

FOR LEASE

12,726 +/- SF Industrial Facility

1.69-Acre Site

16' Clear Height



6980 Market St, El Paso, TX 79915



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

FOR MORE INFORMATION PLEASE CONTACT:

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PROPERTY HIGHLIGHTS

- Excellent Location in El Paso's East Industrial submarket with close proximity to Interstate I-10 and downtown El Paso
- The 12,726 +/- SF industrial building with warehouse space features 16' clear heights
- Fully fenced surface lot with gated access
- Two (2) drive-in loading doors
- 24 marked employee parking spaces
- Approximately 1,789 +/- SF of office space
- Less than 9 miles (20 minute drive) away from El Paso International Airport



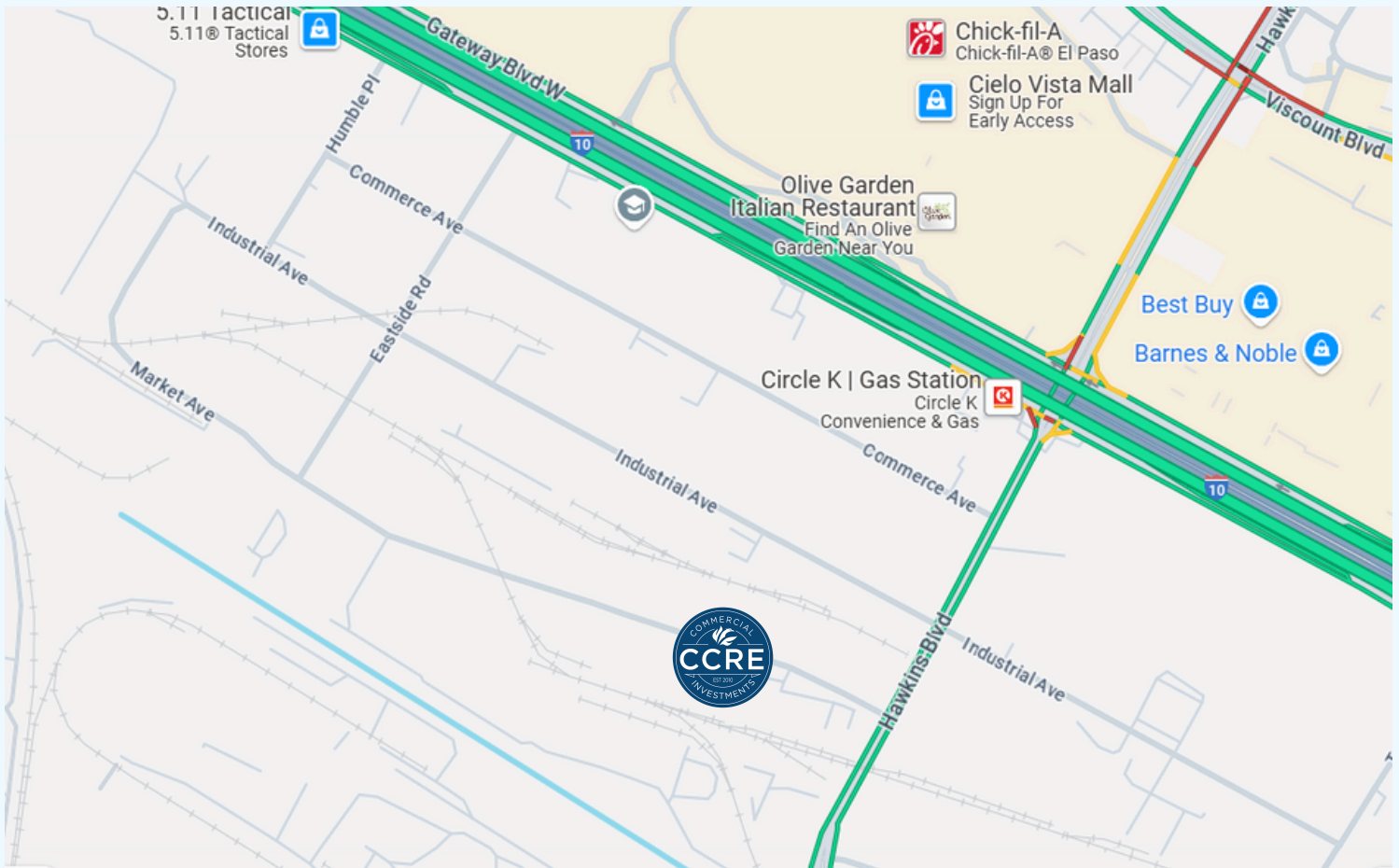
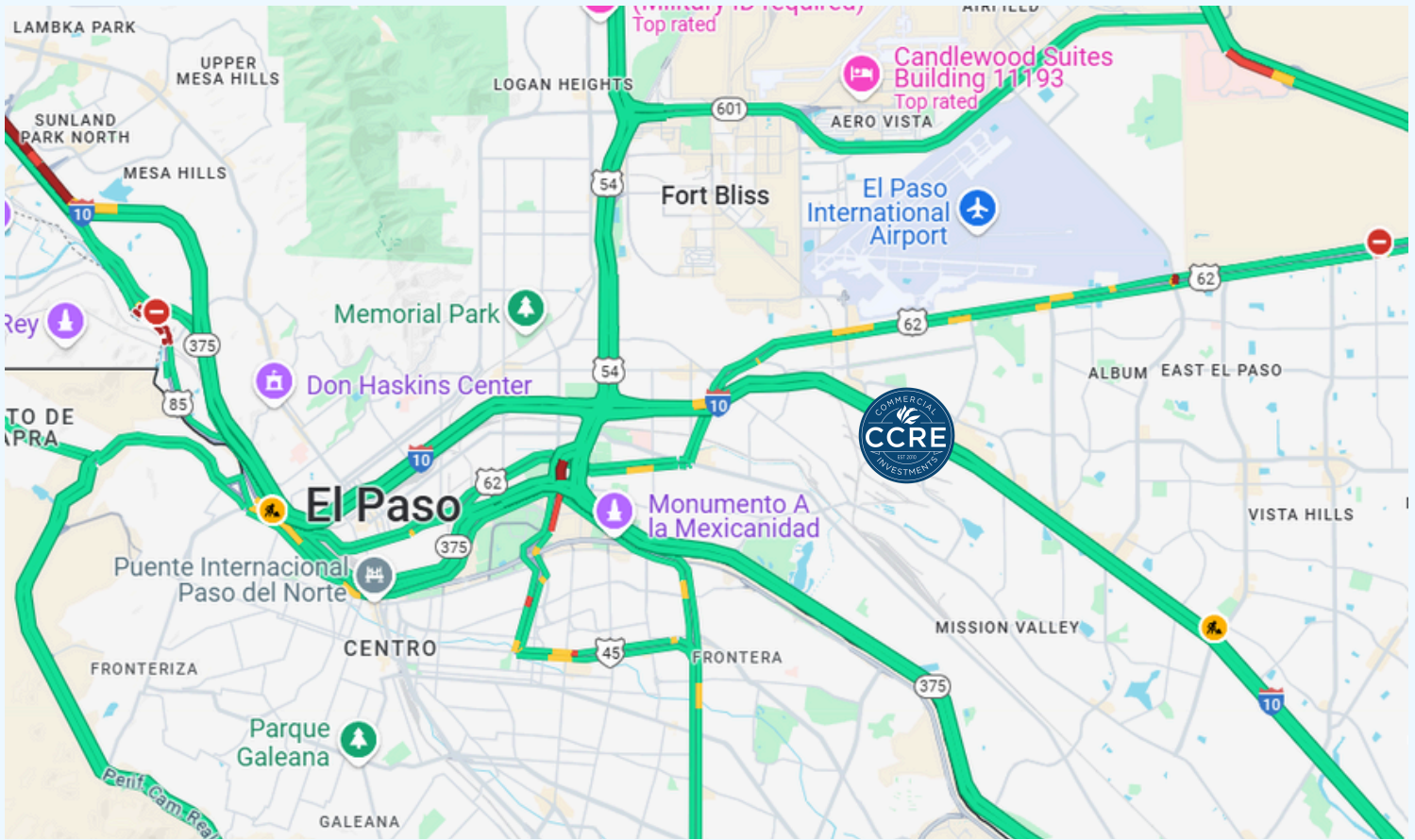
OFFERING SUMMARY

Physical Address	6980 Market Ave, El Paso, TX 79915
Lot Size	1.69 Acres
Building Size	12,726 +/- SF
Warehouse Area	Approx. 10,936 SF (86%)
Office Area	Approx. 1,789 +/- SF (14%)
Clear Heights	16'
Grade Level Doors	Two (2)
Year Built	1960
Security	Fully Fenced with Gated Access
Parking	Surface lot with 12+ spaces
Floodplain	Property is not in floodplain



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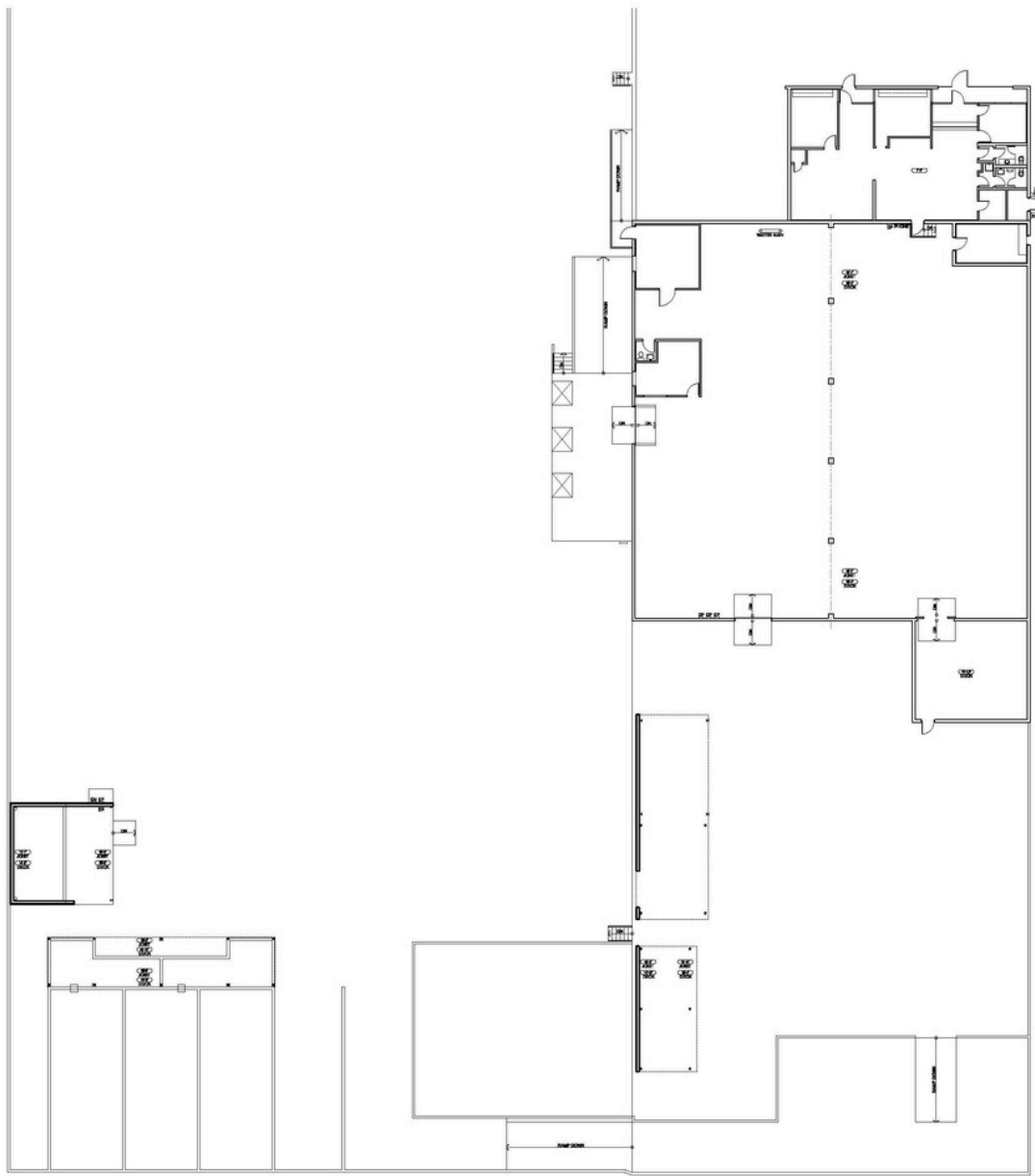
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AS-BUILT FLOOR PLANS
6980 MARKET AVE, EL PASO, TX 79915
Rev. Date: 05-19-05 SCALE: NTS
 SQUARE FOOTAGE BREAKDOWN
 2,577 OFFICE SF
 10,646 WAREHOUSE
 (12,725 GROSS TOTAL)
 16,901 TOTAL OUTSIDE SF

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