

For Lease

Owned and Operated by



Class 'A' Industrial / Warehouse

13699 Gateway Boulevard West
El Paso, Texas 79936

341,021 SF – Divisible



CBRE

Property Overview

Located in a premier industrial corridor along the El Paso / Cd. Juárez border. This development provides convenient access to Interstate 10 and TX-375 Loop, and is strategically positioned 6 miles from the Zaragoza Port of Entry.

The facility has a large truck court with ample trailer staging. The truck court can be secured.

- Available: For immediate occupancy
- Office Area: BTS
- Clear Height: 32'
- Load Configuration: Cross-dock
- Column Spacing: 50' x 54'
- Docks: 34 dock high doors fully equipped and expandable
22 additional dock positions can be added
2 drive-in doors
- Truck Court Depth: 185'
- Fire Protection: ESFR



Property Photos



Dock Doors



Warehouse Area



Truck Court

Site Plan



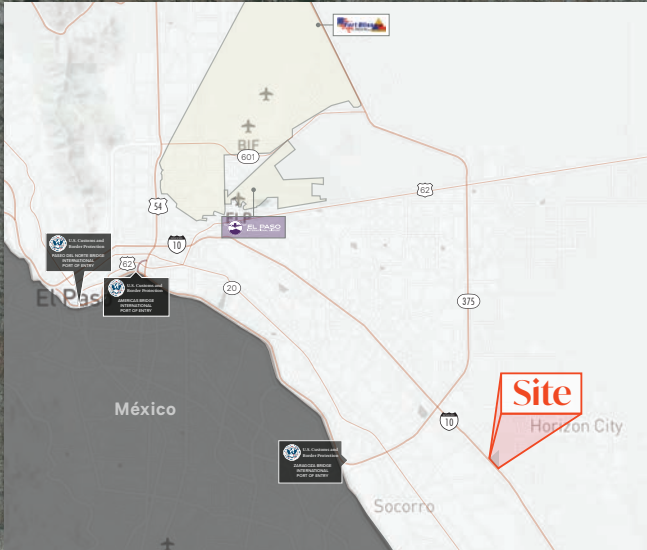
Aerial View

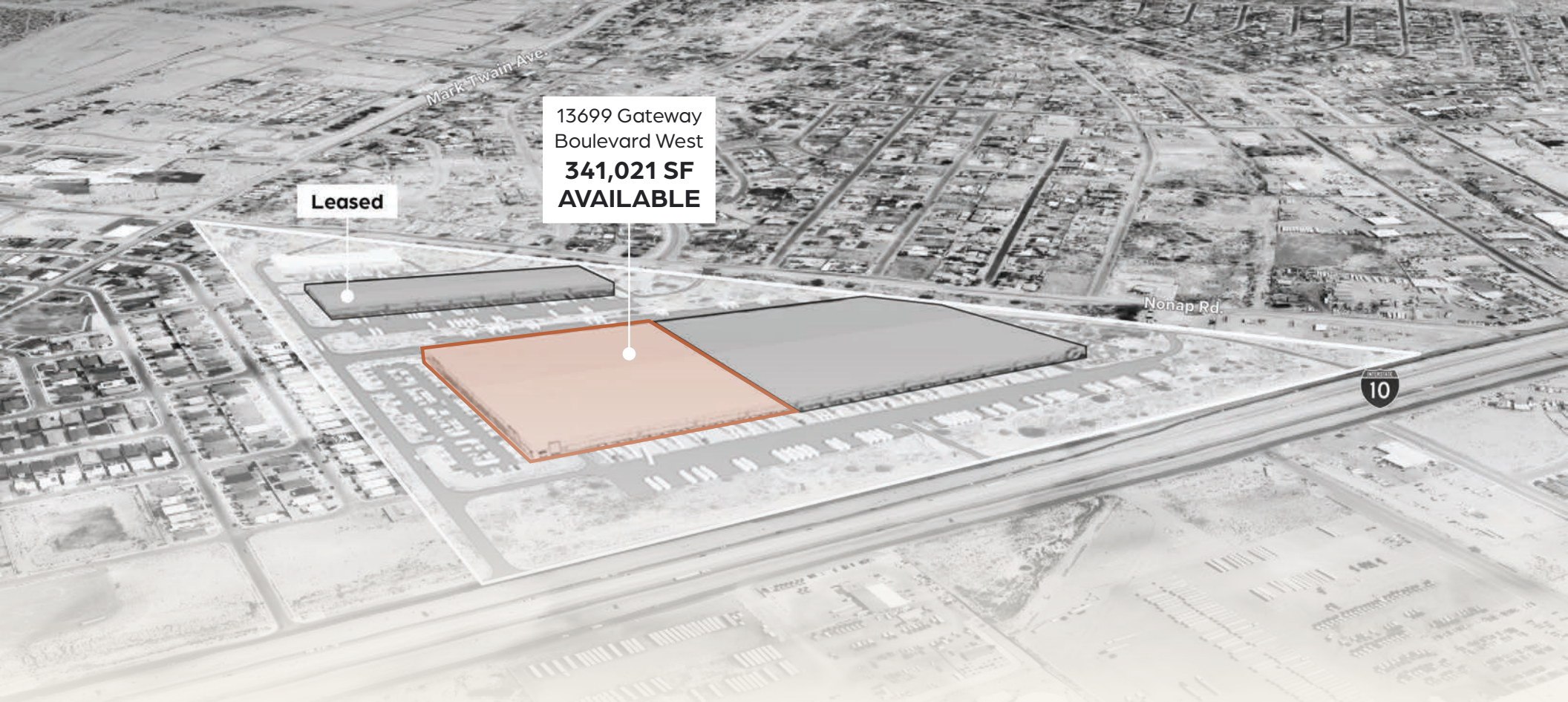
1.6 Miles (Approx. 1 minute) to Interstate 10

6.1 Miles (Approx. 9 minutes) to Zaragoza Bridge International Port of entry

U.S. Customs and Border Protection
ZARAGOZA BRIDGE INTERNATIONAL PORT OF ENTRY

Site





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13699 Gateway
Boulevard West
**341,021 SF
AVAILABLE**

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