

1041 Eastside Road

±23,050 SF

EL PASO, TEXAS 79915

FOR SALE INFORMATION, PLEASE CONTACT



Michael McBroom, SIOR, Senior Vice President Sonny Brown Associates, LLC +1 915-584-5511 Office +1 281-543-2350 Mobile michael@sonnybrown.com GREAT OPPORTUNITY FOR OWNER/USER
CONVENIENTLY LOCATED CENTRALLY IN
EL PASO METRO AREA NEAR INTERSTATE 10

CONCEPTUAL SIGNAGE RENDERING

# **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

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### 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:

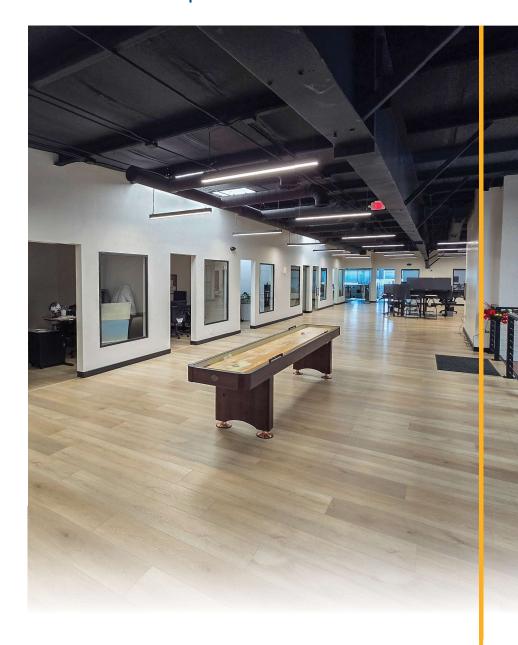
 The Class A office space is professionally designed to support your business operations with modern finishes and ample room for staff and client interactions.

### • 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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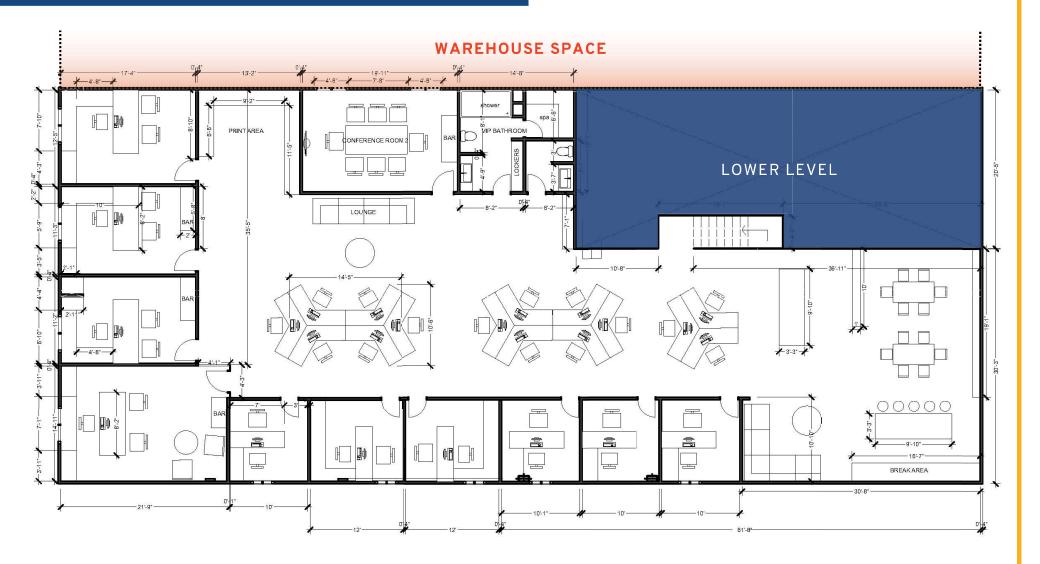
## FLOOR PLAN - OFFICE, 1ST FLR





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

# FLOOR PLAN - OFFICE, 2ND FLR





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

## **WAREHOUSE PHOTOS**















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

## **OFFICE PHOTOS**

EL PASO, TEXAS 79915















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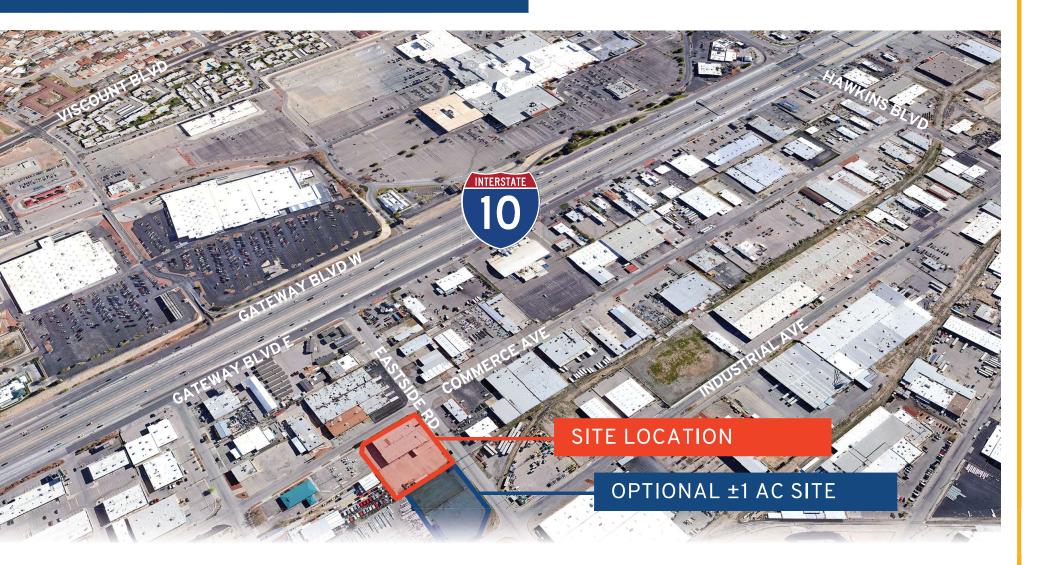
## **AERIAL**





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

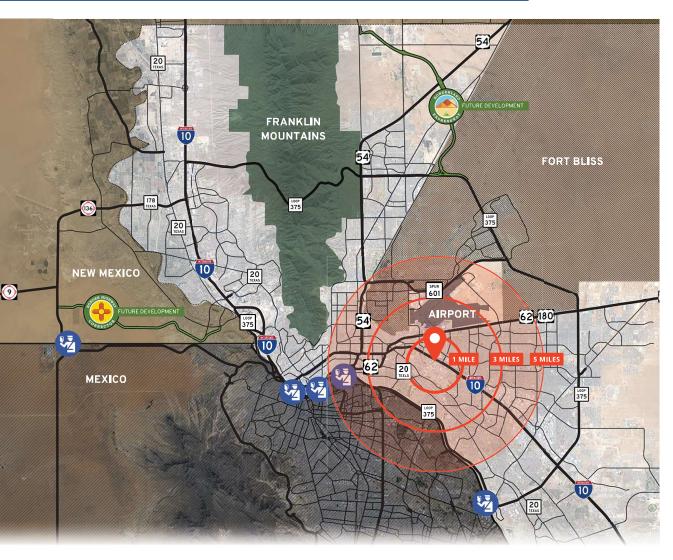
## SURROUNDING AREA





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

## LOCATION IN MARKET



### **DEMOGRAPHICS**

### • 1 Mile Radius

Population: 5,297

Avg. Household Income: \$63,331

o Avg. Age: 41

Total Households: 2,221

o Persons Per Household: 2.4

### • 3 Mile Radius

• Population: 85,111

• Avg. Household Income: \$58,895

o Avg. Age: 41

o Total Households: 32,888

Persons Per Household: 2.6

### • 5 Mile Radius

o Population: 206,960

• Avg. Household Income: \$61,280

o Avg. Age: 41

Total Households: 78,569

o Persons Per Household: 2.6





### **Information About Brokerage Services**

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 A 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.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Fax: