



FOR SALE

AVAILABLE SPACE

30,000 SF

LOT SIZE

1.85 AC

ZONING

PI

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Discover a strategic industrial location ideally suited for your business operations. This property features two well-appointed buildings situated on 1.85 acres of land, offering extensive facilities for warehousing and office use—perfectly positioned for optimal logistics and accessibility.

Property Features

Building 1: Approximately 25,760 Sq. Ft. of total space, including ±4,000 Sq. Ft. of office space. The office area is designed for businesses needing a small administrative or sales office, while the expansive warehouse provides ample room for storage and operations. In addition to dock-high and grade-level doors, this facility is rail-served and includes two roll-up doors and a chain-link fence for efficient loading and unloading.

Building 2: A 4,830 Sq. Ft. warehouse divided into eight equal spaces—ideal for diversified business needs. Enhanced Safety and Compliance, building fully sprinkled, ensuring safety and compliance with industry standards.

Highlights

Main Building:

- A. 20' x 12' roll-up servicing loading platform
- B. 12' x 12' dock-high door
- C. 18' x 12' side rail spur roll-up door
- D. 12' x 12' side rail spur roll-up door
- E. 13' x 12' grade-level door
- F. 23' x 12' sliding door
- G. 8' x 12' roll-up door
- H. Fully sprinkled
- I. 12-camera security system in place
- J. Rail Service Access

Rear Building:

- A. Eight spaces of 600 Sq. Ft. each
- B. Five spaces include a 10' x 8' roll-up door
- C. Two spaces include a 14' x 12' roll-up door
- D. One space includes a 14' x 12' sliding door



DEMOGRAPHIC SNAPSHOT 2024



84,859
POPULATION
3-MILE RADIUS



\$83,159
AVG HH INCOME
3-MILE RADIUS



\$61,966
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
OSBORNE DR: 103,914 VPD
DONIPHAN DR: 15,965 VPD
(TDT)

FINANCIALS

LEASE SUMMARY

Unit	Size Sq. Ft.	Lease Term Years	Rent Payment	Lease Structure
Office 1	168	1	\$330	Gross
Office 2	144	1	\$300	Gross
Office 3	168	1	\$350	Gross
Office 4	175.5	1	\$300	Gross
Office 5	224	1	\$350	Gross
Office 6	141.75	1	\$250	Gross
Office 7	182	1	\$350	Gross
Office 8	182	1	\$275	Gross
Office 9	196	1		Gross
Office 10	216	1	\$350	Gross
Office 11	156	1	\$300	Gross
Office 12	192	1	\$400	Gross
Office 13	178.5	1	\$350	Gross
Office 14	234	1	\$450	Gross
Office A	252	1	\$500	Gross
Office B	252	1	\$500	Gross
Warehouse A-I	3751	1	\$2,100	Gross
Warehouse A-II	2184	1	\$1,250	Gross
Warehouse A-III	1044	1	\$600	Gross
Warehouse B-1	780	1	\$300	Gross
Warehouse B-2	736	1	\$600	Gross

Unit	Size Sq. Ft.	Lease Term Years	Rent Payment	Lease Structure
Warehouse B-3	736	1	\$600	Gross
Warehouse B-4	780	1	\$625	Gross
Warehouse B-5	780	1	\$625	Gross
Warehouse B-6	600	1	\$350	Gross
Warehouse B-7	864	1	\$625	Gross
Warehouse B-8	864	1	\$600	Gross
Warehouse B-9	864	1	\$600	Gross
Warehouse B-10	864	1	\$300	Gross
Warehouse B-11	864	1	\$600	Gross
Warehouse B-12	360	1	\$200	Gross
Warehouse C-1	600	1	\$480	Gross
Warehouse C-2	600	1	\$450	Gross
Warehouse C-3	600	1	\$450	Gross
Warehouse C-4	600	1	\$450	Gross
Warehouse C-5	600	1	\$325	Gross
Warehouse C-6	600	1	\$325	Gross
Warehouse C-7	600	1	\$400	Gross
Warehouse C-8	600	1	\$400	Gross

Property Total Size: 23,932.75 Sq. Ft.
 Monthly Gross Rent: \$18,610.00
 Annual Gross Rent: \$223,320.00

OFFERING SUMMARY

Income

	Monthly	Yearly
Potential Rental Income	\$18,610.00	\$223,320.00
Other Income	—	—
Total Income	\$18,610.00	\$223,320.00
Vacancy Rate (5%)	(\$930.50)	(\$11,166.00)
Gross Operating Income	\$17,679.50	\$212,154.00
Expenses	(\$6,741.56)	(\$80,898.75)

NET INCOME	\$10,937.94	\$131,255.25
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OFFICE AREA



WAREHOUSE AREA



EXTERIOR



LOADING DOCKS



AERIAL



INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES 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 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:
 - * that the owner will accept a price less than the written asking price;
 - * that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - * 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.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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