



SOL PLAZA BUSINESS PARK

9244 Gateway Boulevard East
±2,000 - 12,000 SF

EL PASO, TX 79907

THREE 12,000 SF BUILDINGS UNDER
CONSTRUCTION

FOR MORE INFORMATION, PLEASE CONTACT

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CALL FOR PRICING INFORMATION

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Sol Plaza Business Park

9244 GATEWAY BOULEVARD EAST, EL PASO, TX 79907

PROPERTY FEATURES

PROPERTY DESCRIPTION

9244 Gateway Boulevard East offers a brand new 36,364 SF flex warehouse development with three (3) new building. Each space will be move in ready suites including 2,000 SF, 3,000 SF or 4,000 SF spaces. This new flex space offers clear span construction, generous parking areas, and an office warehouse combination. The spaces have modern infrastructure tailored for efficient production, warehousing, or distribution operations. The property provides grade level warehouse access. Built to support operational flexibility, the facility features high ceilings, reinforced flooring, and a well-maintained structural envelope. Excellent visibility along Gateway Boulevard ensures the facility stands out to employees and customers.

PROJECT SUMMARY

- Flex spaces including +/- 2,000 SF, 3,000 SF or 4,000 SF
- Modern commercial building design
- Ready to occupy spaces with finished office, restroom and warehouse
- Large 10' x 10" foot grade level doors on back of building
- LED lighting
- Prominent company signage available
- ideal location just off of interstate 10
- Six minutes from Loop 375 / 16 minutes from El Paso International airport
- Competitive lease rate at \$14.00/ SF NNN

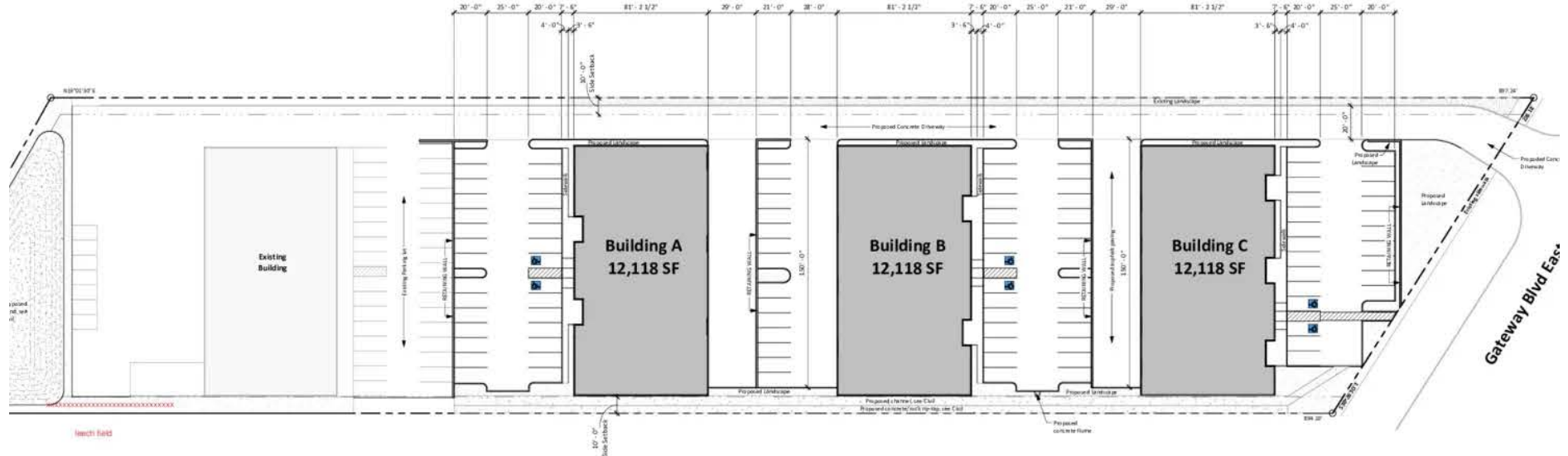


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SITE PLAN

INDUSTRIAL PROPERTY FOR LEASE:
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INDUSTRIAL PROPERTY FOR LEASE:
±4,000 – 12,000 SF | CALL FOR PRICING



- 
- SONNY
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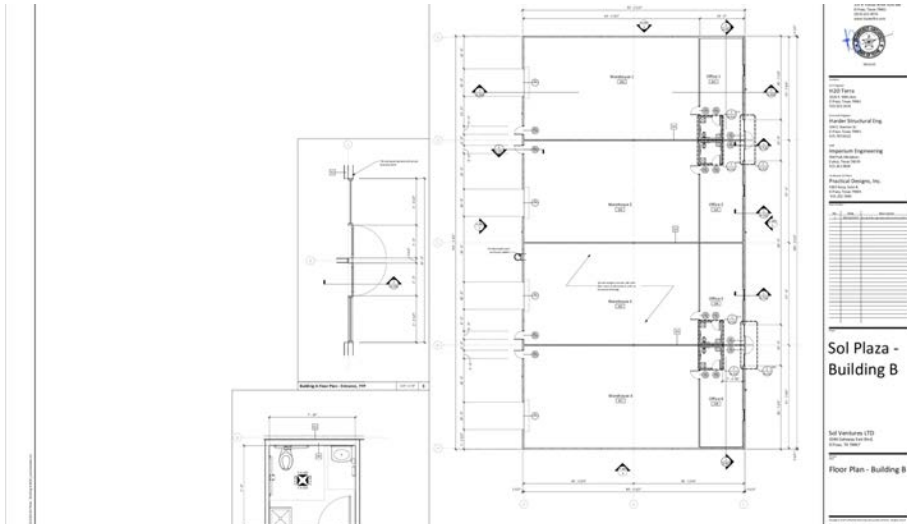
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BUILDING B - 3,000 SF SPACES



PROPERTY HIGHLIGHTS

- 3,000 SF spaces
- 2,400 sf Of warehouse
- 600 SF of office with (1) restroom
- 10'x 10' Grade Level door
- 20' Clearance in warehouse
- LED Lighting in warehouse with motion sensors
- Skylight in warehouse
- Reinforced concrete floor suitable for heavy equipment
- High ceilings maximize storage and racking potential
- Flexible space adaptable to light manufacturing, warehousing, distribution or wholesale
- Strategic frontage on Gateway Boulevard enhances visibility
- Ready for immediate occupancy with minimal tenant improvements



Sol Plaza Business Park

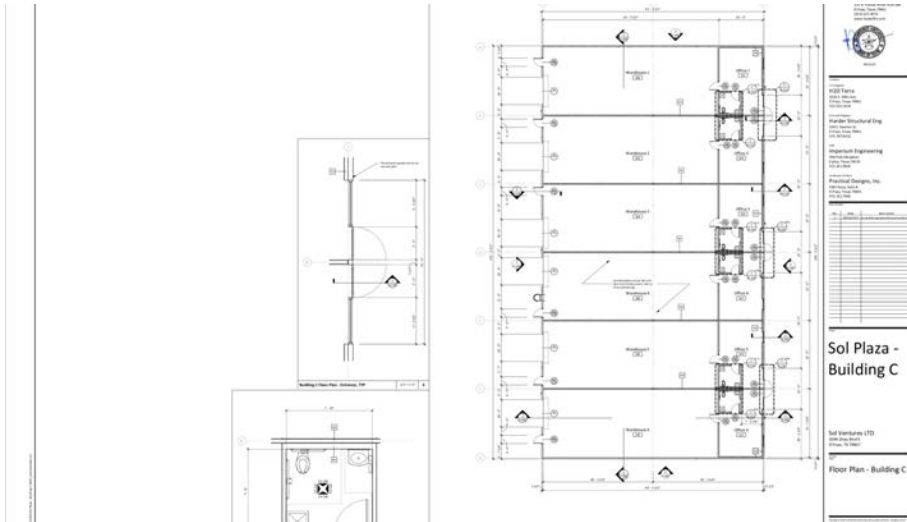
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BUILDING B - 3,000 SF SPACES



PROPERTY HIGHLIGHTS

- 2,000 SF spaces
- 1,590 sf Of warehouse
- 410 SF of office with (1) restroom
- 10'x 10' Grade Level door
- 16' Clearance in warehouse
- LED Lighting in warehouse with motion sensors
- Skylight in warehouse
- Reinforced concrete floor suitable for heavy equipment
- High ceilings maximize storage and racking potential
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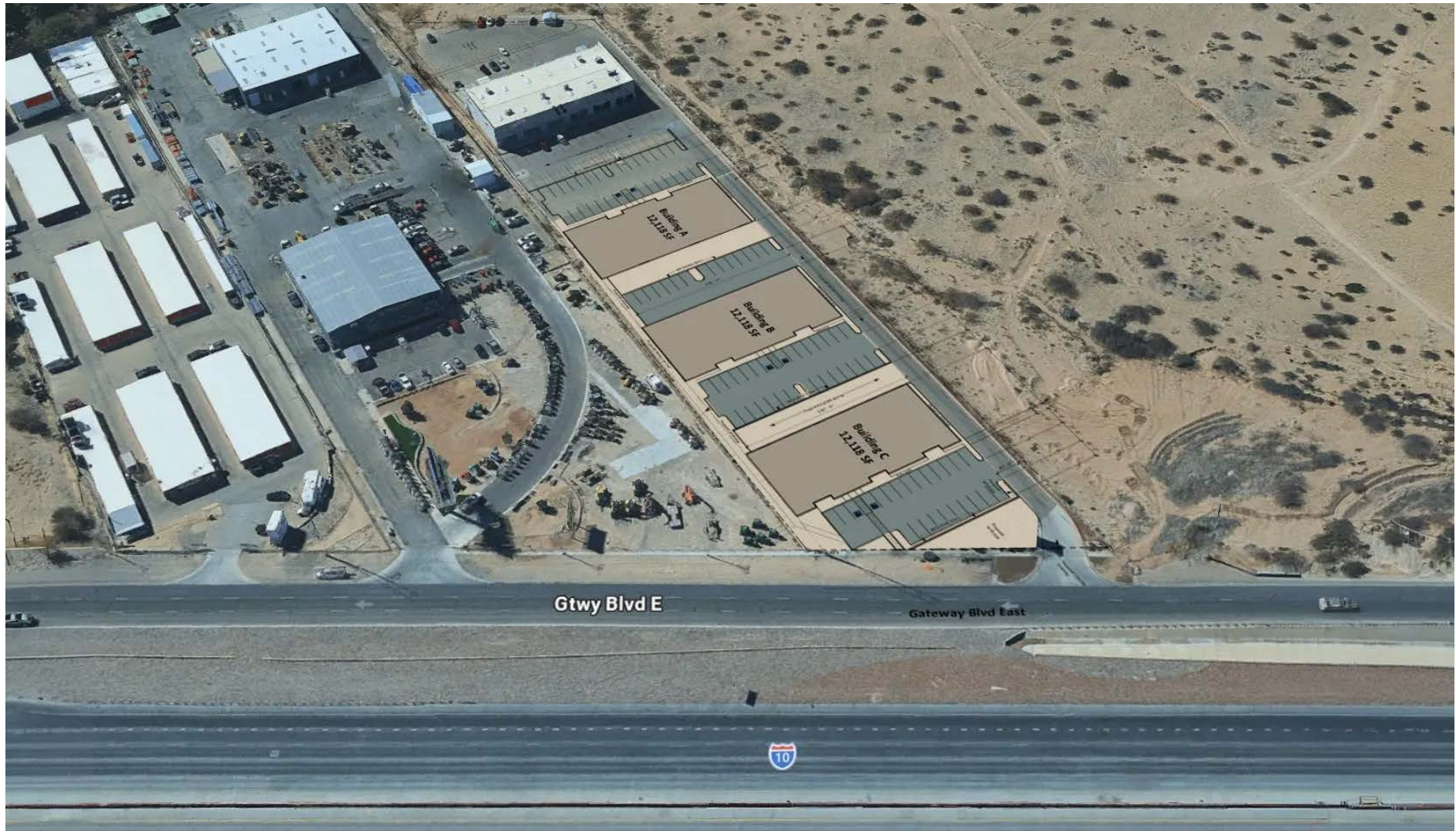
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AERIAL SITE PLAN

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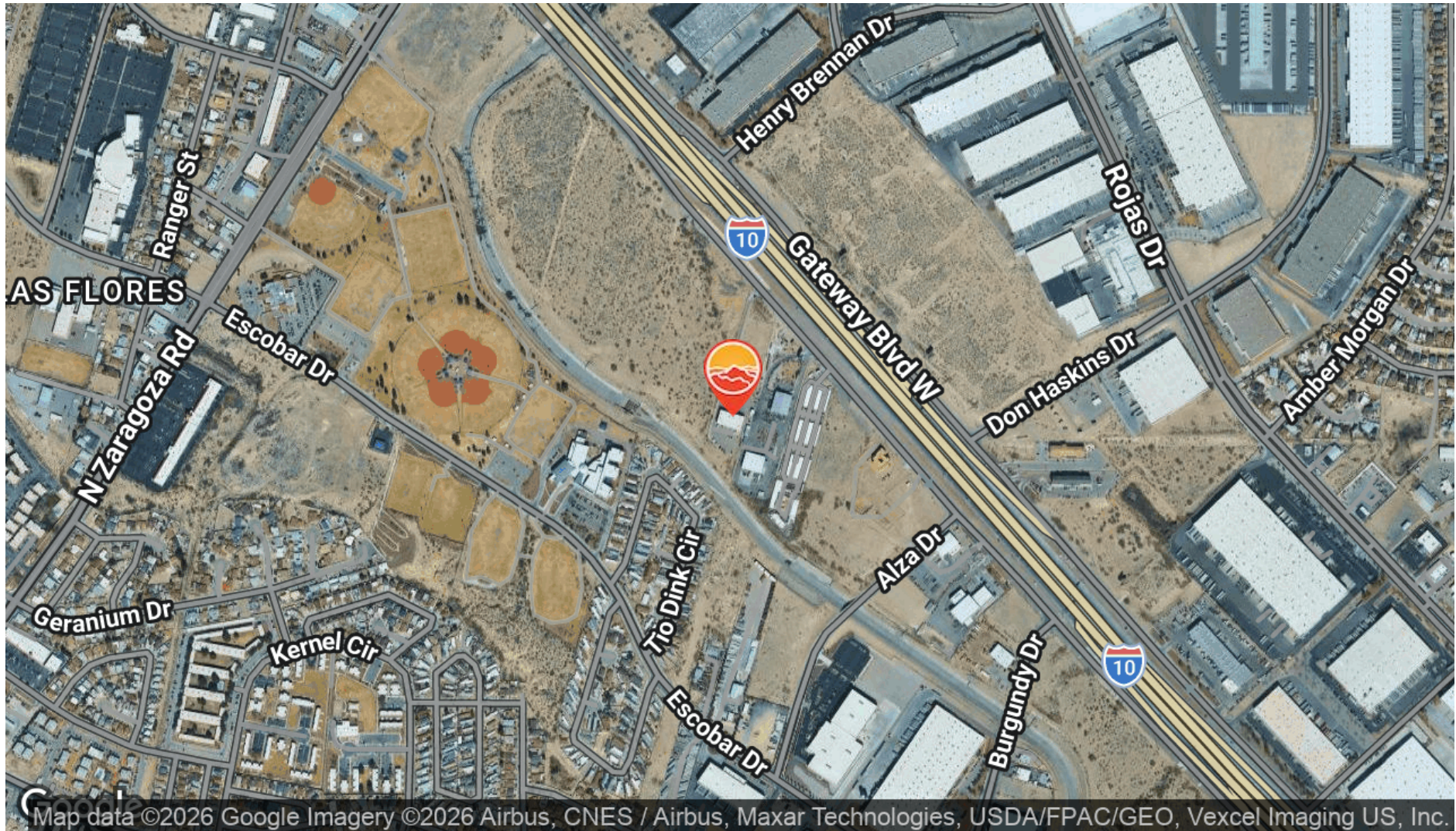
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AERIAL MAP



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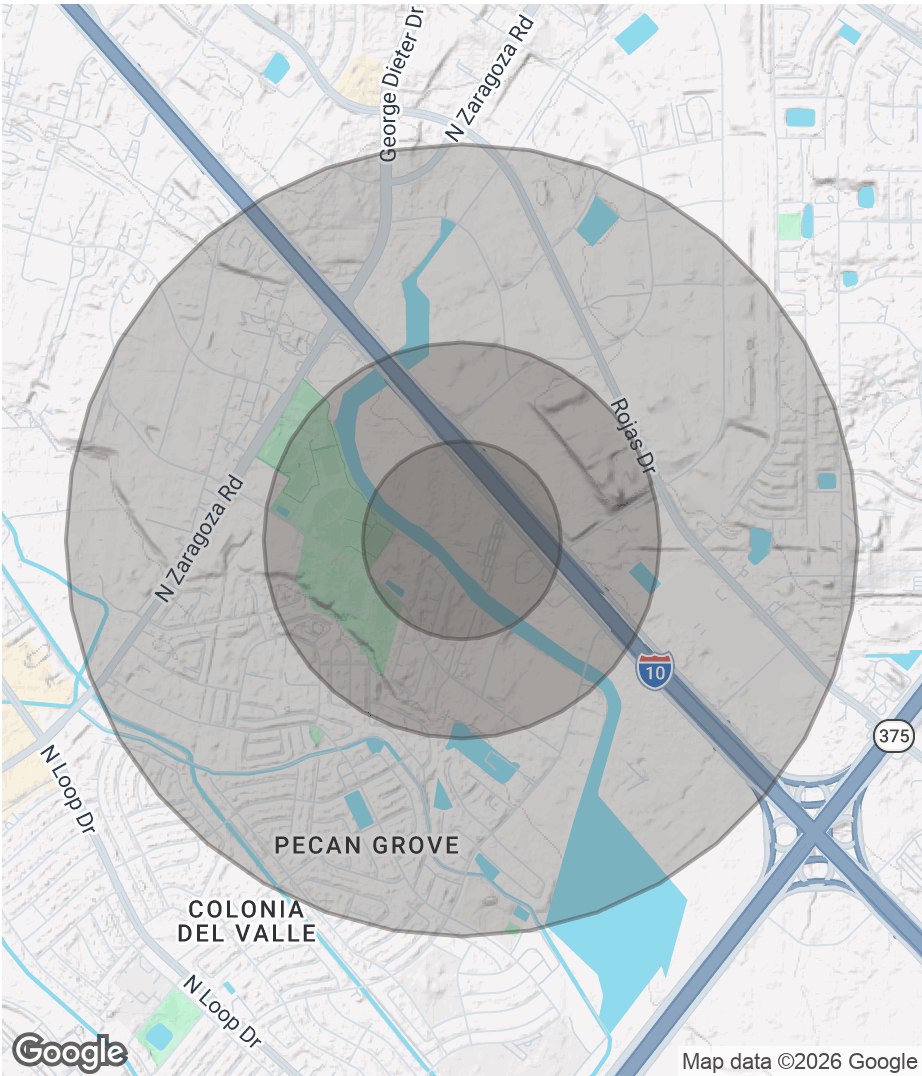
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	254	1,296	8,989
Average Age	43.3	39.2	36.0
Average Age (Male)	46.4	41.6	36.1
Average Age (Female)	41.6	37.3	36.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	79	417	3,009
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$82,767	\$80,780	\$70,014
Average House Value	\$134,989	\$166,036	\$169,259

2023 American Community Survey (ACS)



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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.

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Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
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