

# FOR LEASE

43,644-SF AVAILABLE  
12160 ROJAS DRIVE  
EL PASO, TEXAS

# CBRE



SUITE #H  
43,644-SF

New TPO Roof

# FOR LEASE

**43,644-SF AVAILABLE**  
**12160 ROJAS DRIVE**  
**EL PASO, TEXAS**

**CBRE**

## SPACE FOR LEASE - INFORMATION

- AVAILABLE NOVEMBER 1<sup>ST</sup>
- 43,644-SF TOTAL AVAILABLE
- 20' CLEAR HEIGHT
- 200' BUILDING DEPTH
- 92' TRUCK COURT DEPTH
- 8 DOCK HIGH DOORS
- 1 DRIVE-IN DOOR
- IMMEDIATE I-10 ACCESS
- RE-STRIPED TRUCK COURT
- NEW TPO ROOF
- NEW LED LIGHTING
- "WHITE BOXED" WAREHOUSE
- FULLY HVAC WAREHOUSE

### MARKETED BY:

**WILLIAM CAPARIS, SIOR**  
915-313-8804  
BILL.CAPARIS@CBRE.COM

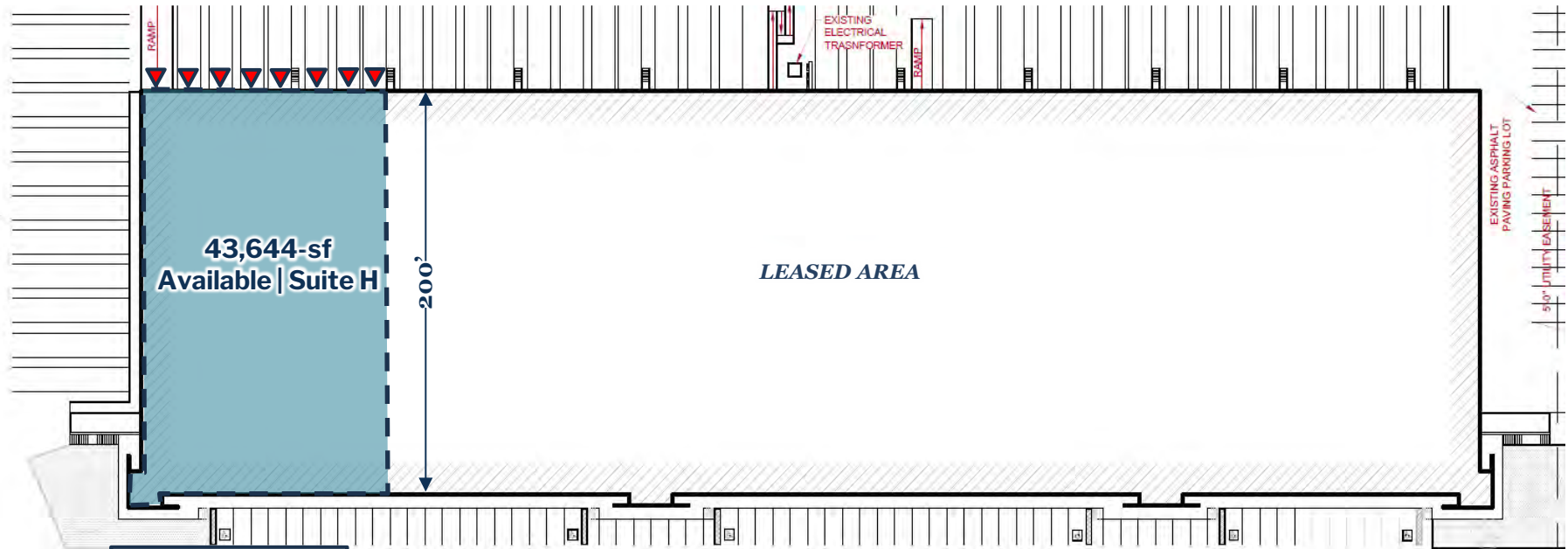
**ARTURO DE LA MORA**  
915-313-8811  
ARTURO.DELAMORA@CBRE.COM



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▼ Dock Doors (8)

## SUITE INFORMATION

- 34,523-SF OF WAREHOUSE
- EIGHT (8) DOCK-HIGH DOORS
- 92' CONCRETE TRUCK COURT
- 20' CLEAR HEIGHT
- 200' BUILDING DEPTH
- IMMEDIATE I-10 ACCESS

## CAPITAL IMPROVEMENTS

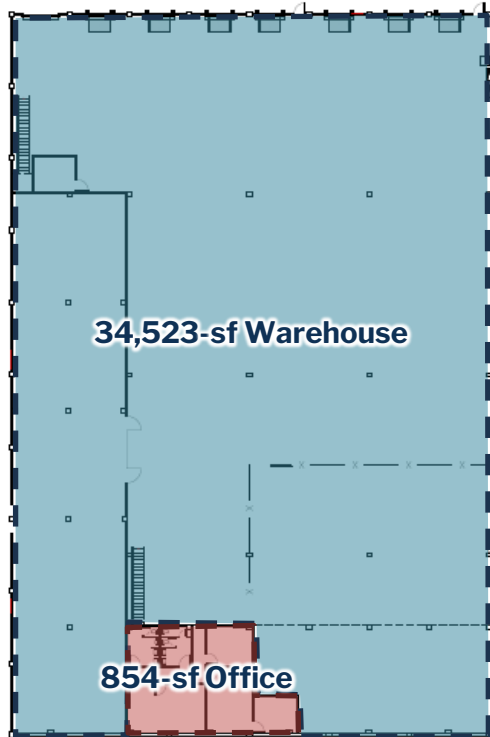
- NEW TPO ROOF (*COMPLETE*)
- SEALCOAT/STRIPED TRUCK COURT (*COMPLETE*)
- EXTERIOR BUILDING PAINTING (*COMPLETE*)
- INTERIOR WAREHOUSE PAINTING (*PLANNED*)
- NEW LED WAREHOUSE LIGHTING (*PLANNED*)
- SPRINKLER UPGRADES (*PLANNED*)
- REPLACEMENT OF 4 LEVELERS (*PLANNED*)

# FOR LEASE

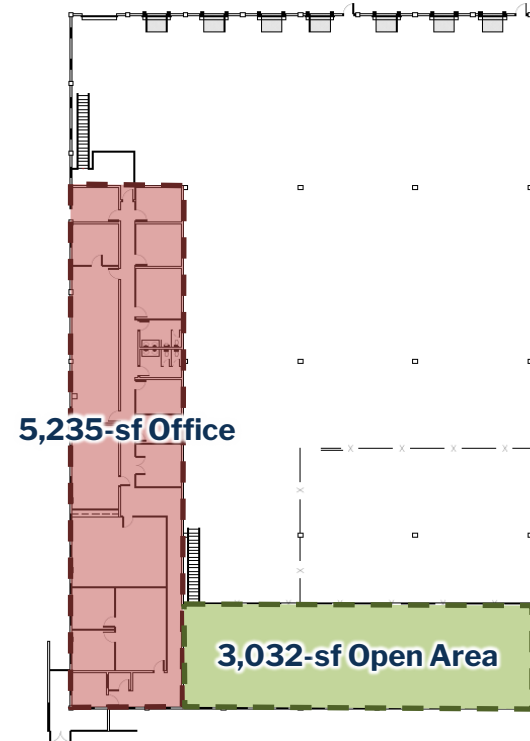
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### Suite H – 1<sup>st</sup> Floor



### Suite H – 2<sup>nd</sup> Floor



#### Area Breakdown

Warehouse	+/-34,523-sf
Office – 1 <sup>st</sup> Floor	+/-854-sf
Office – 2 <sup>nd</sup> Floor	+/-5,235-sf
Open Mezz Area – 2 <sup>nd</sup> Floor	+/-3,032-sf
<b>Total Area</b>	<b>43,644-sf</b>

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Rojas Drive

 **Stonelake**  
CAPITAL PARTNERS

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*New TPO Roof*

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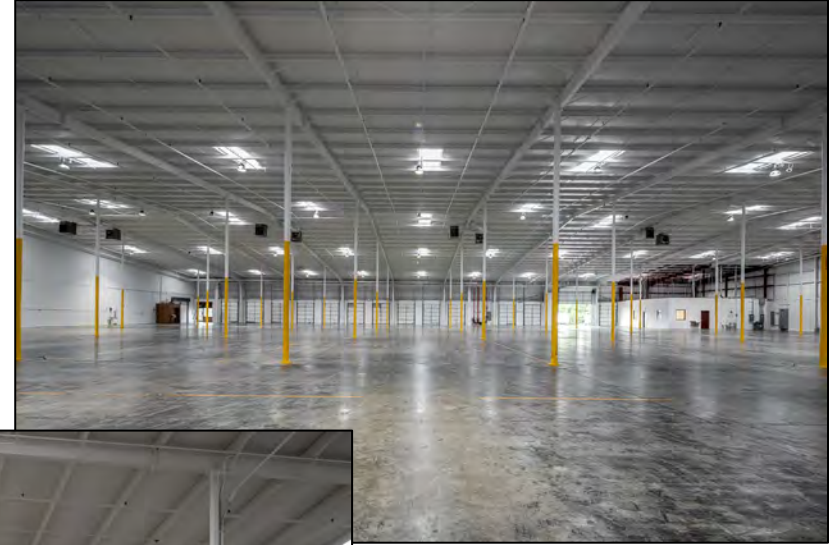
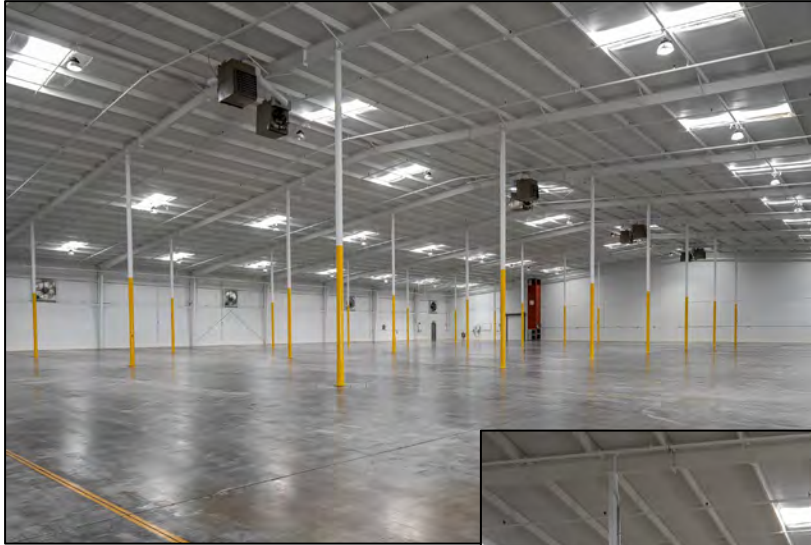
 **Stonelake**  
CAPITAL PARTNERS

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## SAMPLE MAKE READY IMAGERY





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