



AVAILABLE FOR SALE OR LEASE

Valley Crest Commerce Center

±148,840 SF

8900 ESCOBAR DR, EL PASO, TEXAS 79907

FOR LEASING INFORMATION, PLEASE CONTACT

**NEW REAR-LOAD BUILDING
WITH 60' STAGING BAYS, 33
DOCK HIGH DOORS, 2500-AMP
480/277 VOLT 3-PHASE POWER**



Adin A. Brown, SIOR, President
Sonny Brown Associates, LLC
+1 915-584-5511 Office
+1 915-549-5511 Mobile
adin@sonnybrown.com



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PROPERTY FEATURES

PROPERTY SUMMARY:

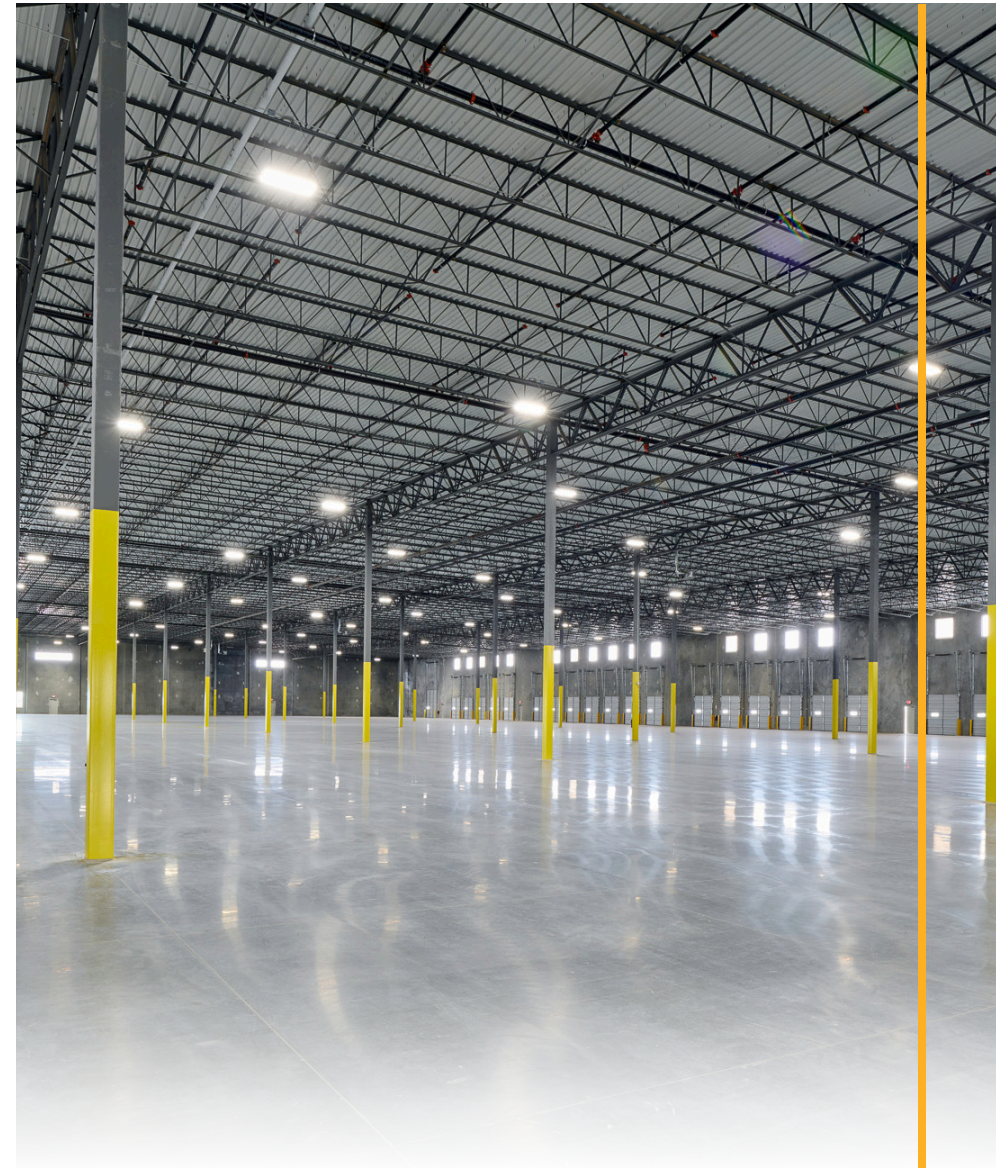
New rear-load industrial project by Alliance Industrial Company, and features 148,840 SF of space with 60' staging bays, 33 dock high doors, 2500-amp 480/277 volt 3-phase power and is centrally located with quick access to Interstate 10 (± 2 mins/0.7 miles) as well as close proximity and multiple travel routes to and from Ysleta-Zaragoza Bridge, the nearest Port of Entry.

PROPERTY DESCRIPTION:

- **Building Size:** 148,840 SF
- **Minimum Divisibility:** 40,000 SF (3 bays)
- **Spec Office:** $\pm 2,646$ SF
- **Column Spacing:** 52' x 50' typical, 60' staging bays
- **Loading Facilities:** 33 – 9' x 10' dock doors
- **Bay Size:** 13,520 SF (52' x 260')
- **Clear Height:** 32'
- **Drive In Doors:** 2 – 12' x 14' OH Doors
- **Truck Court:** 130'/185'
- **Car Parking:** ± 93 Spaces
- **Trailer Parking:** 29 Spaces
- **Fire Suppression:** ESFR
- **Power:** 2500-amp 480/277 volt, 3-phase service
- **Zoning:** C-4

INDUSTRIAL SPACE FOR SALE/LEASE:

$\pm 148,840$ SF | IMMEDIATE OCCUPANCY AVAILABLE



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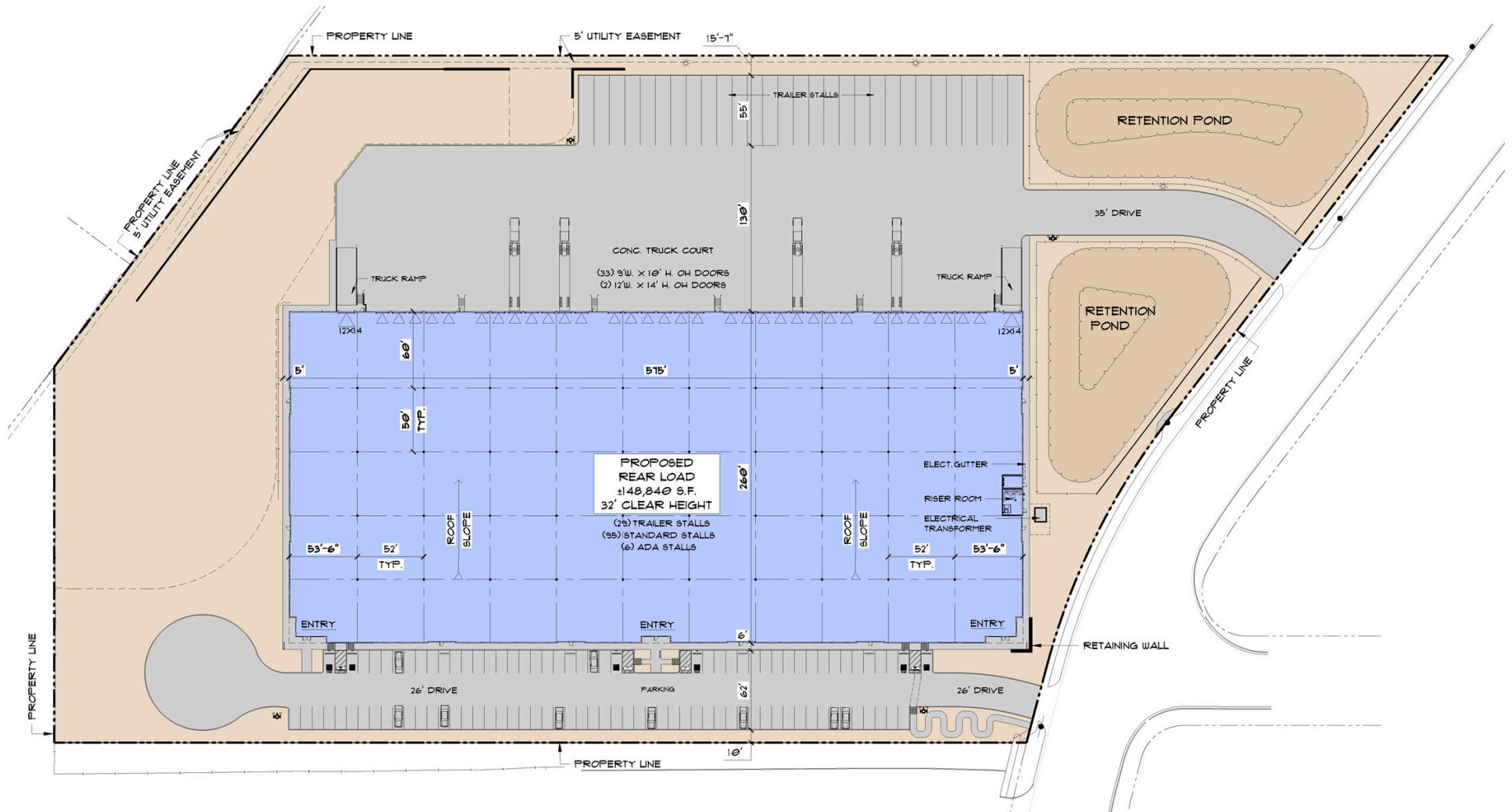
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SITE PLAN



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SPEC OFFICE



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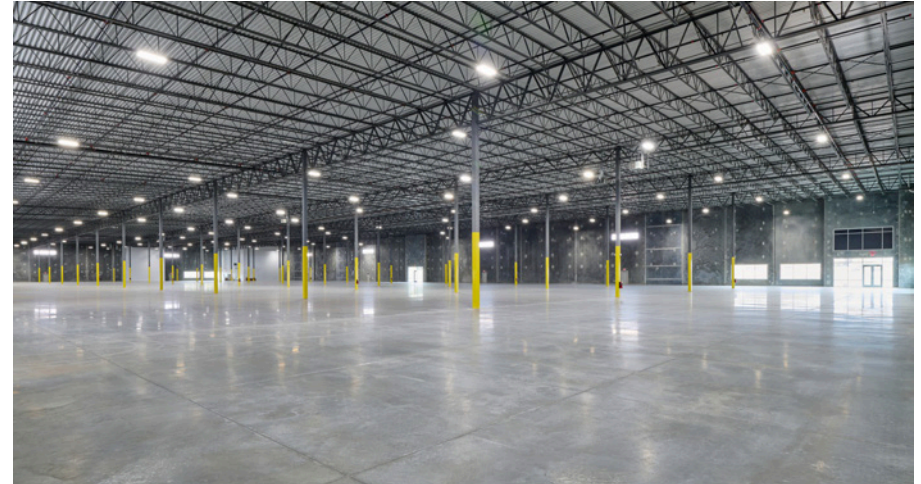
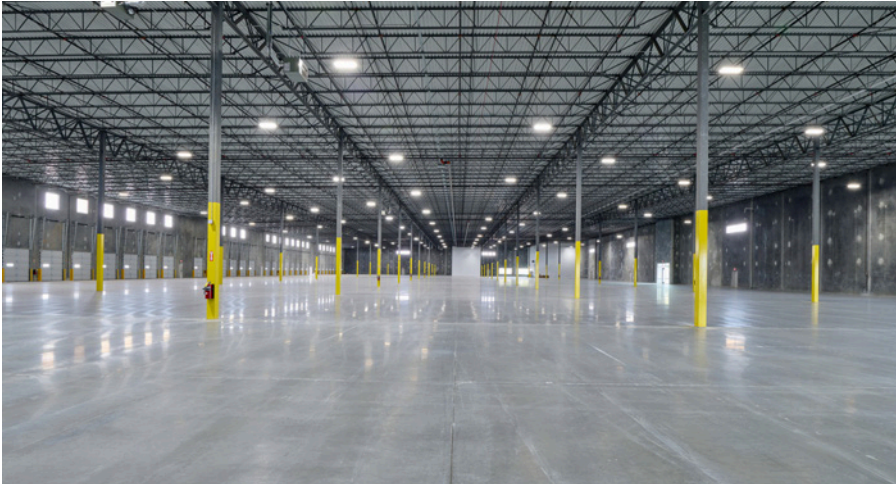
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WAREHOUSE



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TRUCK COURT / EXTERIOR



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AERIALS



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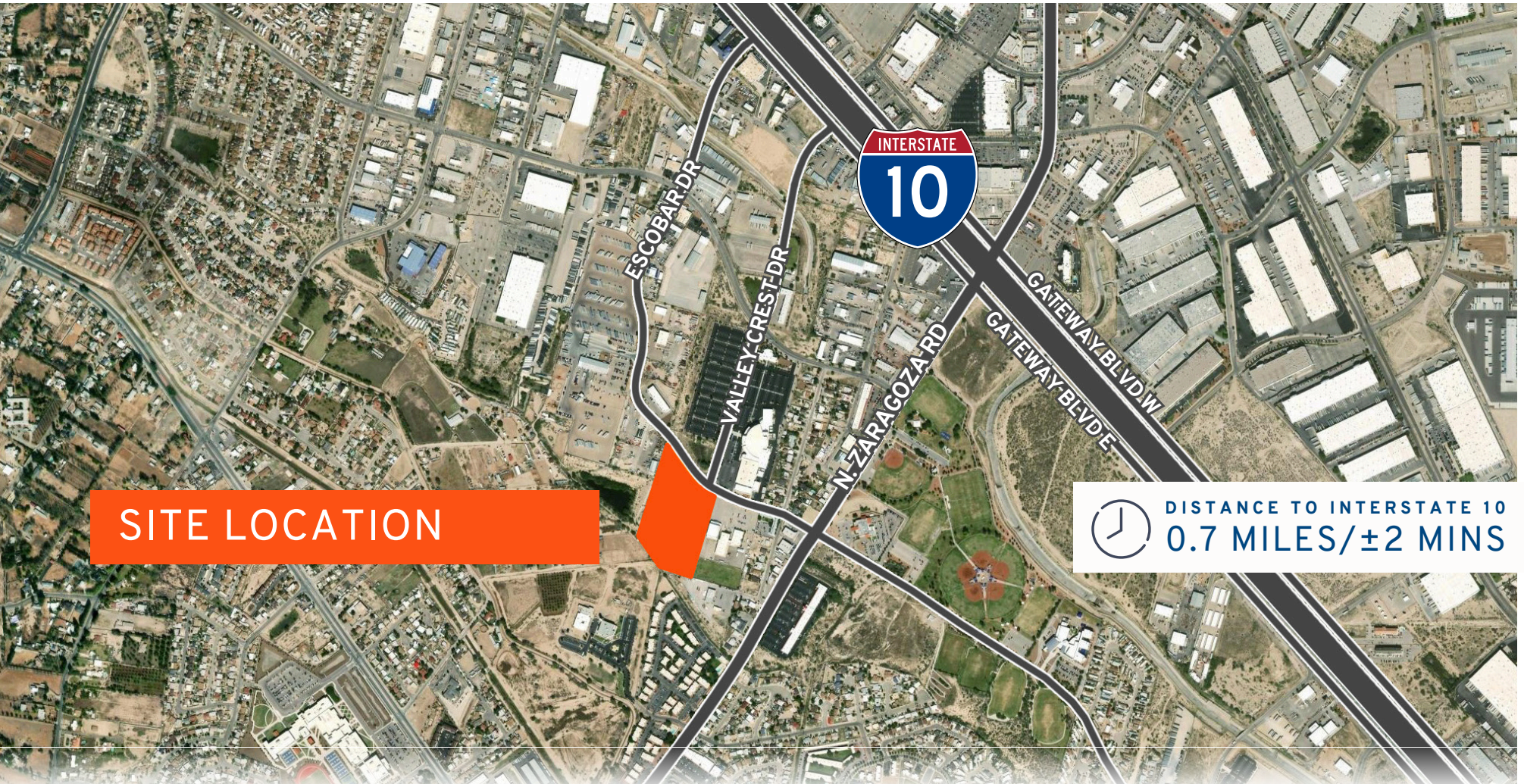
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PROXIMITY TO I-10



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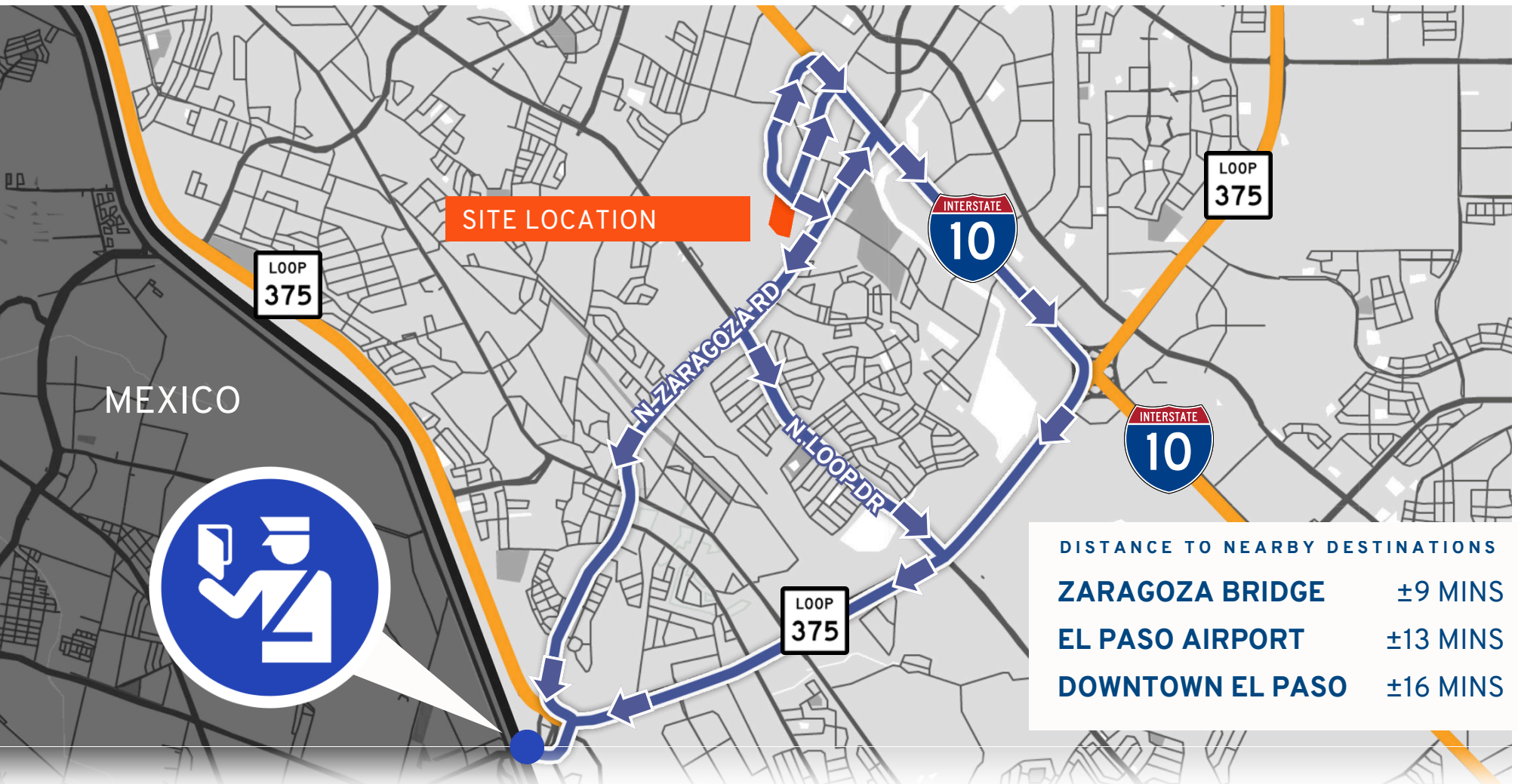
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PROXIMITY TO PORT OF ENTRY



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LOCATION IN MARKET



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Sonny Brown Associates	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Adin A. Brown, Broker, SIOR	0346104	adin@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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