

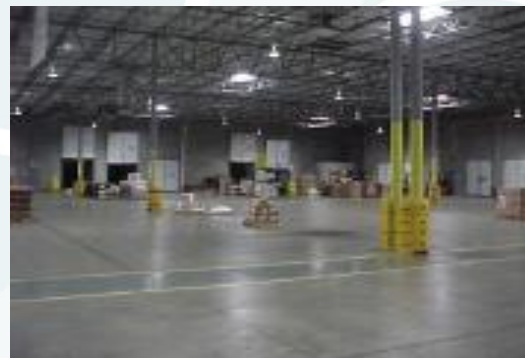
1721 ADDISON STREET  
EL PASO, TEXAS, 79928



# 100% LEASED COMMERCIAL BUILDING & EXCESS LAND FOR SALE

## PROPERTY FEATURES

- Great Investment Opportunity
- Leased Long Term to the Tire Club
- Building & Excess Land Can be Purchased Separately
- Total Building Area: 78,913 SF - Expandable
- Land Area: 7.90 Acres
- 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
- Building Sale Price: \$3,000,000
- Excess Land: 11.00 Acres (Approx. 520' frontage on Joe Battle/Loop 375)
- Excellent Location for New Commercial Development
- Excess Land Sale Price: \$1,200,000



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

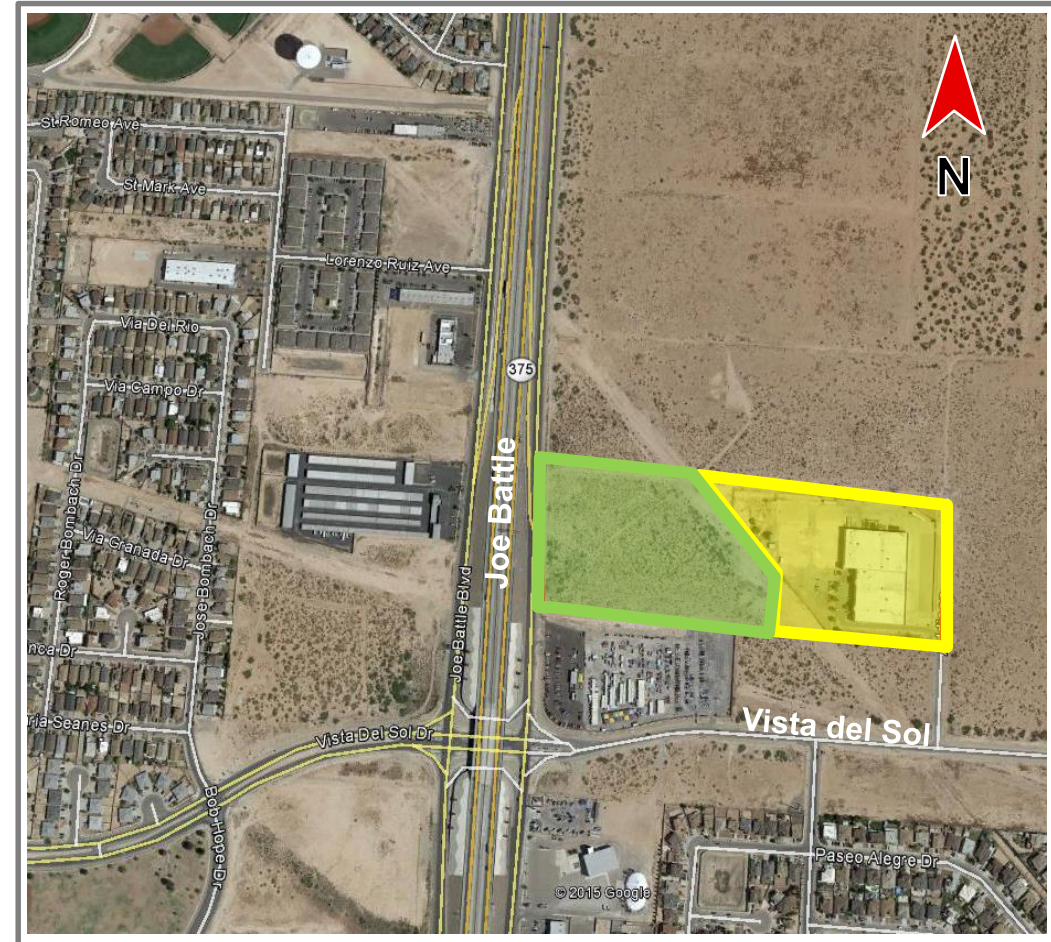
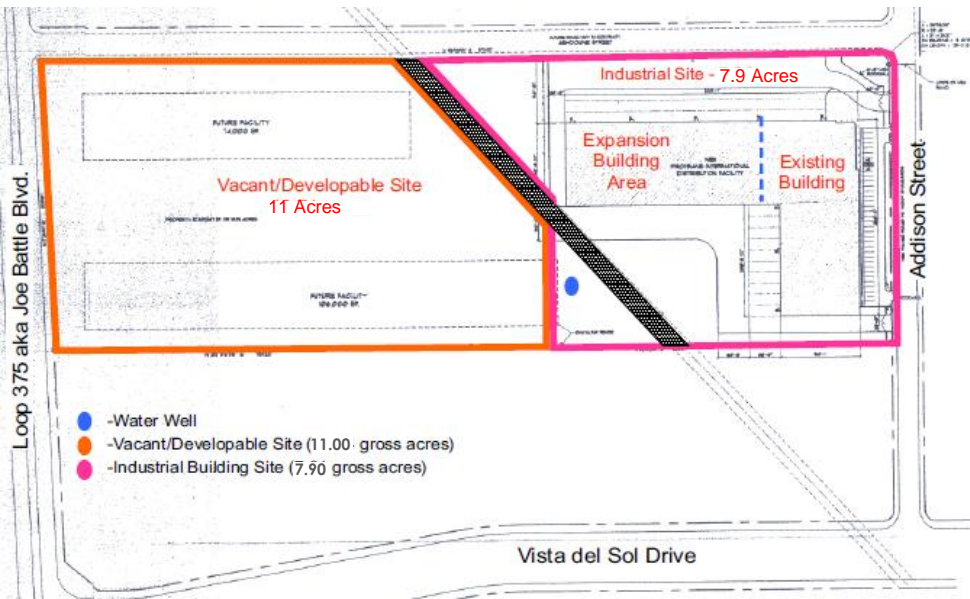
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-  Building
-  Excess Land

For more information, please contact:

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