

- LEASING OPPORTUNITY -

9555

PLAZA CIRCLE



SUITE A: 19,200 SQ. FT. — SUITE B: 32,000 SQ. FT.

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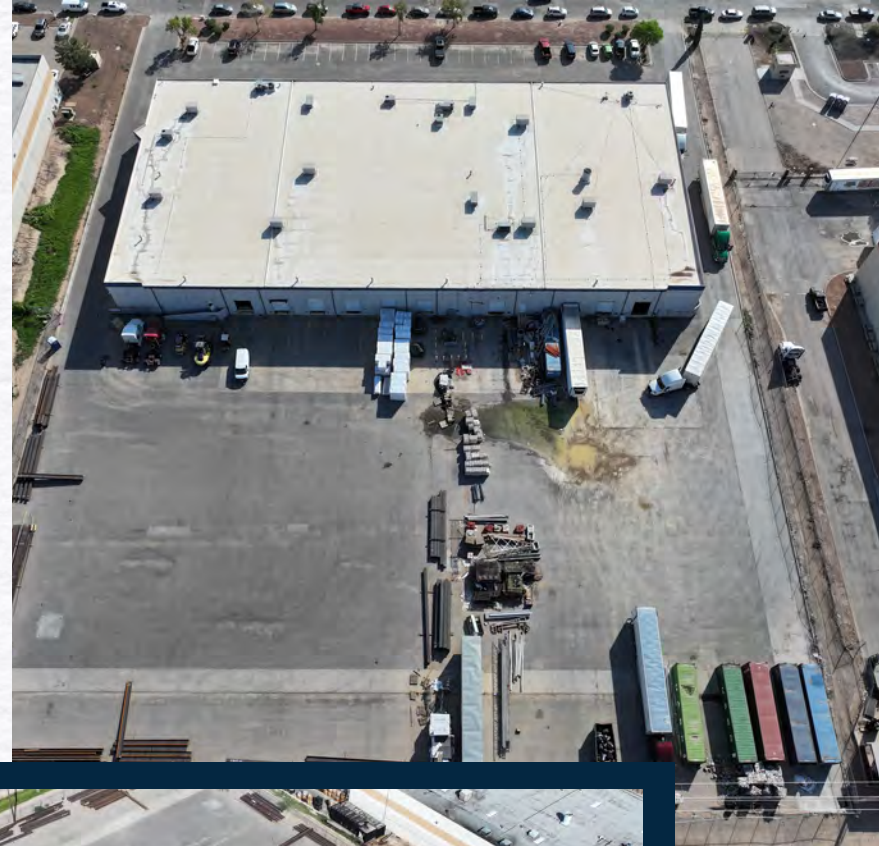
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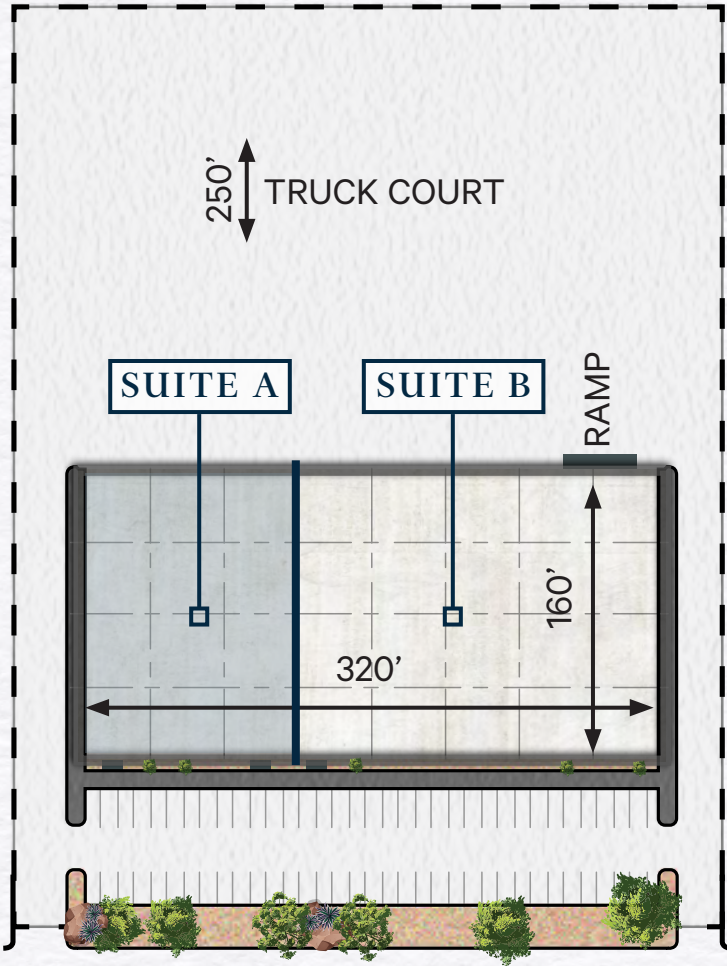
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PLAZA CIRCLE

Located in the Pan American Industrial Park along the US/Mexico border in East El Paso, this 51,200 square foot industrial building at 9555 Plaza Circle offers a multitude logistical advantages. Situated just 1.3 miles from the Zaragoza International Port of Entry, and with near-immediate access to Loop 375, this property provides seamless connectivity for your business operations. Further enhancing accessibility, the building is only 2 miles from the I-10/ Loop 375 interchange. This demisable industrial building features a large truck court with concrete pads and a dedicated trailer storage area, perfect for efficient loading and unloading. Zoned M-1, this industrial property is ideal for light manufacturing, assembly, fabrication, warehousing and distribution.





Suite / A

- + 19,200 Sq. Ft
- + 20' Clear Height
- + 4 Docks
- + HVAC

Suite / B

- + 32,000 Sq. Ft
- + 20' Clear Height
- + 6 Docks
- + HVAC

Building Specs

- Square Footage: 51,200 Sq. Ft.
- Land Area: 4.45 Acres
- Year Built: 1978
- Zoning: M-1
- Configuration: Rear-Load
- Clear Height: 20'
- Dock-High Doors: 10
- Truck Court: 250'
- Office Finish: Sq. Ft. 3,460 Sq. Ft.
- Office Finish: 7%
- Building Dimensions: 160' (deep) x 320' (wide)
- Column Spacing: 40' x 40'
- Parking Spaces: 66 Spaces
- Parking Ratio: 0.29/1,000 Sq. Ft.
- Trailer Spaces: 33 Spaces
- Fire Protection: Wet Pipe
- Lighting: T-8
- HVAC: 72,000 - 100,000 BTUH
- Power: Service 480/277-Volts, Rated Between 400 & 800 Amps Per Tenant
- Roof: 3-Ply Built Up Roof (2020)
- Construction: Concrete Tilt-Wall
- Slab: Varying Grade Reinforced
- Electric: El Paso Electric
- Water/Sewer: El Paso Water
- Gas: Texas Gas
- Coverage Ratio: ± 26%
- Truck Court Fencing: Yes
- Ingress/Egress: Two ingress Egress Points Located on the North & South Side of the Building

1.3 Miles

Zaragoza Intl. Port of Entry

2 Miles

I-10/Loop 375 Interchange

12.2 Miles

El Paso Intl. Airport

15 Miles

Bridge of the Americas Intl. Port of Entry

Accessibility & Connec- tivity



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PLAZA CIRCLE

CONTACT US

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