

7800 TRADE CENTER AVENUE
EL PASO, TEXAS



INDUSTRIAL BUILDING FOR SALE OR LEASE

270,846 SF

PROPERTY FEATURES:

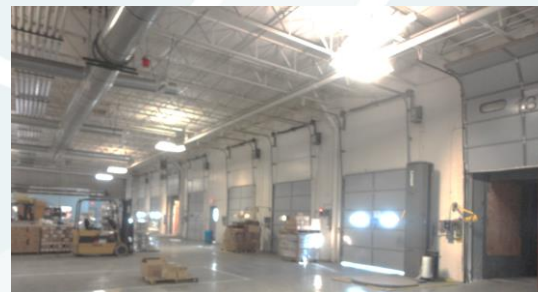
- Minimum Divisible: 135,000 SF
- Land Area: 29.849 Acres
- Year Built: 1992
- 27,213 SF of main offices, cafeteria/kitchen and restrooms
- Excess Land for Future Expansion Capability – 80,250 SF
- Concrete Tilt Wall Construction
- 22 Dock High Doors and 2 Grade Level-Ramps
- Two Guard Houses
- 345 Vehicle Parking Spaces
- Fully Sprinklered, T-5 Lighting
- 22' Minimum Clear Height
- Excellent Access from Interstate 10 and Frontage along 3 streets
- 7 miles to US/Mexico Border (Santa Teresa-San Jeronimo Port of Entry)
- 2-2,500 KVA Transformers
- 480V, 3-Phase Electrical Power
- Substantial infrastructure includes: back-up generators, chillers & cooling towers and waste water system

Sale Price

\$9,400,000

Lease Rate

\$3.75 SF/Year; NNN



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

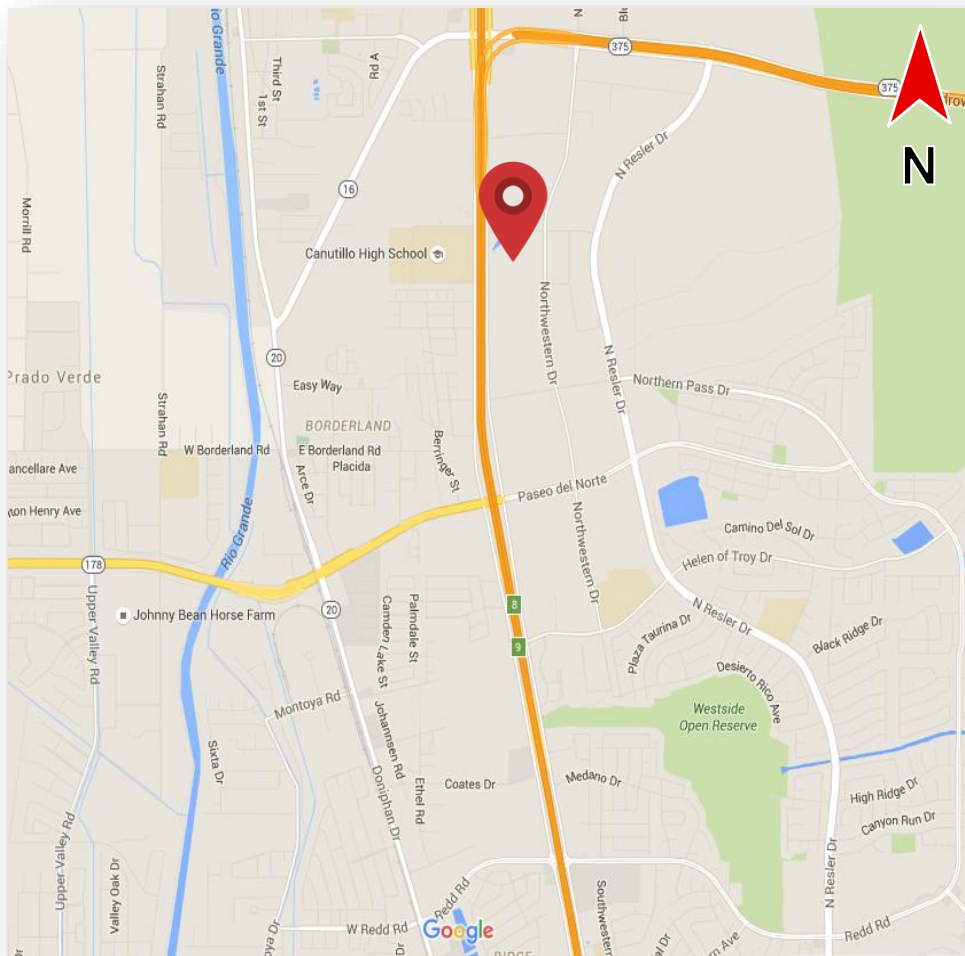
www.commercialbp.com

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For more information, please contact:

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