



RANCHO DEL REY

LOGISTICS PARK

SEQ I-10 & LOOP 375 | EL PASO, TEXAS

235 ACRE MASTER PLAN | ± 3,758,670 SF TOTAL

± 3,343,715 SF NOW AVAILABLE



PHASE ONE: UNDER CONSTRUCTION



3 Buildings
totaling
± 1,377,810 SF



Less than 3 miles to
Ysleta-Zaragoza Port
of Entry



± 395 Truck
Parking Spots



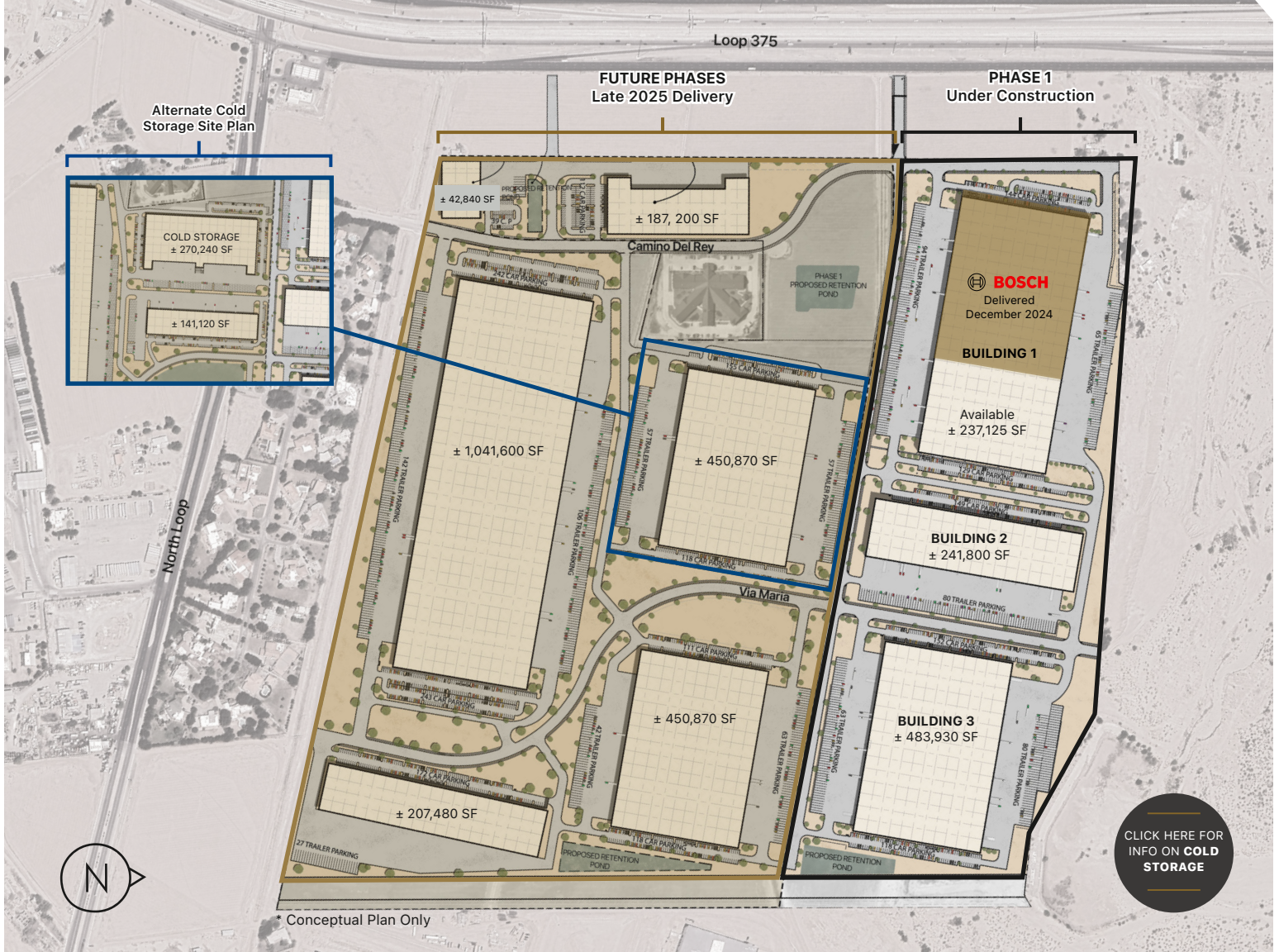
Direct access to
Loop 375 &
1 mile to I-10



Q4 2024
Delivery
Date



MASTER PLAN



**3 Phase Master Plan | ± 3,758,670 SF Total
3,343,715 SF Available**

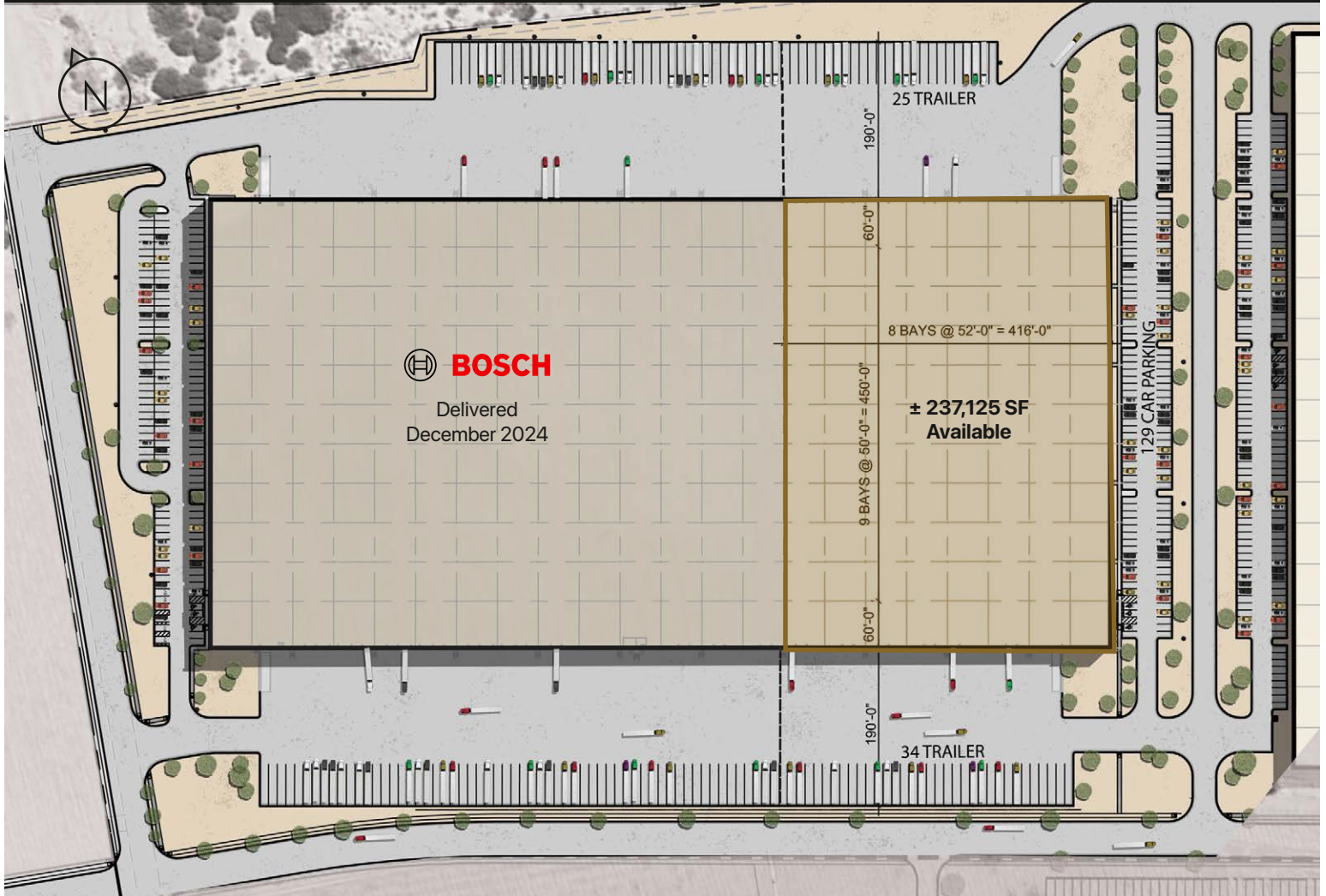
Phase 1 - Under Construction

Building 1 Size	Up to ± 237,125 SF available
Building 2 Size	Up to ± 241,800 SF
Building 3 Size	Up to ± 483,930 SF



SITE PLAN

PHASE ONE — BUILDING ONE

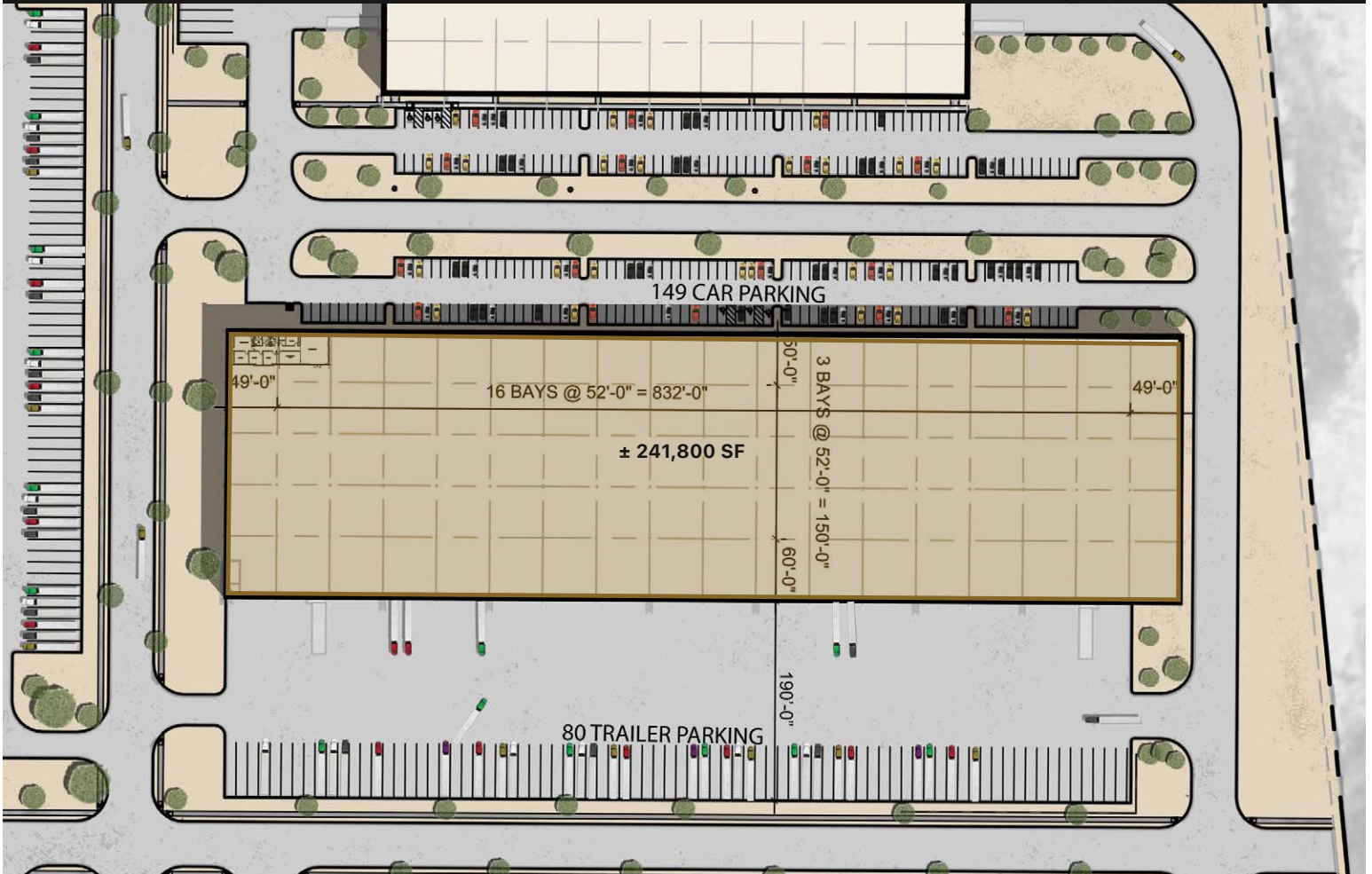


Building 1 | Delivered December 2024

Lease Rate	See Broker	Potential Dock Positions	25 (14 fully equipped)
Available Space	Up to ± 237,125 SF	Drive-In Doors	2
Building Size	± 652,080 SF	Auto Parking	± 129 available
Building Dimensions	570' x 1144'	Truck Parking	± 59 available
Truck Court Depth	190'	Power	800 amps available
Column Spacing	52' x 50' (60' Speed Bay)	Floor	6.5" reinforced
Clear Height	40'	Fire Protection	ESFR Sprinklers

SITE PLAN

PHASE ONE — BUILDING TWO

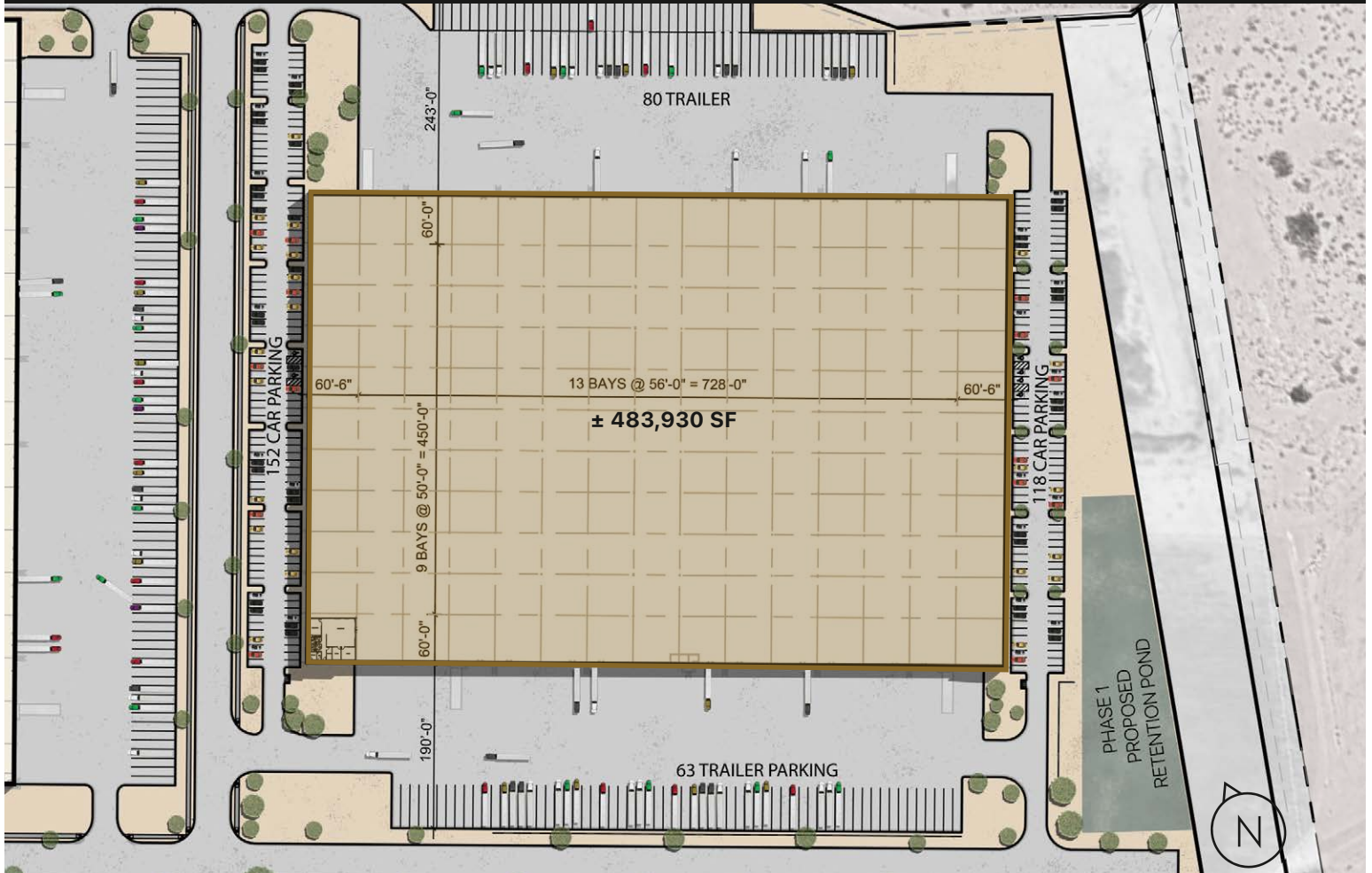


Building 2 | Delivery February 2025

Lease Rate	See Broker	Potential Dock Positions	22 (11 fully equipped)
Available Space	Up to ± 241,800 SF	Drive-In Doors	2
Building Size	± 241,800 SF	Auto Parking	± 149
Building Dimensions	930' x 260'	Truck Parking	± 80
Office Space	2,646 SF	Power	2600 amps
Truck Court Depth	190'	Floor	6.5" reinforced
Column Spacing	50' x 52' (60' Speed Bay)	Fire Protection	ESFR Sprinklers
Clear Height	36'		

SITE PLAN

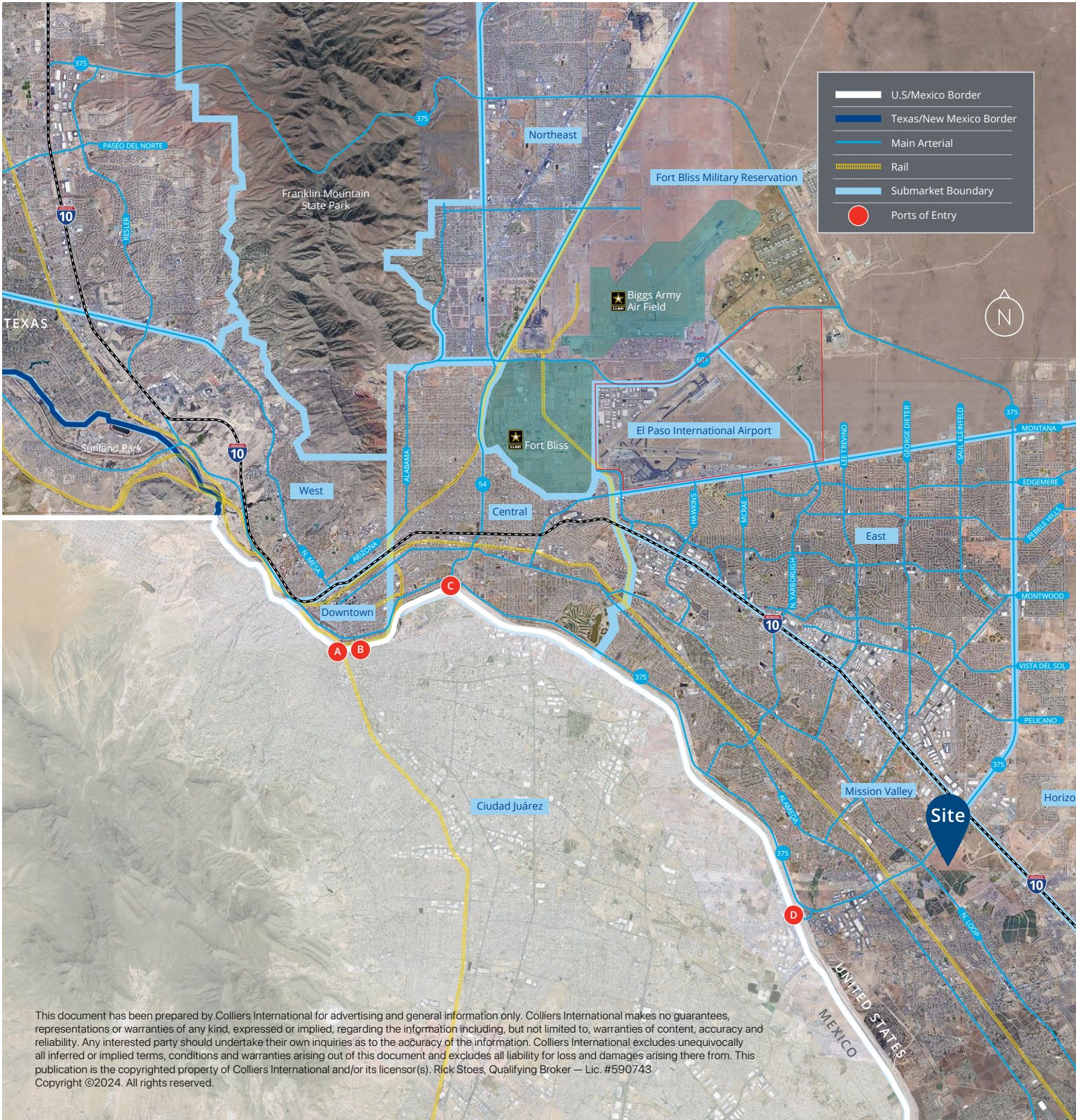
PHASE ONE — BUILDING THREE



Building 3 | Delivery Q2 2025

Lease Rate	See Broker	Potential Dock Positions	40 (22 fully equipped)
Available Space	Up to ± 483,930 SF	Drive-In Doors	4
Building Size	± 483,930 SF	Auto Parking	± 270
Building Dimensions	570' x 849'	Truck Parking	± 143
Office Space	2,648 SF	Power	2600 amps
Truck Court Depth	190'	Floor	6.5" reinforced
Column Spacing	56' x 50' (60' Speed Bay)	Fire Protection	ESFR Sprinklers
Clear Height	40'		

EL PASO MARKET



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SITE LOCATION

EL PASO, TEXAS



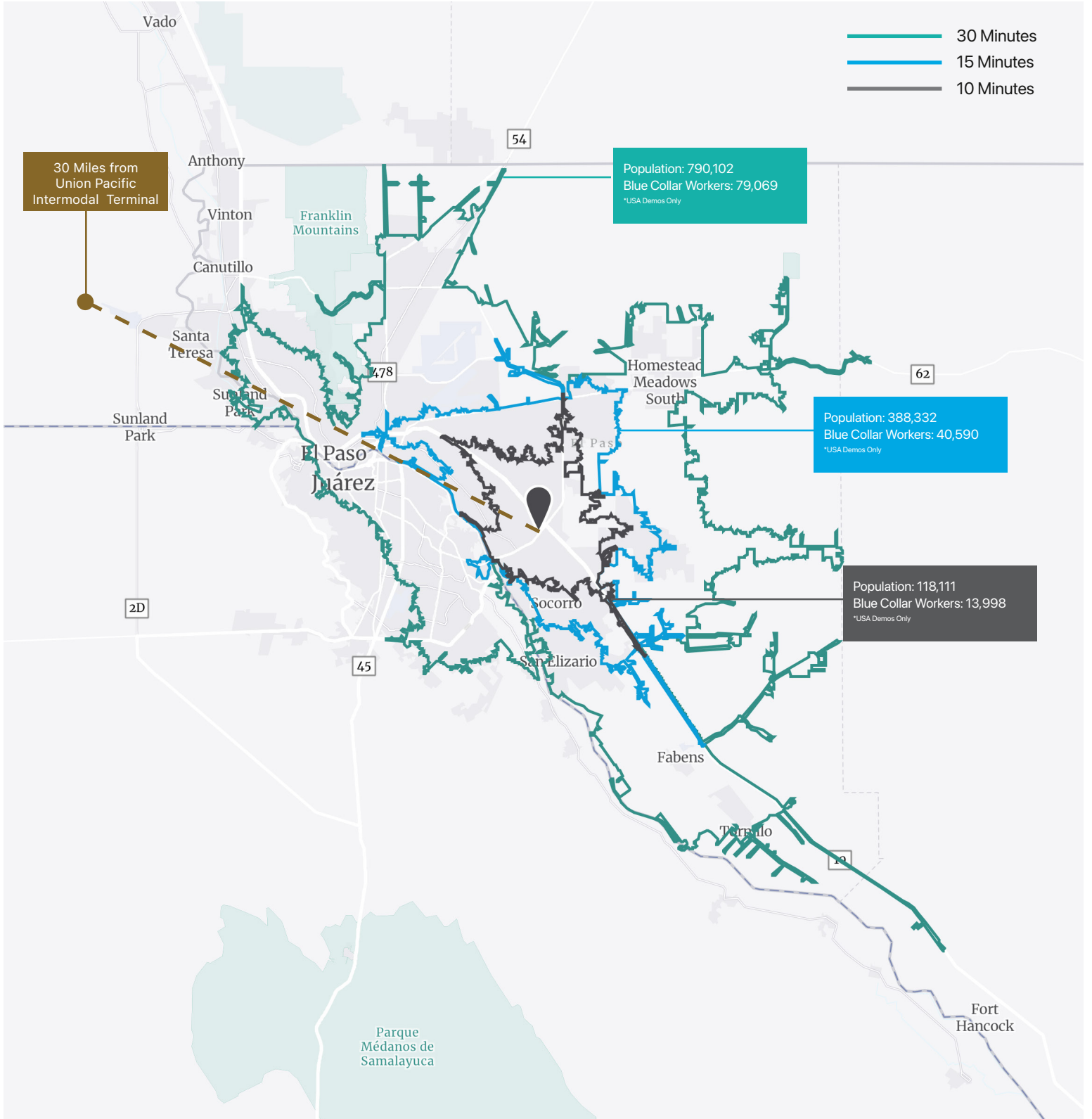
Site Location

Situated at the southeast quadrant of Interstate 10 and Loop 375, the Rancho Del Rey Logistics Park is extremely well positioned in the heart of El Paso's eastern industrial market. The property is located within three miles of the Ysleta-Zaragoza Port of Entry, a US border crossing to Mexico, handling 70% of El Paso's northbound cargo truck crossings in 2023.¹ The property includes convenient I-10 access from Loop 375 and additional full movement access from N Loop Dr.

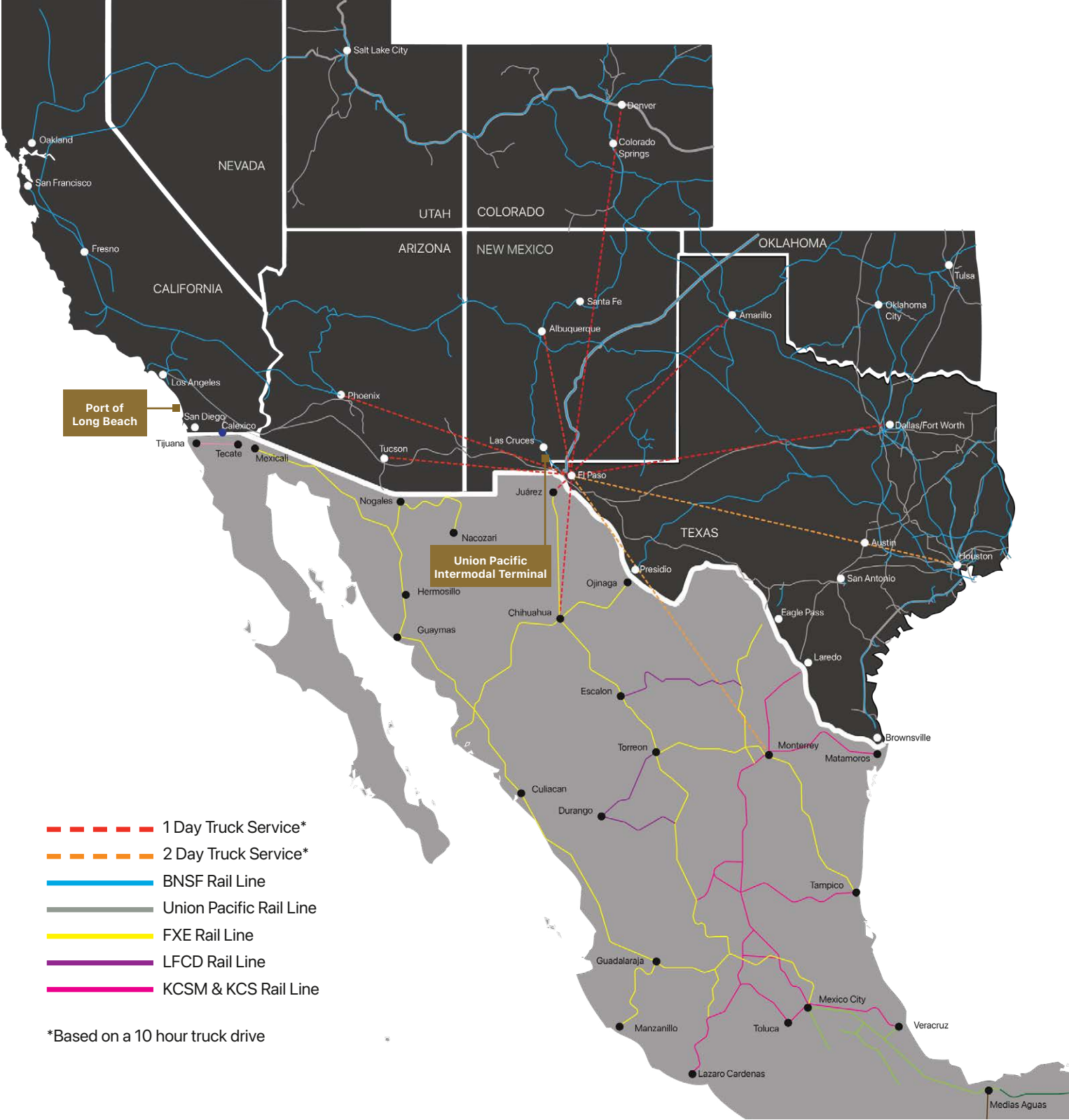
¹ Data sourced from US Customs and Border Protection, compiled by City of El Paso International Bridges Department. "Cargo Truck Crossings," International Bridges Steering Committee, accessed May 14, 2024, <https://pdnuno.com/data/crossings/cargo-trucks>.

DRIVE TIMES

AND DEMOGRAPHIC INFORMATION

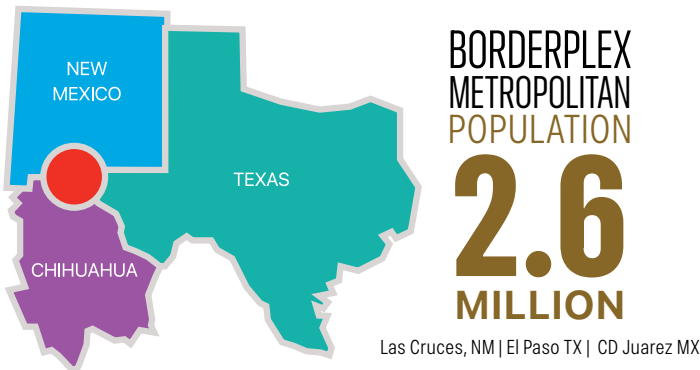
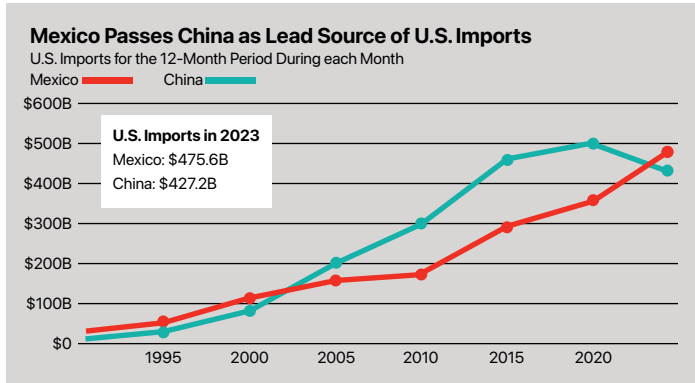


RAIL & TRUCK SERVICE



FACTS & INCENTIVES

BORDERPLEX REGION



\$112 BILLION IN TRADE PASSING THROUGH BORDERPLEX REGION

20% OF TOTAL TRADE VALUE CROSSING US-MEXICO BORDER PASSED THROUGH THE PASO DEL NORTE REGION

495+ MANUFACTURING OPERATIONS

5TH LARGEST MANUFACTURING HUB IN NORTH AMERICA

STATE & LOCAL TAX INCENTIVES
CLICK OR SCAN
to see the complete list of dozens of programs



BORDERPLEX COMPANIES



AND HUNDREDS MORE!

EL PASO, TEXAS

2ND MOST EDUCATED WORKFORCE IN THE STATE OF TEXAS

297 AVERAGE SUNNY DAYS/YEAR
NO WEATHER RELATED INTERRUPTIONS

#2 SAFEST CITY IN THE UNITED STATES IN TOTAL CRIME RATE

COMMITMENT TO EDUCATION

135,000+ TOTAL REGIONAL ENROLLMENT

3 MAJOR UNIVERSITIES • 168 DEGREE PLANS



TEXAS TECH UNIVERSITY



5+ TRADE AND TECHNICAL SCHOOLS



MEET THE TEAM



Feinberg & Jones Team

Bob Feinberg, Tom Jones, CCIM and Kimber Grieco make up a dynamic team with over 50 years of commercial real estate experience. The Feinberg & Jones team's deep understanding of the fundamentals of logistics and rich experience in retail have led them into a unique specialization in IndustRetail. No matter the scope of the project, Feinberg & Jones bring a complete knowledge of the entire supply chain from beginning to end.



Rafael McCadden, SIOR

Based in Mexico City, Rafael McCadden is a nearshoring expert and the connection between the Rancho Del Rey project and Mexican tenants. He has an intimate knowledge of Mexico's industrial regions and office real estate markets, business parks, developers, the corporate site selection process, real estate markets, and economic incentives provided by federal, state, and local governments across Mexico.



Sansone Group is a family owned and operated, national commercial real estate firm headquartered in St. Louis with eight offices across the US. The firm specializes in development, facility management, and brokerage services in commercial and residential sectors. Sansone Group is committed to providing superior and comprehensive commercial real estate services for every customer through teamwork, creativity, hard work, faith and professionalism.



SEQ I-10 & LOOP 375 | EL PASO, TEXAS

235 ACRE MASTER PLAN | ± 3,758,670 SF

Our legacy is *built* on helping create *yours*.

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