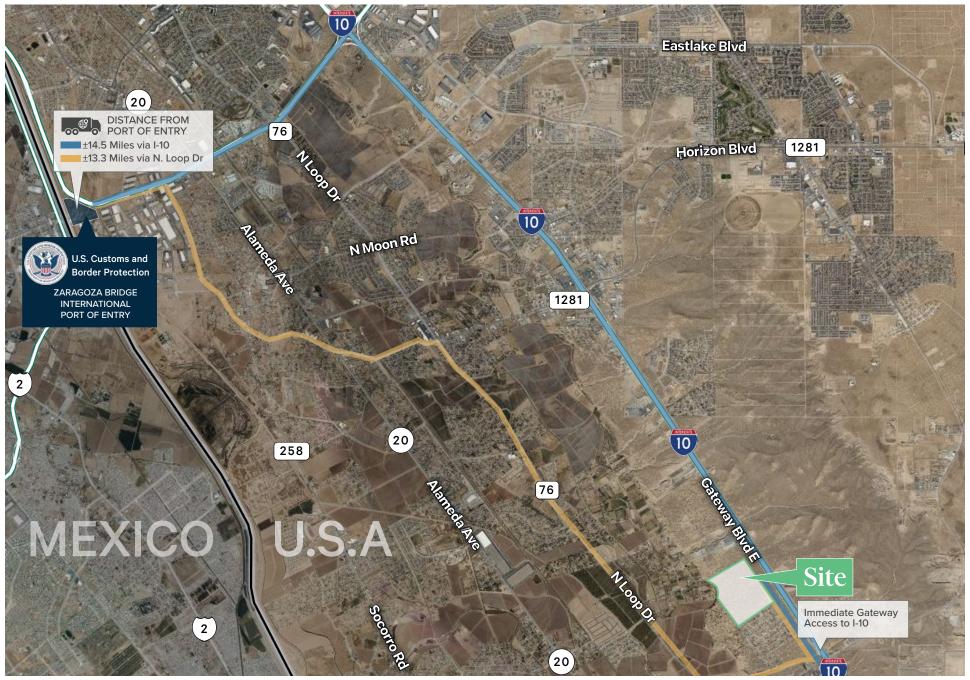
## PHASEI SECTION EXHIBIT BUILDINGS 1 AND 2



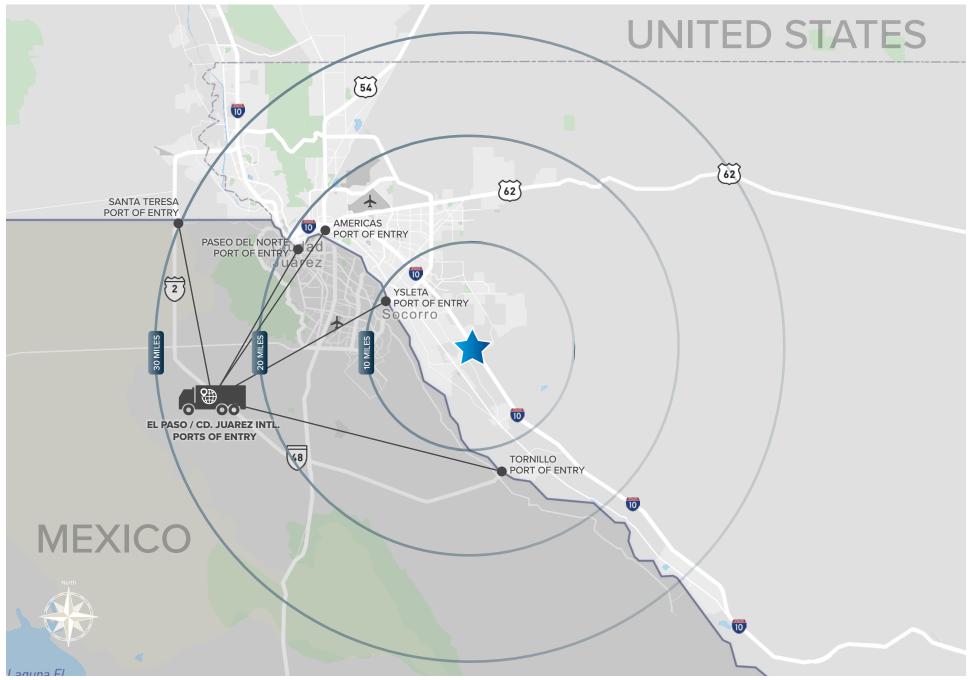
## PHASEI SECTION EXHIBIT BUILDING 3



# **LOCATION AERIAL**



# **DISTANCE RADIAL**







## PROJECT HIGHLIGHTS

## THE REGION

- Located in the world's largest border community with 130 M square feet of industrial supply
- The area is home to more than 70 of the Fortune 500 companies

## **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

## CITY OF SOCORRO FTZ

- High image corporate industrial construction
- Situated in premier industrial corridor
- Business friendly borderplex region (www.borderplexalliance.com)
- Strategically positioned just a few miles north of the international border
- Large truck courts with ample trailer staging







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## **Information About Brokerage Services**



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent Associate	t/ License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buy	er/Tenant/Seller/Land	lord Initials Date	3

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov