

Industrial | For Sale or Lease



East El Paso Industrial

For Lease: 115,200 SF

11350 James Watt Drive
El Paso, Texas 79936
www.cbre.com/elpaso



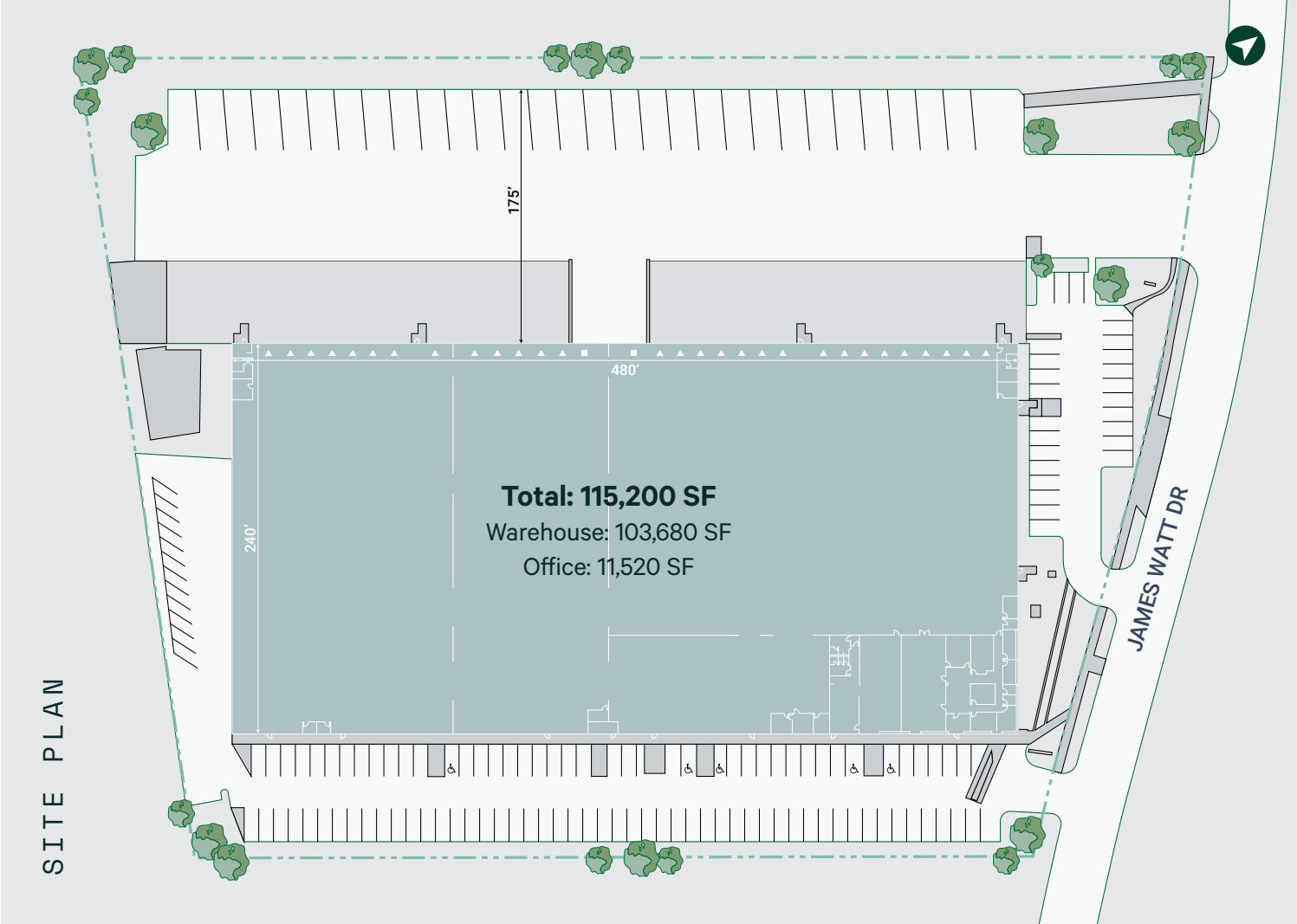
East El Paso Industrial

11350 James Watt Drive | El Paso, Texas 79936



Space Information

- + Total Bldg: 115,200 SF
- + Warehouse: 103,680 SF
- + Office: 11,520 SF
- + Land Acres: 6.84
- + Constructed: 2001
- + Guard Shack and Fencing in Place
- + Clear Height: 24'
- + Column Spacing: 30'x60'
- + Dimensions: 480'x240'
- + Loading: Rear Load
- + Truck Court Depth: 175'
- + Auto Parking: 155
- + Trailer Parking: 40
- + Dock Doors: 29
- + Drive-In Doors: 2
- + Zoning: C4
- + Construction: Tilt-Wall
- + Roof System: TPO
- + Roof Age (Year): 2022
- + Roof Warranty Expiration: 5/7/2042
- + Fire Protection: Wet
- + Lighting: 2'x4' Fluorescent
- + Power: 1,200amps - 480/227V 3-Phase





Contact Us

Jacob Quinn

Executive Vice President

D: +1 915 313 8815

C: +1 915 269 6786

jacob.quinn@cbre.com

William Caparis, SIOR

Executive Vice President

D: +1 915 313 8804

C: +1 915 549 5365

bill.caparis@cbre.com

Jonathan Plundo

Senior Associate | Investment Properties

T: +1 915 313 8803

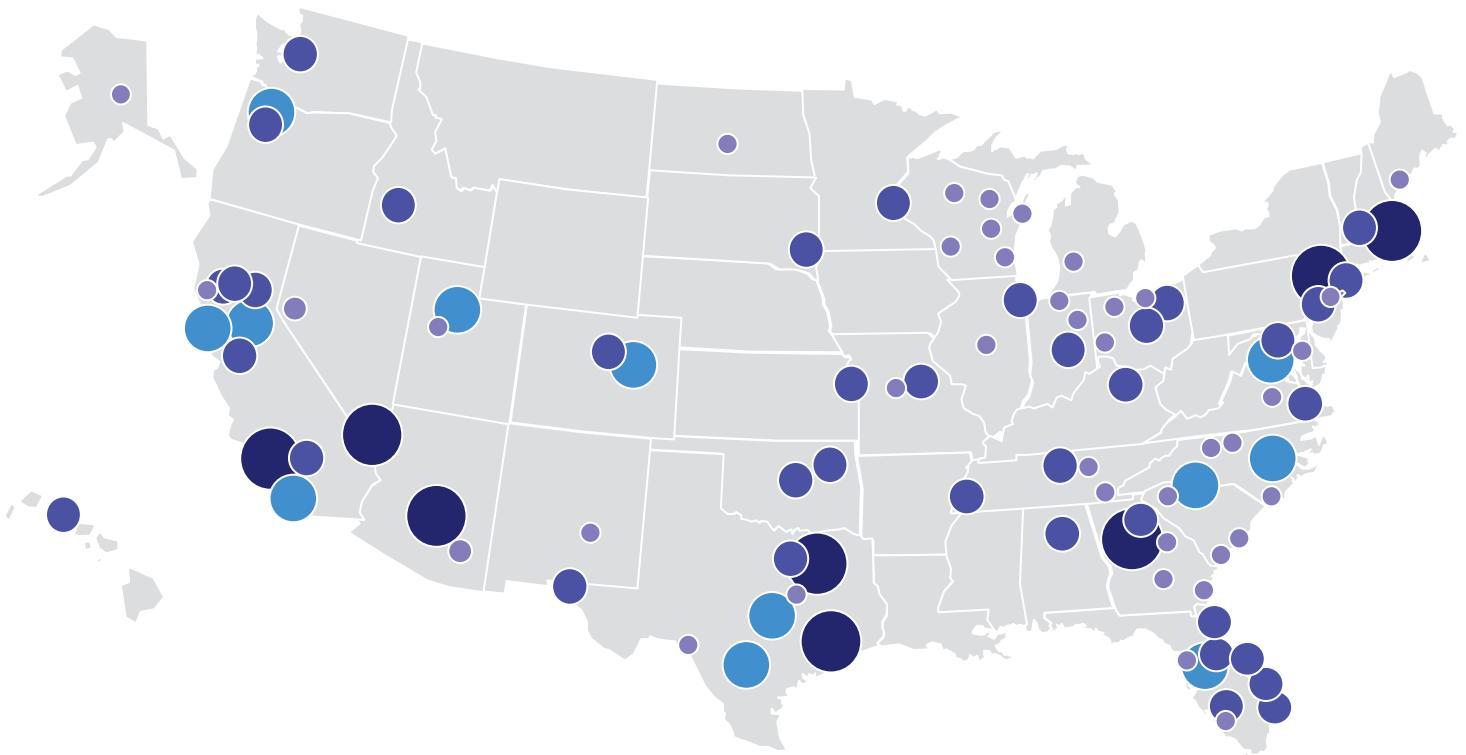
C: +1 915 345 5574

jonathan.plundo@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.











Invesco Real Estate

40 Years of Experience; Stability for our Tenants



KEY: # of Investments

- 1
- 2-10
- 11-20
- 21+

 Industrial ~71M SF	 Multifamily ~40K Units	 Office ~26M SF	 Medical Office ~11M SF
 Retail ~10M SF	 Single Family Rental ~9M SF	 Self Storage ~5M SF	 Life Science ~1M SF
 Other¹ ~5M SF	 Real Estate Debt Over 100 Loans		

¹Other includes Data Centers, Hotel, Land, Manufactured Housing, Senior Housing, Parking.

Source: Invesco Real Estate as of June 30, 2023, latest data available. Percentage of total gross asset value of all US direct real estate assets shown. For use with tenant prospects and brokers for discussion purposes only, and not for further distribution. This overview is designed to describe our platform. It is not to be construed as an offer to buy or sell any financial instruments and should not be relied upon as the sole factor in any investment making decision. Invesco Advisers, Inc. is an investment adviser; it provides investment advisory services to individual and institutional clients and does not sell securities.

~350 investments	~170M square feet	100 markets	40 years of experience
----------------------------	-----------------------------	-----------------------	----------------------------------

Invesco Real Estate is a global leader in the real estate investment management business with \$88.9 billion in real estate assets under management, 612 employees and 21 regional offices across the U.S., Europe and Asia. Invesco Real Estate was established in 1983 and today invests across the risk return spectrum, from core to opportunistic; in equity and debt; listed and direct; locally and globally. Invesco Real Estate is a business name of Invesco Advisers, Inc., an indirect, wholly owned subsidiary of Invesco Ltd. Invesco Ltd. is an independent investment management firm dedicated to delivering an investment experience that helps people get more out of life. NYSE: IVZ; <http://www.invesco.com/realestate>





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.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date