



ATTENTION BROKERS  
**FOR LEASE**

## Dyer Industrial Park

10885-10893, 11060, 11109-11135 DYER STREET  
EL PASO, TX 79934



**Warehouse Suites**  
with Office Build-Out, Yard Space  
and Private Restrooms

[DyerIndustrialPark.com](http://DyerIndustrialPark.com)





# Dyer Industrial Park

EL PASO, TX 79934

## PROPERTY OVERVIEW

- Dyer Industrial Park has been subdivided into 24 warehouse suites.
- The buildings recently received fresh exterior paint, updated exterior lighting, and a full parking lot repaving and re-striping.
- Secured fencing and gated entries have been recently installed.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.

## AVAILABLE SUITES & YARD SPACE

**Available suites range in size from 1,000 SF to 4,700 SF**

- Some suites feature private yard spaces
- All warehouses have roll up doors, private offices and a private restroom

**Yard space is also available for lease**

- Spaces range in size from 5,000 SF to 50,000 SF

**This property is ideal for warehouse, storage, or light manufacturing/production.**



[DyerIndustrialPark.com](http://DyerIndustrialPark.com)



# Storage Space— 4,500 Rentable Square Feet — El Paso, TX

**4,500**  
SQUARE FEET

**\$5.40 /yr**  
RENT / SF

**\$1,673.44**  
RENT

(915) 206-3960  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

10885 Dyer St  
Suites - E  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Located in NE El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite 10885-E is on Site 1 at 10885 Dyer Street. The premises has 4,500 RSF of storage space with a small bathroom.

Suite 10885-E features one 12' roll-up door and multiple standard entry doors.

The suite has ample power and ample lighting.

Please note that Suite 10885-E is ideally suited for storage and is to be leased in as-is condition.

All tenants have assigned parking.

Lease Highlights

- Base Rent: \$2.75/SF/year or \$1,031.25/month
- NNN Charges: \$2.40/SF/year or \$ 900.00/month
- All-In Rent: \$1,931.25/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4, 8, and 12 (save \$3,093.75 in year one)
- Effective All-In Rent for Year 1 is \$1,673.44/month after we apply the 3 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,931.25/month in all months except 4, 8, and 12 when base rent is waived. The savings in those three months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,673.44 in Year 1.

Tenants will also pay for their own electricity, internet, phone, and garbage.

HVAC maintenance and repair is the responsibility of the property owner.

Serious inquiries only. Courtesy to brokers.

## RENTAL TERMS

Rent	\$1,673.44
Security Deposit	\$0.00
Application Fee	\$0



View this listing online:



# Warehouse with Office – 1,067 Rentable Square Feet – El Paso, TX

**1,067**  
SQUARE FEET

**\$9.07 /yr**  
RENT / SF

**\$806.18**  
RENT

**(915) 206-3960**  
[www.DyerIndustrialpark.com](http://www.DyerIndustrialpark.com)



## PROPERTY ADDRESS

10885 Dyer St  
Suites - G  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **9/18/25**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in NE El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park is made up of 3 sites (10885, 11060, and 11109 Dyer Street) and comprises approximately 103,000 square feet of leasable space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite 10885-G is on Site 1 at 10885 Dyer Street. The premises has 1,067 RSF of open warehouse space with a small bathroom.

Suite 10885-G features one 12' roll up door and one standard entry door. The ceiling in the warehouse area is gently sloping and the ceiling height varies from 14-15'. The suite is fully insulated. All tenants have assigned parking.

## Lease Highlights

- Base Rent: \$8.00/SF/year or \$711.33/month
- NNN Charges: \$2.40/SF/year or \$213.40/month
- All-In Rent: \$924.73/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$1,422.66 in year one)
- Effective All-In Rent for Year 1 is \$806.18/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$924.73/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of \$806.18 in Year 1.

Tenants will also pay for their own electricity, water, internet, phone, and garbage.

HVAC maintenance and repair is the responsibility of the property owner.

Serious inquiries only. Courtesy to brokers.

## AMENITIES

- High Ceiling Clearance Warehouse
- Ample Parking

## RENTAL TERMS

Rent	\$806.18
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:





# 3,920 SF Warehouse - Multiple Roll Up Doors - Private Offices - El Paso, TX

**3,920**  
SQUARE FEET

**\$7.40 /yr**  
RENT / SF

**\$2,499.00**  
RENT

**(503) 321-5140**  
www.gridpropertymanagement.com



## PROPERTY ADDRESS

10893 Dyer St  
Suites - S  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Available from Grid Property Management, LLC:

Click here to apply: <https://tinyurl.com/GridCommercialApp>

3,920 SqFt. Warehouse Suite with mezzanine, kitchenette, a private restroom, yard space, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 10893 S is located on Site 1 in a metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 3,720 SF on the first floor and 200 SF in the mezzanine area.

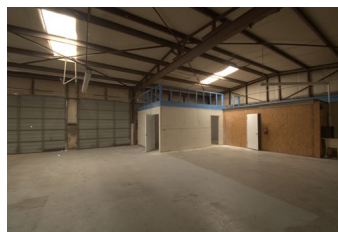
Power Details: Pending

## Lease Highlights

- Base Rent: \$7.00/SF/year or \$2,286.67/month
- NNN Charges: \$2.40/SF/year or \$784.00/month
- All-In Rent: \$3,070.67/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4, 8, and 12 (save \$6,860.01 in year one)
- Effective All-In Rent for Year 1 is \$2,499.00/month after we apply the 3 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$3,070.67/month in all months except 4, 8, and 12 when base rent is waived. The savings in those three months reduce your total annual cost-resulting in an average or effective monthly rent of \$2,499.00 in Year 1.



## AMENITIES

- Industrial
- Multiple Drive-In Doors
- High Ceiling Clearance
- Warehouse
- warehouse space
- Ample Parking
- 4 Roll Up Doors

## RENTAL TERMS

Rent \$2,499.00

Security Deposit \$0.00

Application Fee \$0.00

View this listing online:



# Warehouse Suite with Office - 1,500 SqFt.

**1,500**  
SQUARE FEET

**\$10.40 /yr**  
RENT / SF

**\$1,133.33**  
RENT

**(915) 206-3960**  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

11060 Dyer St  
Suite 3  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**



## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 11060 - 3 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,500 square feet.

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

Tenants will also pay their own electricity, internet, garbage, and phone bills.

## Lease Highlights

- Base Rent: \$8.00/SF/year or \$1,000.00/month
- NNN Charges: \$2.40/SF/year or \$300.00/month
- All-In Rent: \$1,300.00/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,000 in year one)
- Effective All-In Rent for Year 1 is \$1,133.33/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- • Tenants will still pay the standard all-in rent of \$1,300.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,133.33 in Year 1.

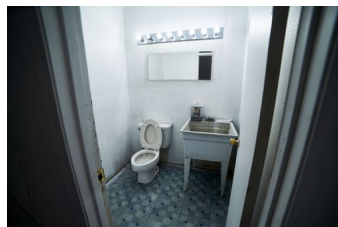
HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

## AMENITIES

- Assigned Outdoor Parking
- Private Restroom
- High Ceiling Clearance Warehouse
- Open Floor Plan
- Private Office
- Roll up door

## RENTAL TERMS

Rent	\$1,133.33
Security Deposit	\$0.00
Application Fee	\$0



View this listing online:





# 1,500 SqFt. Warehouse Suite with Office & Restroom - Suite 4

**1,500**  
SQUARE FEET

**\$10.40** /yr  
RENT / SF

**\$,133.33**  
RENT

**(915) 206-3960**  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

11060 Dyer St  
Suite 4  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7. Suite 11060 - 4 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,500 square feet.

Power Details: Pending

## Lease Highlights

- Base Rent: \$8.00/SF/year or \$1,000.00/month
- NNN Charges: \$2.40/SF/year or \$300.00/month
- All-In Rent: \$1,300.00/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,000 in year one)
- Effective All-In Rent for Year 1 is \$1,133.33/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,300.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,133.33 in Year 1.

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

Tenants will also pay their own electricity, internet, garbage, and phone bills.

## AMENITIES

- |                         |                                    |
|-------------------------|------------------------------------|
| • Private Restroom      | • High Ceiling Clearance Warehouse |
| • Office Build-Out      | • Assigned Parking                 |
| • Drive-In Roll-Up Door | • One Standard Entry Door          |

## RENTAL TERMS

Rent	\$,133.33
Security Deposit	\$0.00
Application Fee	\$0



View this listing online:



# Warehouse Suite - Office - Private restroom - Storage mezzanine- El Paso, TX

**1,500**  
SQUARE FEET

**\$9.07** /yr  
RENT / SF

**\$1,133.33**  
RENT

**(915) 206-3960**  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

11060 Dyer St  
Suite 7  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,500 SqFt. Warehouse Suite with office, private restroom, storage mezzanine, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The Dyer Industrial Park is made up of 3 sites (10885, 11060, and 11109 Dyer Street) and comprises approximately 103,000 square feet of leasable space.

Suite 11060 - 7 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,500 square feet.

## Lease Highlights

- Base Rent: \$8.00/SF/year or \$1,000.00/month
- NNN Charges: \$2.40/SF/year or \$300.00/month
- All-In Rent: \$1,300.00/month

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,000 in year one)
- Effective All-In Rent for Year 1 is \$1,133.33/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,300.00/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,133.33 in Year 1.



## AMENITIES

- Assigned Outdoor Parking
- Private Restroom
- High Ceiling Clearance
- 1 Drive-In Roll Up Door

## RENTAL TERMS

Rent **\$1,133.33**

Security Deposit **\$0.00**

Application Fee **\$0.00**

View this listing online:





# Spacious Warehouse For Lease - Roll Up Door + Office + Bathroom - El Paso, TX

**1,750**  
SQUARE FEET

**\$9.07** /yr  
RENT / SF

**\$1,322.22**  
RENT

**(915) 206-3960**  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

11109 Dyer St  
Suite F  
El Paso, TX 79934

COMMERCIAL TYPE: Industrial  
LEASE TYPE: NNN AVAILABLE: 10/16/25

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,750 SqFt. Warehouse Suite w/ office, a private restroom, and assigned parking.

Located in Northeast El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park is made up of 3 sites (10885, 11060, and 11109 Dyer Street) and comprises approximately 103,000 square feet of leasable space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite 11109 F is located in a metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 1,750 square feet.

The suite has a utility sink located in the warehouse.

The suite has ample power and ample lighting.

## Lease Highlights

- Base Rent: \$8.00/SF/year or \$1,166.67/month
- NNN Charges: \$2.40/SF/year or \$350.00/month
- All-In Rent: \$1,516.67/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,333.34 in year one)
- Effective All-In Rent for Year 1 is \$1,322.22/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,516.67/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,322.22 in Year 1.

Tenants will also pay for their own electricity, internet, phone, and garbage.

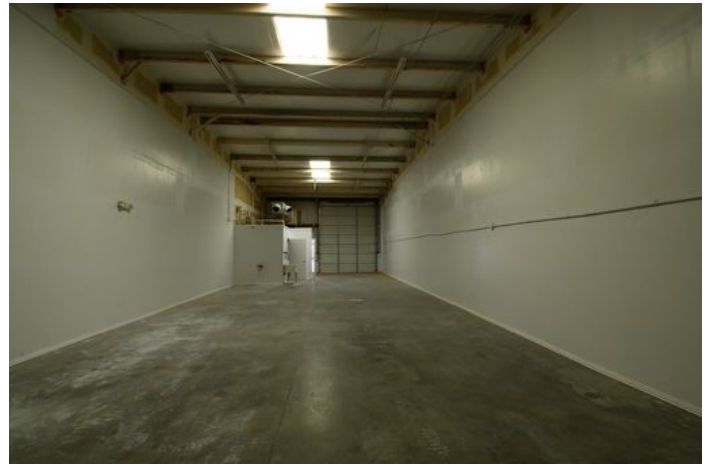
HVAC maintenance and repair is the responsibility of the property owner.

## AMENITIES

- High Ceiling Clearance
- Private Restroom
- Drive-In Roll-Up Door
- 1 Drive-In Roll Up Door
- Ample Parking

## RENTAL TERMS

Rent	\$1,322.22
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



# Spacious Warehouse For Lease - Roll Up Door + Office + Bathroom - El Paso, TX

**2,150**  
SQUARE FEET

**\$9.07** /yr  
RENT / SF

**\$1,624.44**  
RENT

**(915) 206-3960**  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

**11135 Dyer St**  
**Suite H**  
**El Paso, TX 79934**

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **07/01/2025**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in NE El Paso at 11135 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park has site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and drainage work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite 11135- H is on Site 3 at 11135 Dyer Street. The premises has 2,150 RSF of open warehouse space with a small bathroom.

Suite 11135- H features one 12' roll up door and one standard entry door. The ceiling in the warehouse area is gently sloping and the ceiling height varies from 14'-15'. The suite is fully insulated.

The suite has ample power and ample lighting.

All tenants have assigned parking.

## Lease Highlights

- Base Rent: \$8.00/SF/year or \$1,433.33/month
- NNN Charges: \$2.40/SF/year or \$430.00/month
- All-In Rent: \$1,863.33/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,866.66 in year one)
- Effective All-In Rent for Year 1 is \$1,624.44/month after we apply the 2 months FREE base rent

- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,863.33/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,624.44 in Year 1. Tenants will also pay for their own electricity, internet, phone, and garbage. HVAC repair is the responsibility of the property owner.

Serious inquiries only. Courtesy to brokers.

## AMENITIES

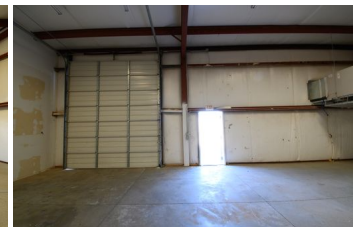
- Office
- Private Restroom
- High Interior Clearance
- Ample Parking
- Roll up door

## RENTAL TERMS

**Rent** **\$1,624.44**

**Security Deposit** **\$0.00**

**Application Fee** **\$0.00**



View this listing online:





# Warehouse with Roll Up Door + Attached Yard Space - For Lease - El Paso, TX

**2,000**  
SQUARE FEET

**\$9.07 /yr**  
RENT / SF

**\$1,511.11**  
RENT

**(915) 206-3960**  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

11135 Dyer St  
Suite M  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Available from Grid Property Management, LLC:

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 11135 - M is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 2,000 square feet.

## Lease Highlights

- Base Rent: \$8.00/SF/year or \$1,333.33/month
- NNN Charges: \$2.40/SF/year or \$400.00/month
- All-In Rent: \$1,733.33/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,666.66 in year one)
- Effective All-In Rent for Year 1 is \$1,511.11/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,733.33/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,511.11 in Year 1.

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

Tenants will also pay their own electricity, internet, garbage, and phone bills.

Serious inquiries only. Courtesy to brokers.

## AMENITIES

- Private Bathroom
- 1 Drive-In Roll Up Door
- High Ceiling Clearance Warehouse
- Attached Office Space
- Secured Yard Space

## RENTAL TERMS

Rent	\$1,511.11
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



# Secure Gated Yard Space - 51,000 RSF (1.2 Acres) – El Paso, TX

**51,000**  
SQUARE FEET

**\$0.58 /yr**  
RENT / SF

**\$1,874.92**  
RENT

**(915) 206-3960**  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - Yard Space - Entire Yard - Site 3  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial** AVAILABLE: **Now**

## DESCRIPTION

Located in NE El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park is made up of 3 sites (10885, 11060, and 11109 Dyer Street) and comprises approximately 103,000 square feet of leasable space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

The Site 3 Yard Space is 1.2 acres of secure, fenced, access controlled gravelled yard space. Site 3 is secure. The yard space is fenced on three sides and a Tenant can easily install fence on the 4th side, making the yard secure from the rest of the already secure Site 3.

Two year minimum lease. Extensions beyond one year are available.

## Lease Highlights

- Base Rent: \$0.58/SF/year or \$2,499.89/month
- All-In Rent: \$2,499.89/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4, 8, and 12 (save \$7,499.67 in year one)
- Effective All-In Rent for Year 1 is \$1,874.92/month after we apply the 3 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$2,499.89/month in all months except 4, 8, and 12 when base rent is waived. The savings in those three months reduce your total annual cost-resulting in an average or effective monthly rent of \$1,874.92 in Year 1.

Serious inquiries only. Courtesy to brokers.



## AMENITIES

- Gravel Yard Space
- Yard Space
- Ample Parking
- Trailer Parking

## RENTAL TERMS

Rent	\$1,874.92
Security Deposit	\$0.00
Application Fee	\$0.00

View this listing online:





# Yard Space For Lease - El Paso, TX

17,260  
SQUARE FEET

\$0.70 /yr  
RENT / SF

\$750.05  
RENT

(915) 206-3960  
www.DyerIndustrialPark.com



## PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - Yard Space - Site 1  
El Paso, TX 79934

LEASE TYPE: **Gross** AVAILABLE: **Now**

## DESCRIPTION

View Full Property Website here: [www.DyerIndustrialPark.com](http://www.DyerIndustrialPark.com)

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Site Address: 10885 Dyer Street. EASY Hwy 54/Dyer Street Access

Approximately 17,260 SF, this large gravel yard space is available to lease for parking and storage. Ideal use for car parking, truck/trailer parking, equipment, and shipping containers. (No storage of derelict vehicles will be allowed.)

The yard is fenced on the Southwest and Southeast sides. The tenant would have the ability to install temporary power masts at the tenant's expense.

In the next thirty days, the Landlord will be clearing this space of all vehicles and laying down 2" of compacted 1 inch minus gravel. In the next ninety days, the Landlord will be installing a controlled access gate at the site entrance along Dyer Street to provide additional security to the entire 10885 Dyer Street site.

## Lease Highlights

- Base Rent: \$0.70/SF/year or \$1,000.07/month
- All-In Rent: \$1,000.07/month
- Annual Increase: 5% Increase in Base Rent

## Move-In Special Details

- Sign a lease for at least 24 Months
- Get FREE base rent for months 4, 8, and 12 (save \$3,000.21 in year one)
- Effective All-In Rent for Year 1 is \$750.05/month after we apply the 3 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,000.07/month in all months except 4, 8, and 12 when base rent is waived. The savings in those three months reduce your total annual cost-resulting in an average or effective monthly rent of \$750.05 in Year 1.

View Full Property Website here: [www.DyerIndustrialPark.com](http://www.DyerIndustrialPark.com)

## AMENITIES

- Gravel Yard Space
- Trailer Parking
- Car parking
- Semi Parking

## RENTAL TERMS

Rent	\$750.05
Security Deposit	\$0.00
Application Fee	\$0.00



View this listing online:



# Dyer Industrial Park

10885010893, 11060, 11109-11135 DYER STREET  
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Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.