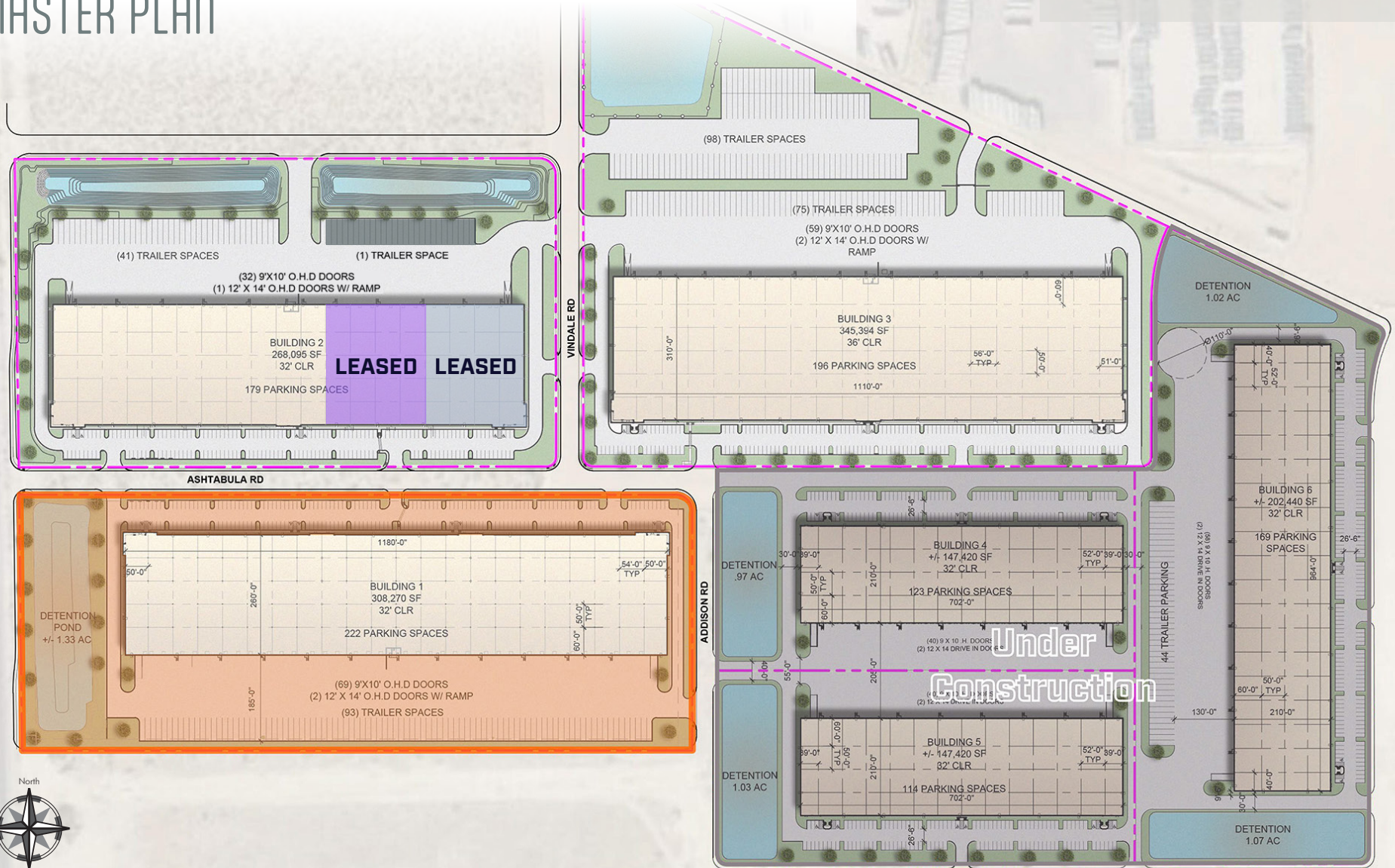




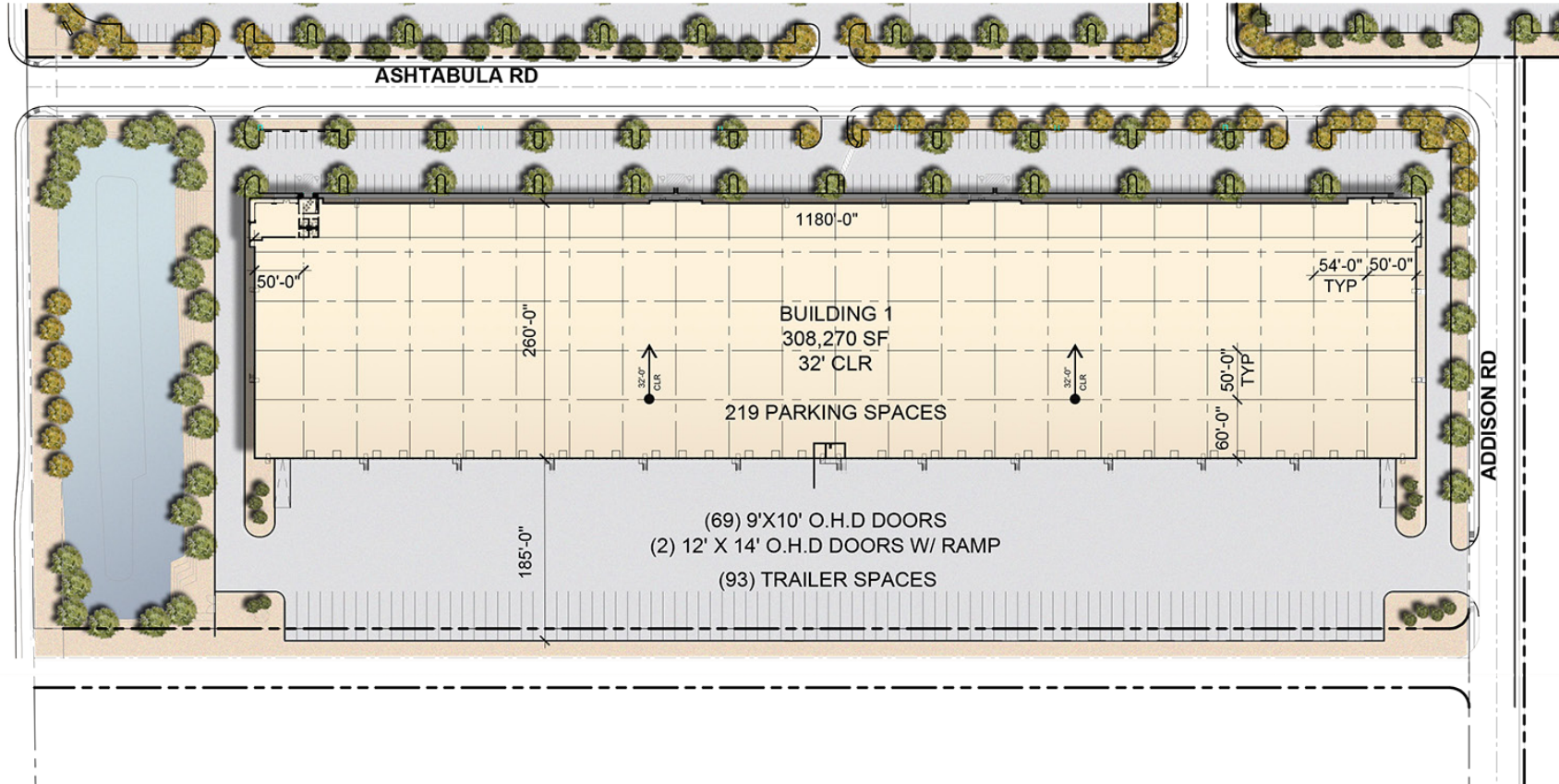
CAMINO REAL LOGISTICS PARK

MASTER PLAN



SITE PLAN

12221 Ashtabula Avenue



BUILDING SPECIFICATIONS

12221 Ashtabula Avenue

AVAILABLE SIZE:	308,270 sq. ft.
OFFICE SPACE:	2,837 sq. ft. (spec)
BUILDING DEPTH:	260'
COLUMN SPACING:	54' x 50', with 60' speed bays
CLEAR HEIGHT:	32' at first column line
DOCK DOORS:	69 (9' x 10') dock high 2 (12' x 14') drive-in ramps 35 (30,000 lbs) mechanical dock levelers
POWER:	4,000 Amps, 277/480V, 3PH, 4W
FOREIGN-TRADE ZONE (FTZ):	Located in Foreign Trade Zone No. 68
TRUCK COURT:	185'
ROOF:	Roof system - 60 Mil TPO Roof warranty: 20 years
FLOOR:	6" - 4000 PSI reinforced concrete
LIGHTING:	25' FC LED Clerestory, side windows in warehouse
TRAILER PARKING:	93 trailer spaces
AUTO PARKING:	219 auto spaces
SPRINKLER:	ESFR



PROPERTY PHOTOS

12221 Ashtabula Avenue



INGRESS / EGRESS MAP

12221 Ashtabula Avenue

7.5 Miles (Est. 12 minute Drive)

From Zaragoza Port of Entry to **Camino Real Logistics Park**

- Drive North from the Port of Entry & Exit Vista Del Sol Dr.

9.4 Miles (Est. 15 minute Drive)

From **Camino Real Logistics Park** to Zaragoza Port of Entry

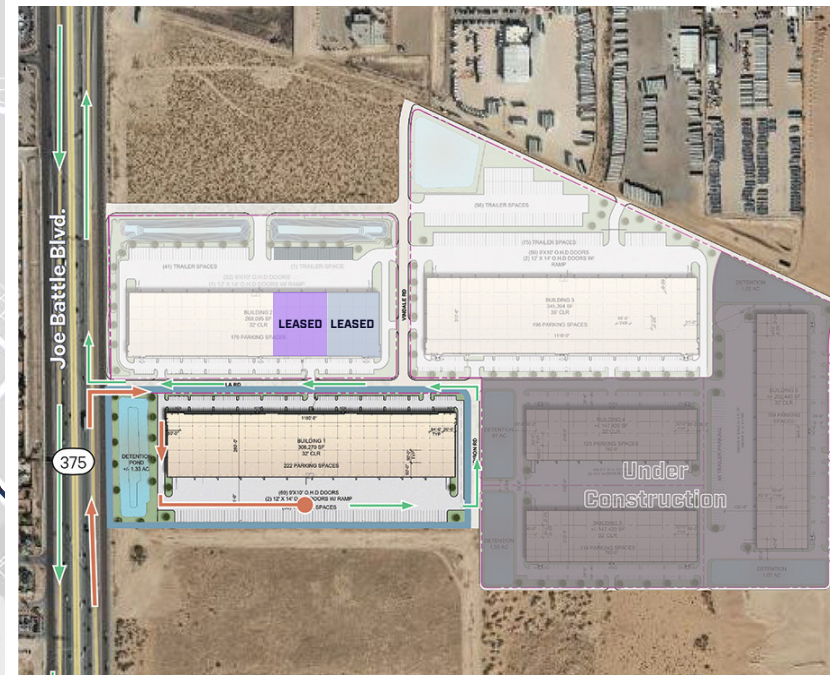
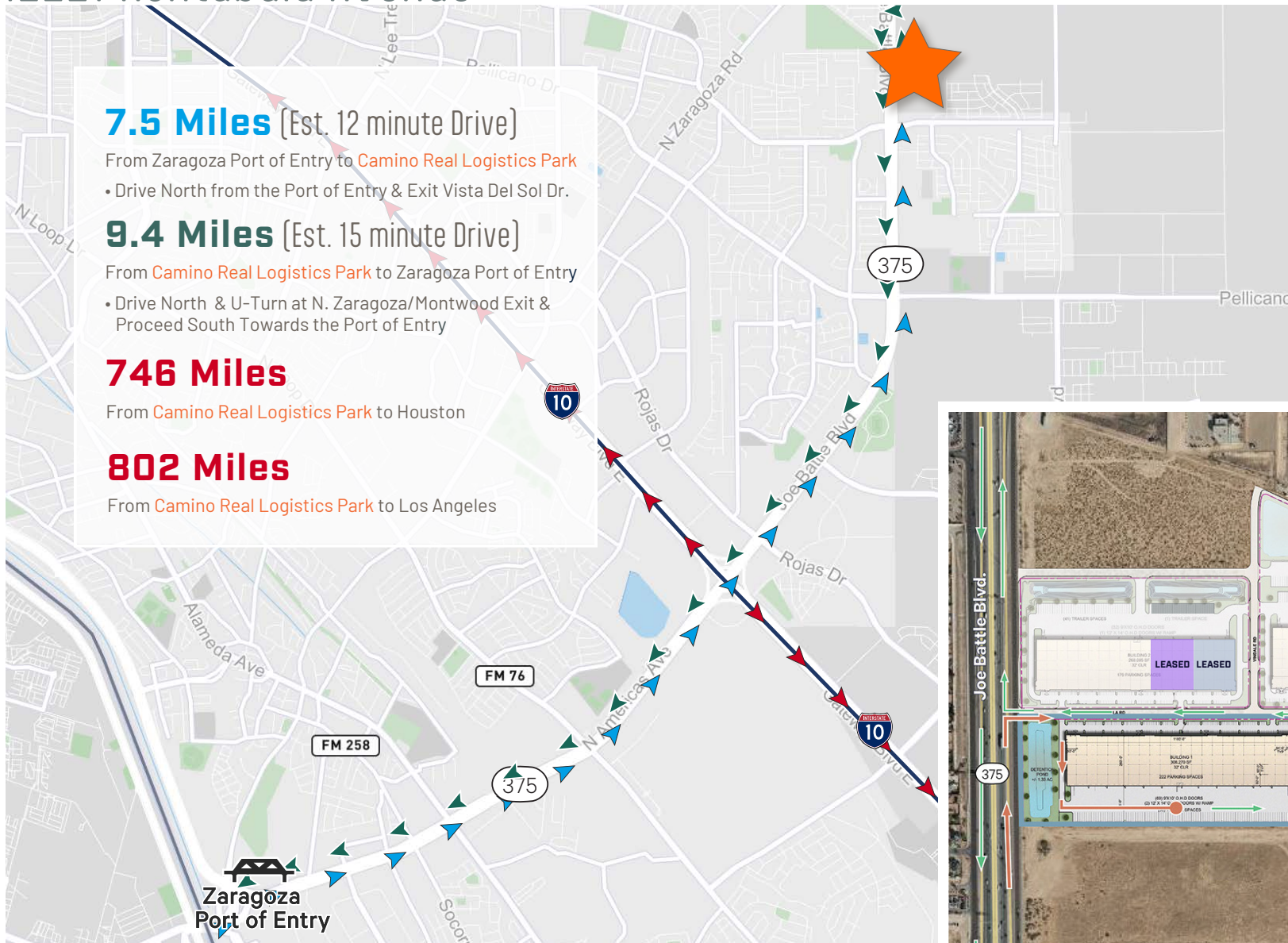
- Drive North & U-Turn at N. Zaragoza/Montwood Exit & Proceed South Towards the Port of Entry

746 Miles

From **Camino Real Logistics Park** to Houston

802 Miles

From **Camino Real Logistics Park** to Los Angeles



REGIONAL INFORMATION

PROJECT OVERVIEW

- Phase I (Buildings 100, 200 & 300) have already been completed, with construction underway on Phase II (Buildings 400, 500 & 600)
- High image corporate industrial park with frontage on TX-375 Loop
- Strategically positioned approximately 7.5 miles north of the Zaragoza Port of Entry
- Convenient access to TX-375 Loop and Interstate-10
- Large truck court with ample trailer staging
- Located in Foreign Trade Zone No. 68
- Approximately 13.5 miles to El Paso International Airport

MARKET OVERVIEW

- Business friendly Borderplex region
<https://www.borderplexalliance.org>
- El Paso is the 22nd largest city in the U.S. & 6th largest in Texas
- Largest bi-national industrial market with over 135 million SF
- Roughly equidistant to Houston and Los Angeles on Interstate-10
- Home to more than 70 of the Fortune 500





CAMINO REAL LOGISTICS PARK

12221 Ashtabula Avenue

[Building 1]

El Paso, Texas 79936

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André R. Rocha

First Vice President

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Warehouse / Distribution

For Lease: 308,270 Square Feet



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