

1721 ADDISON STREET
EL PASO, TEXAS, 79928



100% LEASED COMMERCIAL BUILDING & EXCESS LAND FOR SALE

PROPERTY FEATURES

- **Great Investment Opportunity**
- **Single Tenant, Triple Net, Leased Long Term to the Tire Club**
- **Excellent Location for New Commercial Development**
- Total Building Area: **78,913 SF - Expandable**
- Total Land Area: **18.890 Acres**
- Excess Land: **11.00 Acres (520' frontage on Joe Battle/Loop 375)**
- Zoning: **Outside City Limits (located in El Paso County)**
- Year Built: **2001**
- Clear Height: **24'**
- Loading Docks/Ramps: **31 with leveler & sealers + 1 Drive-In**
- Fire Protection: **100% ESFR fire sprinkler system with loop system, hoses and fire extinguishers**
- Power: **1,000 KVA electrical transformer**
- Structure: **Concrete tilt-wall and metal construction**
- Sale Price: **\$4,600,000**



The information contained herein has been obtained through sources deemed reliable, but cannot be guaranteed for its accuracy. We recommend to any potential buyer or third party that any information, which is of special interest, including but not limited to measurements, areas and boundaries, should be obtained through independent verification.

COMMERCIAL BORDER PARTNERS OF TEXAS, LLC

Adrian Slater, CCIM

(915) 740-7140

(915) 400-2624

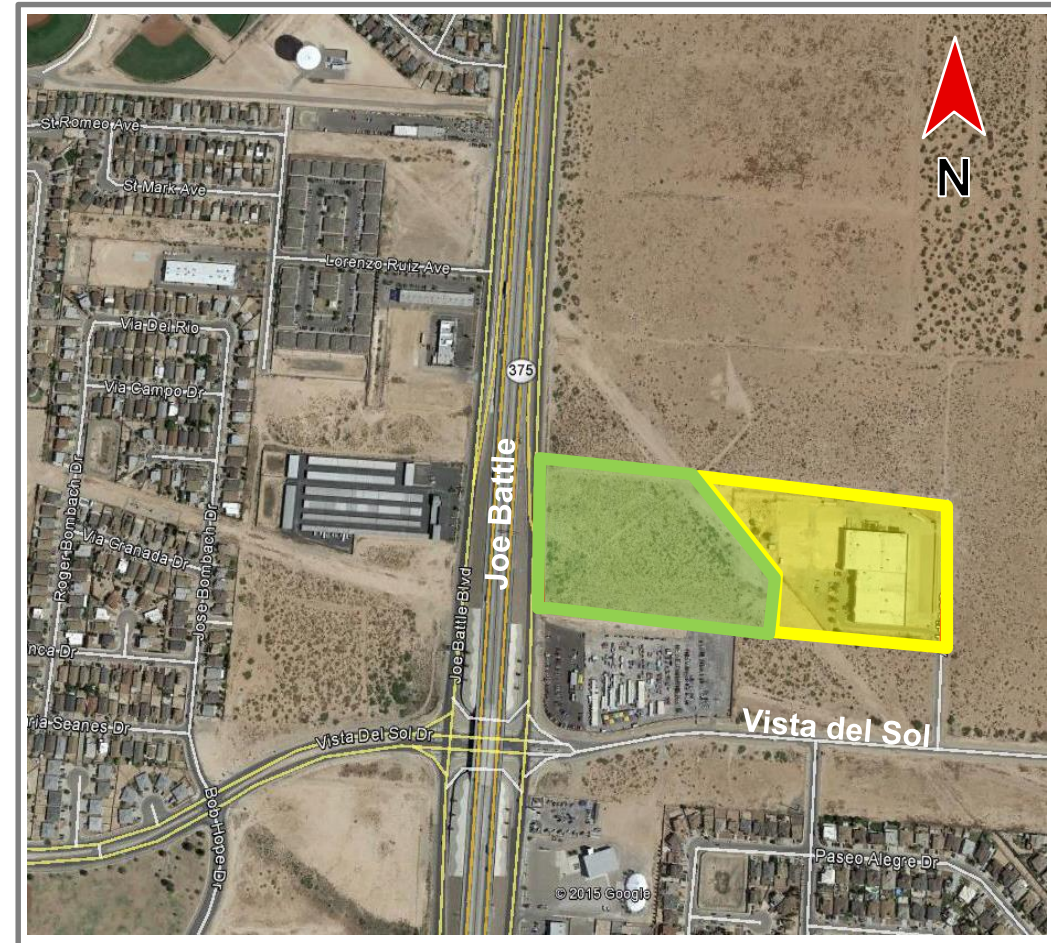
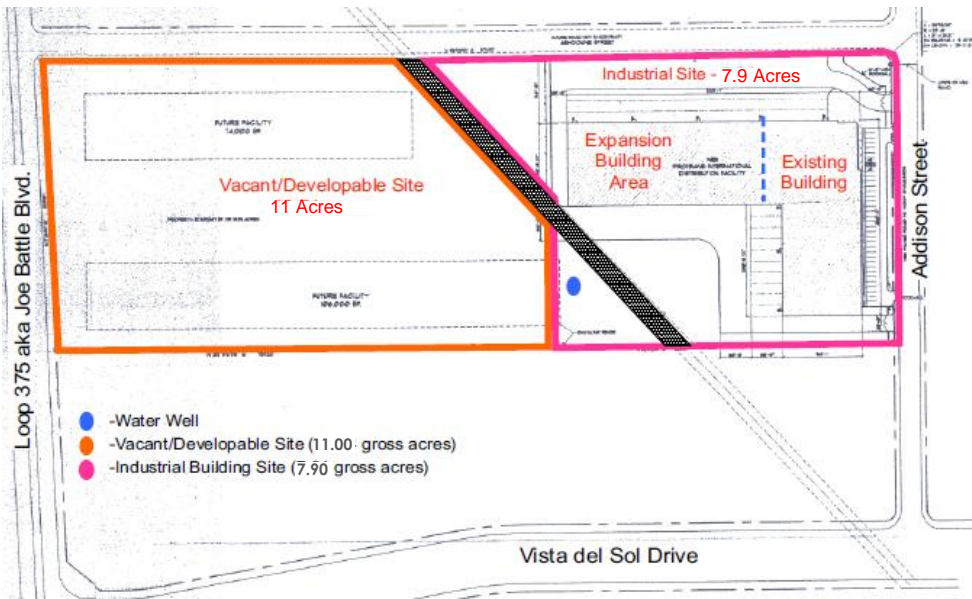
www.commercialbp.com



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- Building
- Excess Land

For more information, please contact:

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