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SIGN

PROPERTY FOR SALE

1041 Eastside Road
±23,050 SF

EL PASO, TEXAS 79915

FOR SALE INFORMATION, PLEASE CONTACT



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CONCEPTUAL SIGNAGE RENDERING

GREAT OPPORTUNITY FOR OWNER/USER
CONVENIENTLY LOCATED CENTRALLY IN
EL PASO METRO AREA NEAR INTERSTATE 10

CALL FOR ASKING PRICE

Disclaimer: The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All leasing plans represent conditions followed proposed improvements and are not representative of existing conditions. All images shown are conceptual and designs are subject to change.



1041 Eastside Road

EL PASO, TEXAS 79915

WAREHOUSE/OFFICE FOR SALE:
±11,050 SF OFFICE | ±12,000 SF WAREHOUSE

PROPERTY SUMMARY

This prime industrial property offers a combination of high-functioning warehouse space and Class A office facilities, perfect for businesses seeking a well-equipped, centrally located, modern business facility.

- **Building Size & Layout:**

- The property boasts a total of **±23,050 SF**, including ±11,050 SF of office space and ±12,000 SF of warehouse area.
- The facility sits on a 1.30 AC lot, with the **option for an additional 1 AC available at 1035 Eastside Road**, immediately south.

- **Warehouse Features:**

- The warehouse space features a **20' to 24' clear height**, ensuring ample vertical clearance for various operations.
- The facility is equipped with **three dock doors**, including one with a leveler, providing easy loading and unloading. Additionally, the warehouse includes a 20' wide oversized grade-level door, making it ideal for larger deliveries.

- **Yard & Security:**

- The property includes a **fully secured yard with two access points**, offering convenient entry and exit for trucks while maintaining site security with installed CCTV and access control.

- **Office Space:**

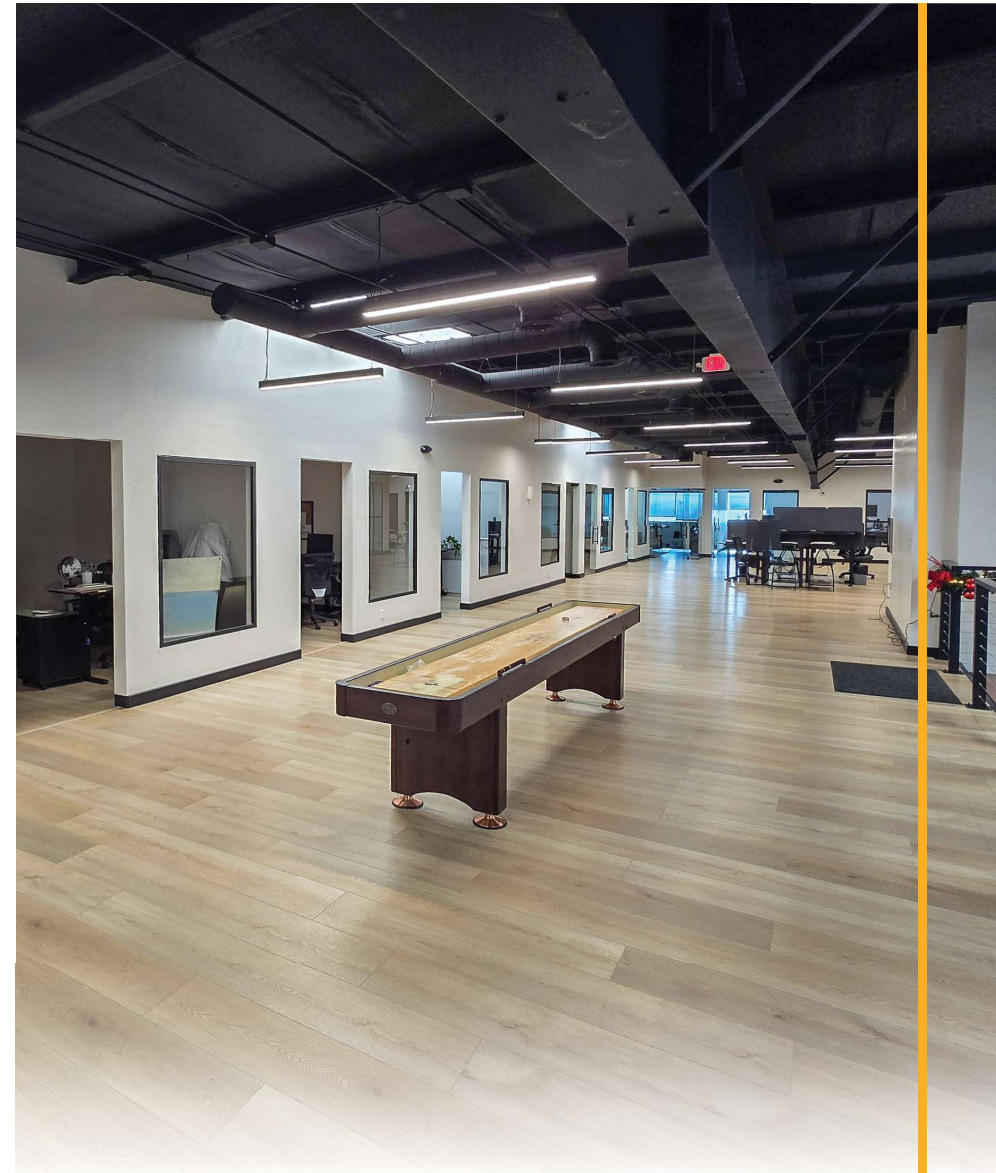
- The **Class A office space** is professionally designed to support your business operations with modern finishes and ample room for staff and client interactions.

- **Utilities & Upgrades:**

- Recent upgrades include new plumbing and electrical systems, **both redone in 2023/2024**, ensuring the property is fully equipped for contemporary business needs.

- **Lighting:**

- The entire facility is outfitted with **LED lighting**, providing efficient, bright illumination throughout the office and warehouse spaces.



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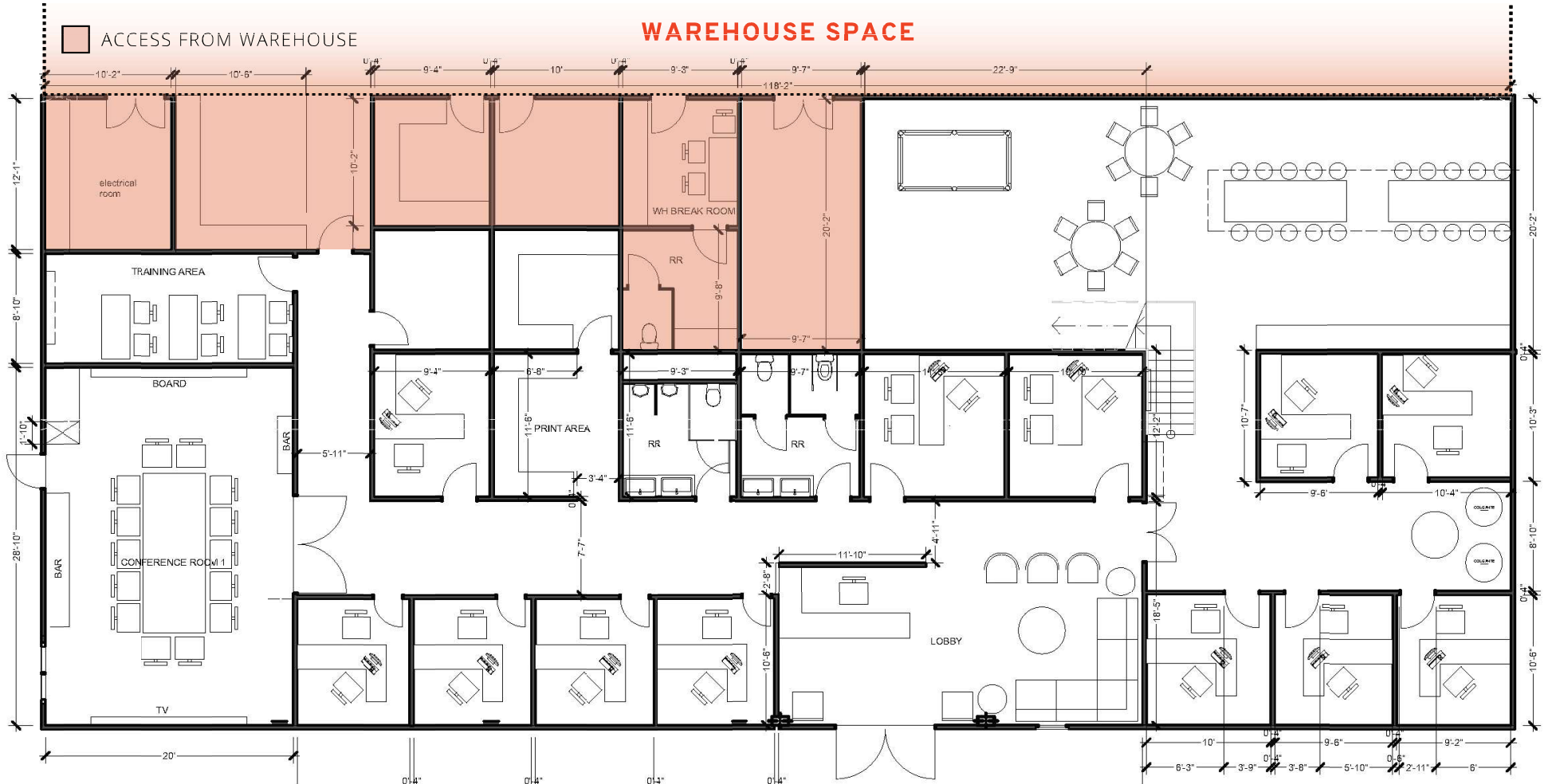
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WAREHOUSE/OFFICE FOR SALE:

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FLOOR PLAN - OFFICE, 1ST FLR



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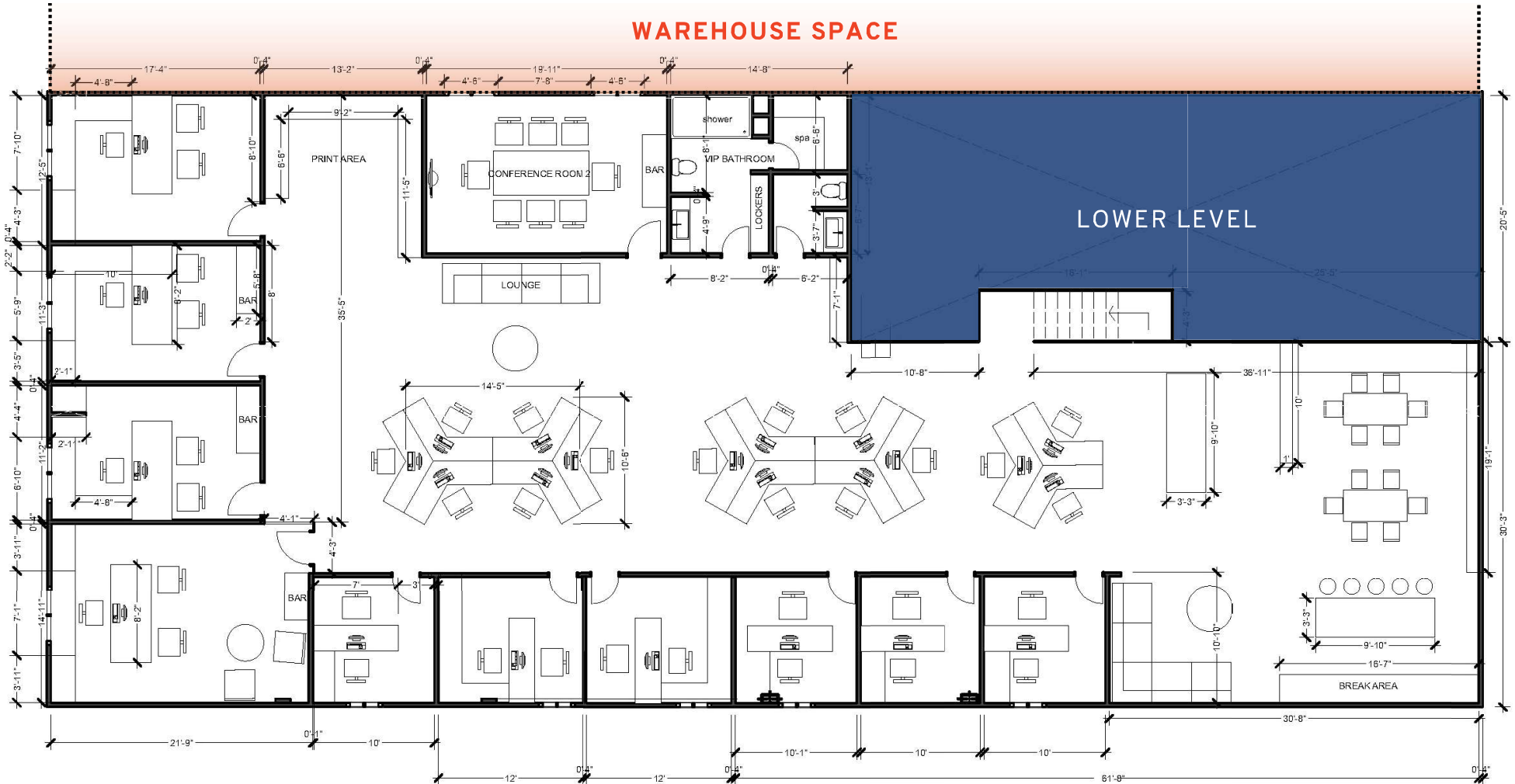
1041 Eastside Road

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WAREHOUSE/OFFICE FOR SALE:

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FLOOR PLAN - OFFICE, 2ND FLR



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WAREHOUSE PHOTOS



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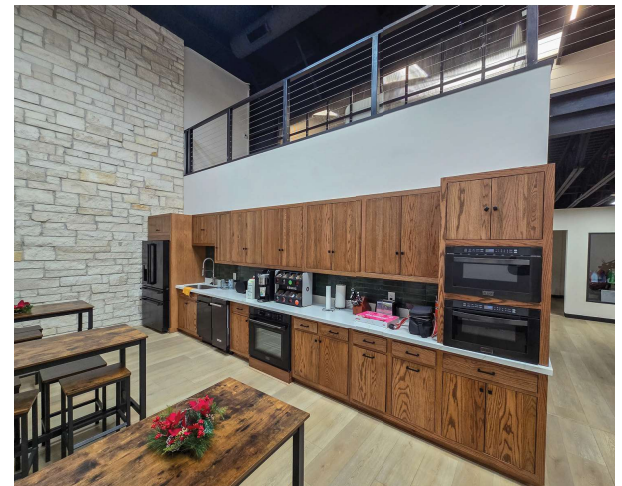
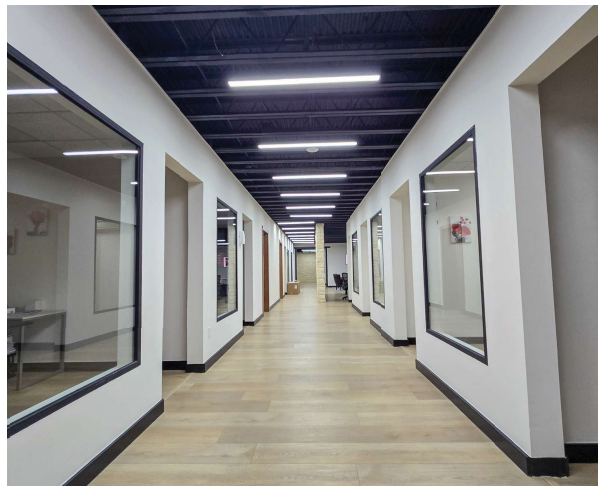
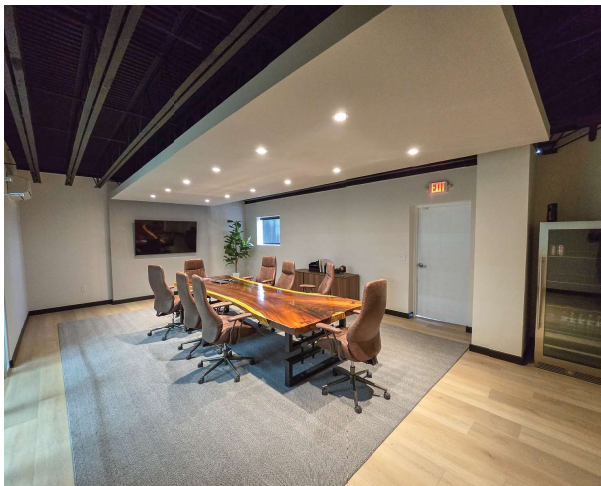
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WAREHOUSE/OFFICE FOR SALE:
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OFFICE PHOTOS



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AERIAL



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SURROUNDING AREA



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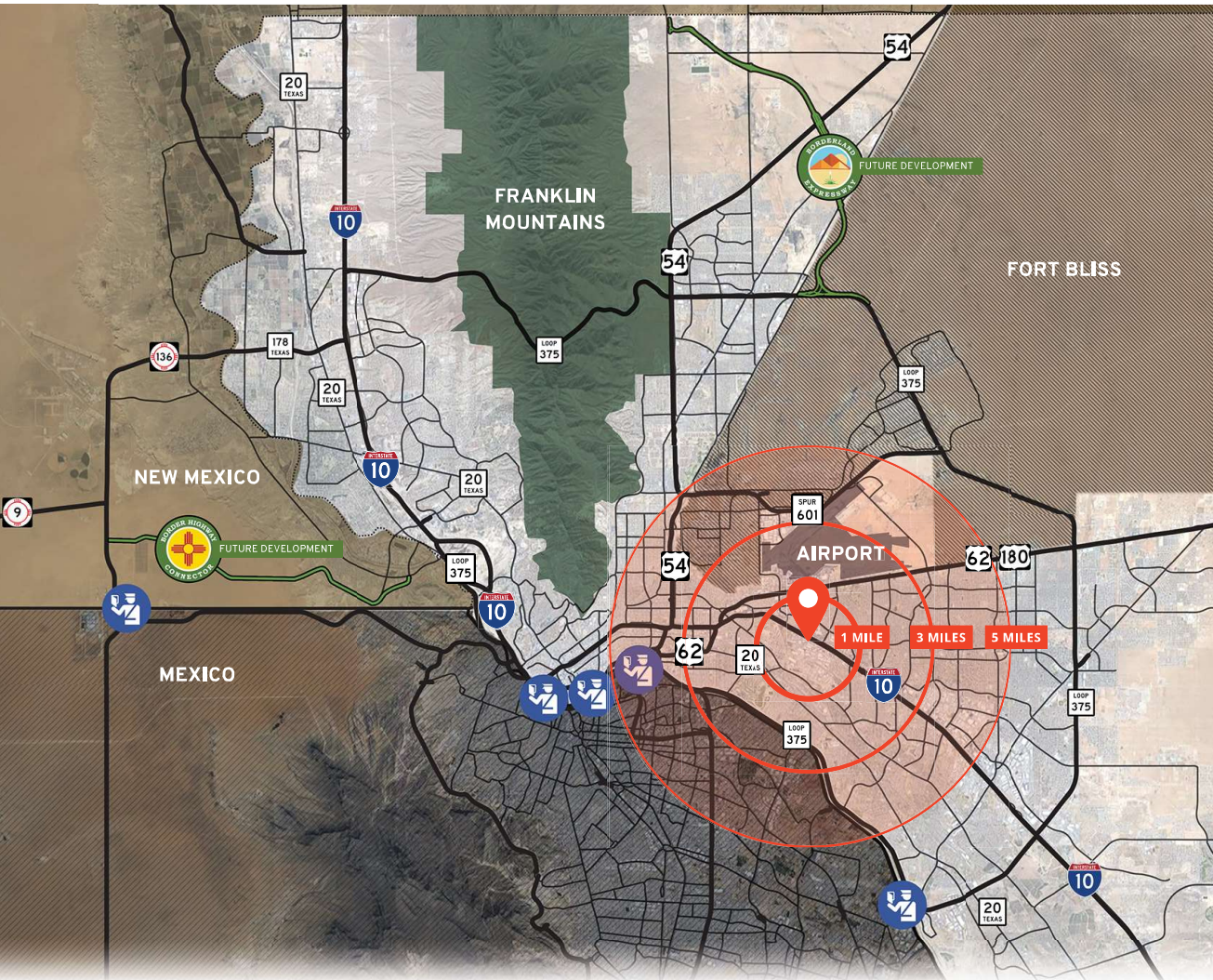
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WAREHOUSE/OFFICE FOR SALE:

±11,050 SF OFFICE | ±12,000 SF WAREHOUSE

LOCATION IN MARKET



DEMOGRAPHICS

• 1 Mile Radius

- Population: 5,297
- Avg. Household Income: \$63,331
- Avg. Age: 41
- Total Households: 2,221
- Persons Per Household: 2.4

• 3 Mile Radius

- Population: 85,111
- Avg. Household Income: \$58,895
- Avg. Age: 41
- Total Households: 32,888
- Persons Per Household: 2.6

• 5 Mile Radius

- Population: 206,960
- Avg. Household Income: \$61,280
- Avg. Age: 41
- Total Households: 78,569
- Persons Per Household: 2.6



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