

# EASTWIND LOGISTICS CENTER

CLASS "A" WAREHOUSE/DISTRIBUTION PARK

AVAILABLE FOR LEASE  
PHASE I • EL PASO, TX



PROFESSIONALLY MARKETED BY:

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**CBRE**

**F** FLINT  
DEVELOPMENT

# 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)
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

## 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

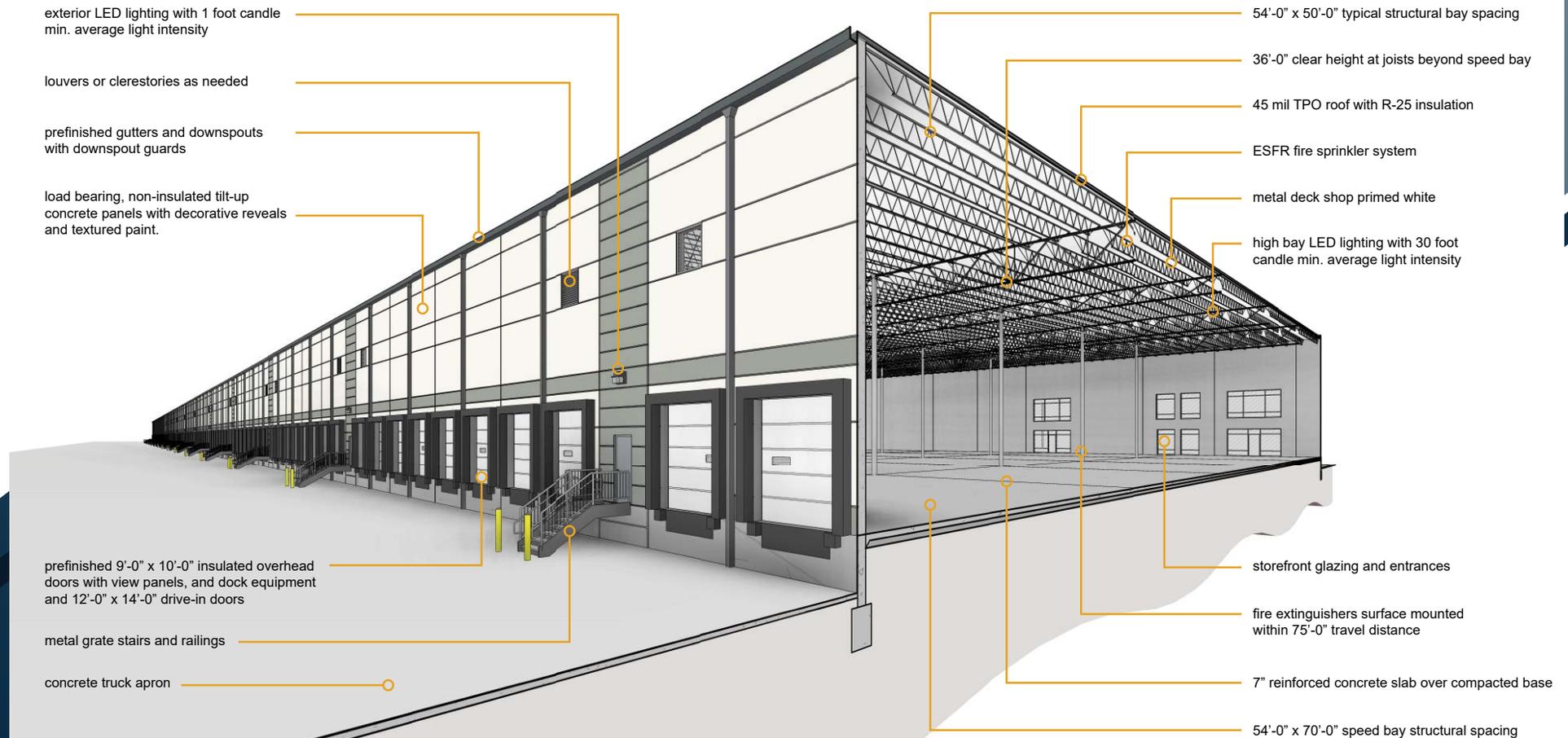
# PHASE I BUILDING SPECS

## BUILDINGS 3

Square Footage	261,340 SF
Nominal Building Dimensions	320' x 810'
Clear Height	36' clear
Column Spacing	54' x 50'   54' x 70' Speed Bay
Auto Parking	155 Spaces
Trailer Parking	53 Spaces   0 Future Spaces   53 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	26 Built   18 Future   44 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 SECTION EXHIBIT

## BUILDINGS 1 AND 2



# PHASE I SECTION EXHIBIT

## BUILDING 3

exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

36'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min. average light intensity

storefront glazing and entrances

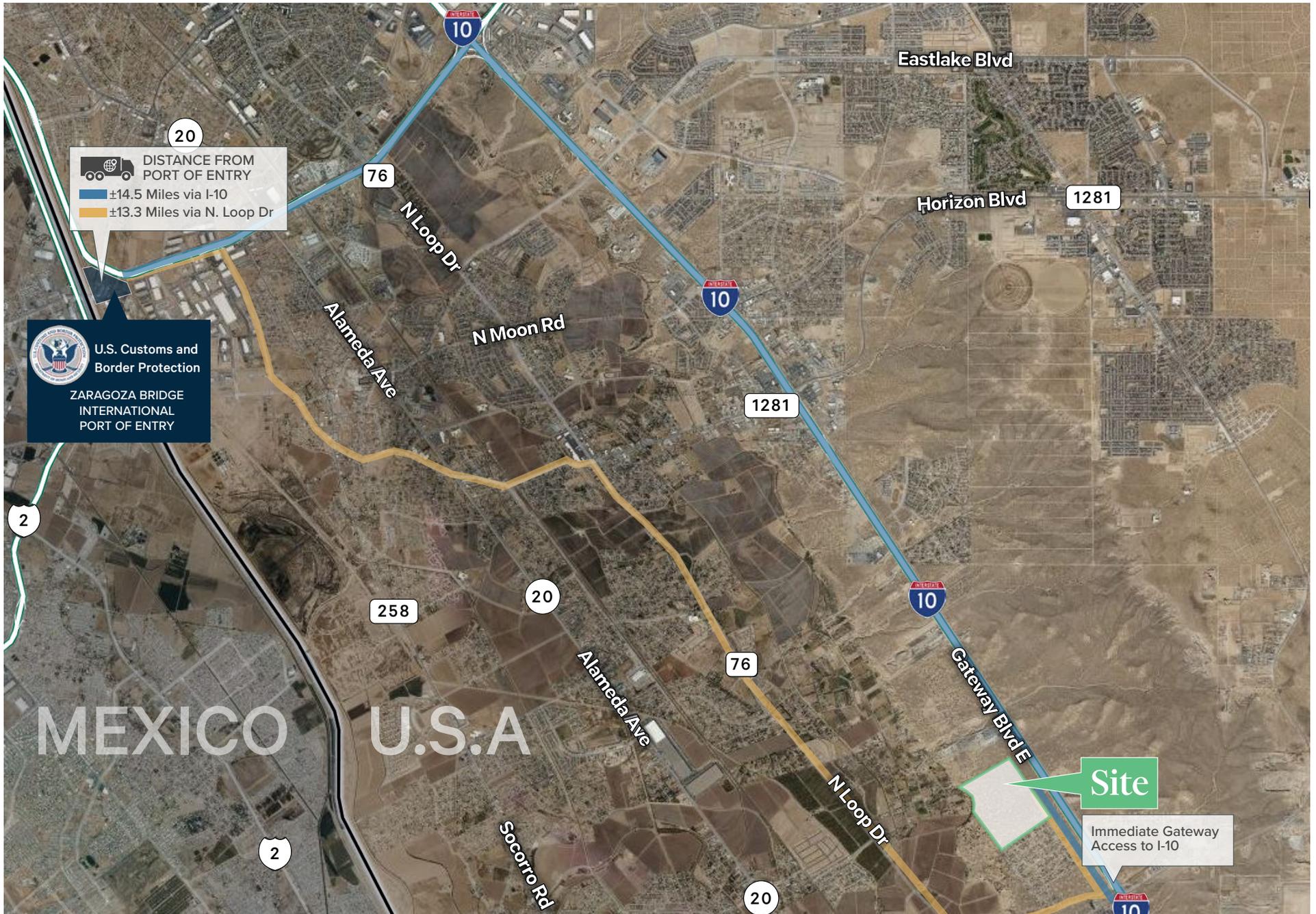
fire extinguishers surface mounted within 75'-0" travel distance

7" reinforced concrete slab over compacted base

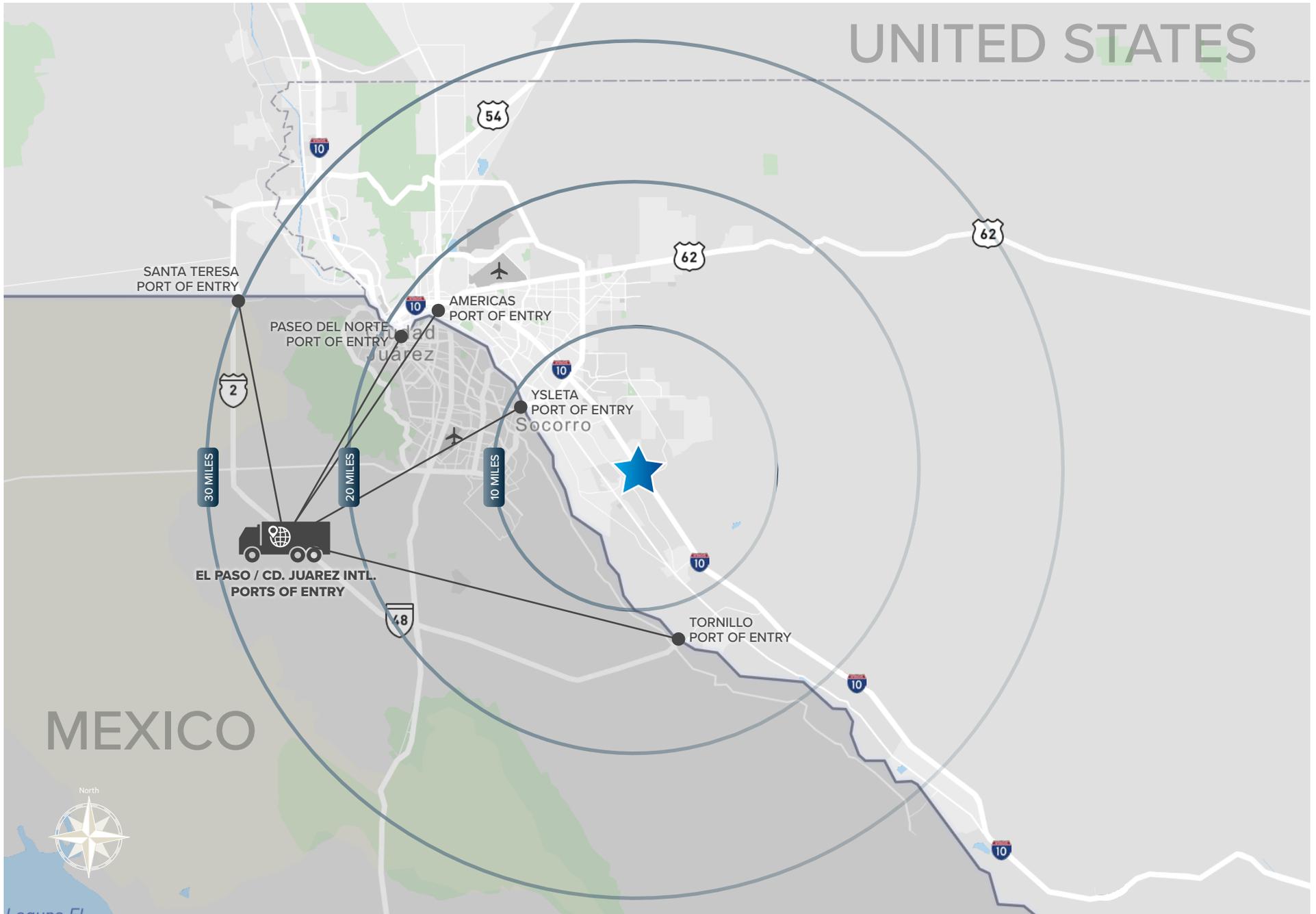
54'-0" x 70'-0" speed bay structural spacing



# LOCATION AERIAL



# DISTANCE RADIAL



# PHASE I SITE PLAN



# 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](http://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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