

Industrial Space



320 N Clark Drive

El Paso, TX 79905

Offering Summary

Lease Rate	Contact Broker (NNN)
Lot Size	Approx. 4.34 ± Acres
Building Size	Approx. 81,631 ± SF

For more information:

Douglas Derrick, SIOR

C: 915.727.4000

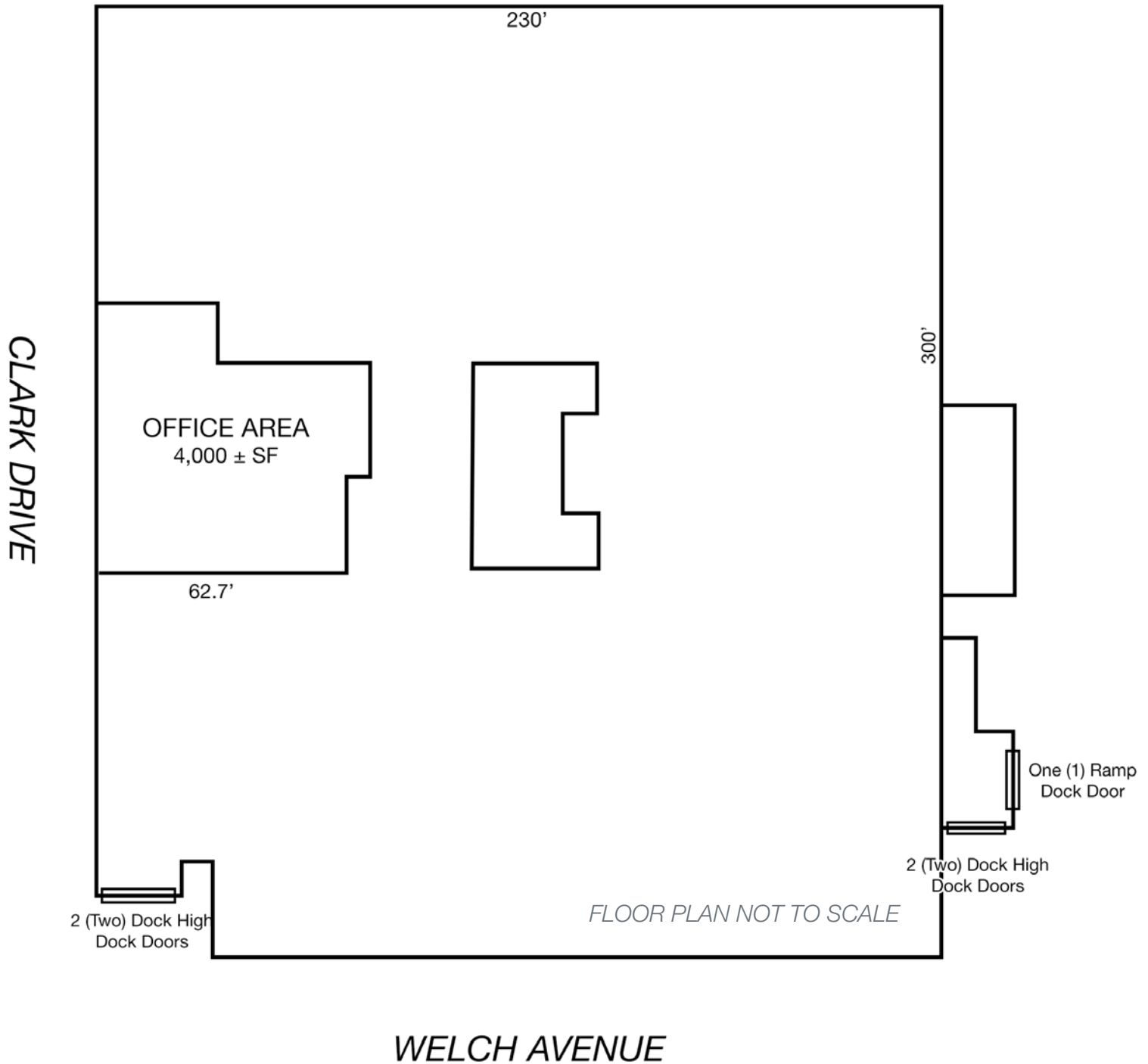
dderrick@naielpaso.com

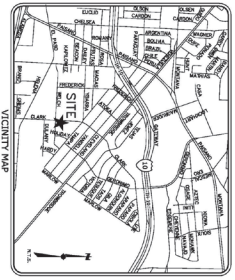
Property Highlights

- Zoning: M1 SC
- Located in Central El Paso
- Convenient to I-10 and International Crossing Bridge of the Americas
- Clear Height: Approx. 12' - 27'
- Electric: 480 / 240
- Fire Sprinkler System: Class IV Wet-Pipe
- Four (4) Dock Doors plus (1) Drive In
- ± 4,000 SF office area also includes five (5) private offices, three (3) restrooms, reception area, kitchen break area, and conference room
- Three (3) additional restrooms included in production area

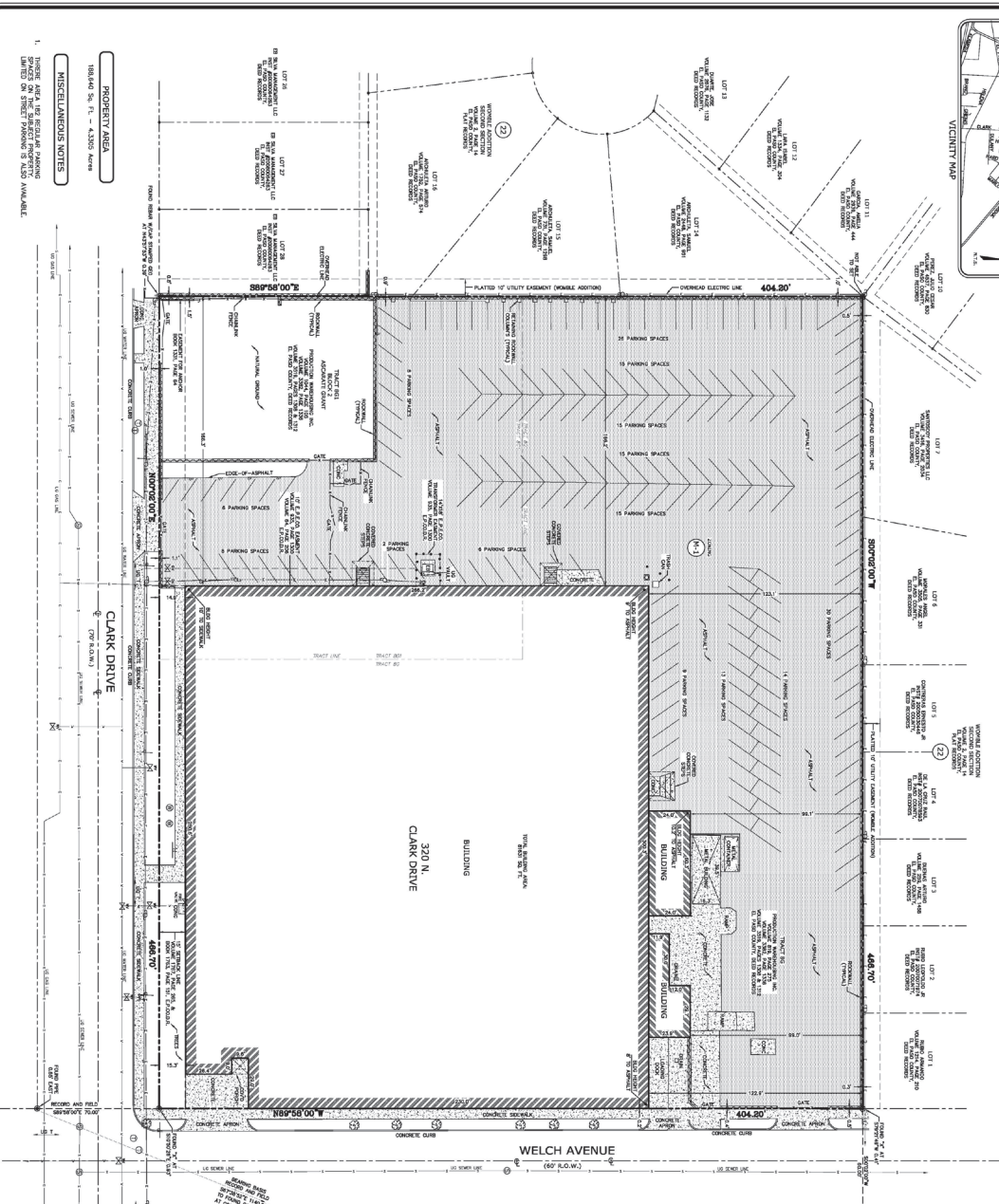
Building Floor Plan

** Not to scale. For visual aid purposes only.*





**ALTA/ACSM
LAND TITLE SURVEY**
TRACTS 86 AND 86J, AS DESCRIBED BY METES AND BOUNDS,
BLOCK 2, ASCARATE GRANT,
CITY OF EL PASO, EL PASO COUNTY, TEXAS



- PROPERTY AREA
- ISLAND 26 FL. - 4,320 SQ. YD.
- MISCELLANEOUS NOTES

1. HOUSE AND RECREATION PARKING SPACES ON THIS SURVEY ARE AVAILABLE.

CLARK DRIVE
(75' WIDE)

WELCH AVENUE
(60' WIDE)



UTILITY NOTES

- THE LOCATION OF EXISTING UTILITIES SHOWN HEREIN ARE FROM RECORD DRAWINGS AND FIELD SURVEY.
- LOCATION OF PROPOSED UTILITIES SHOWN HEREIN ARE FROM RECORD DRAWINGS AND FIELD SURVEY.
- THE SURVEYOR HAS BEEN ADVISED THAT ALL UTILITIES SHOWN HEREIN ARE AS SHOWN AND ARE NOT TO BE CONSIDERED AS GUARANTEED.
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NOTES FROM SCHEDULE 'B' OF TITLE COMMITMENT

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LEGEND

①	EXISTING AND PROPOSED UTILITIES
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M-1 LIGHT MANUFACTURING DISTRICT ZONING INFORMATION

TYPE OF ZONING	M-1
PERMITTED USES	Light manufacturing, office, professional, retail, service, and other uses as shown on the zoning map.
RESTRICTIONS	See zoning ordinance for details.
ADDITIONAL INFORMATION	See zoning ordinance for details.

DULANY AVENUE
(30' WIDE)

DATE: _____

JOHN A. BRY, S-0327, NAI-1779

REVISION 12/19/2008

TRACTS 86 AND 86J, AS DESCRIBED BY METES AND BOUNDS, BLOCK 2, ASCARATE GRANT, CITY OF EL PASO, EL PASO COUNTY, TEXAS

TITLE CO. STEWART TITLE FIRM, DATED: 11/28/2008

DRAWN BY: J. BRY, DATE: 12/19/2008

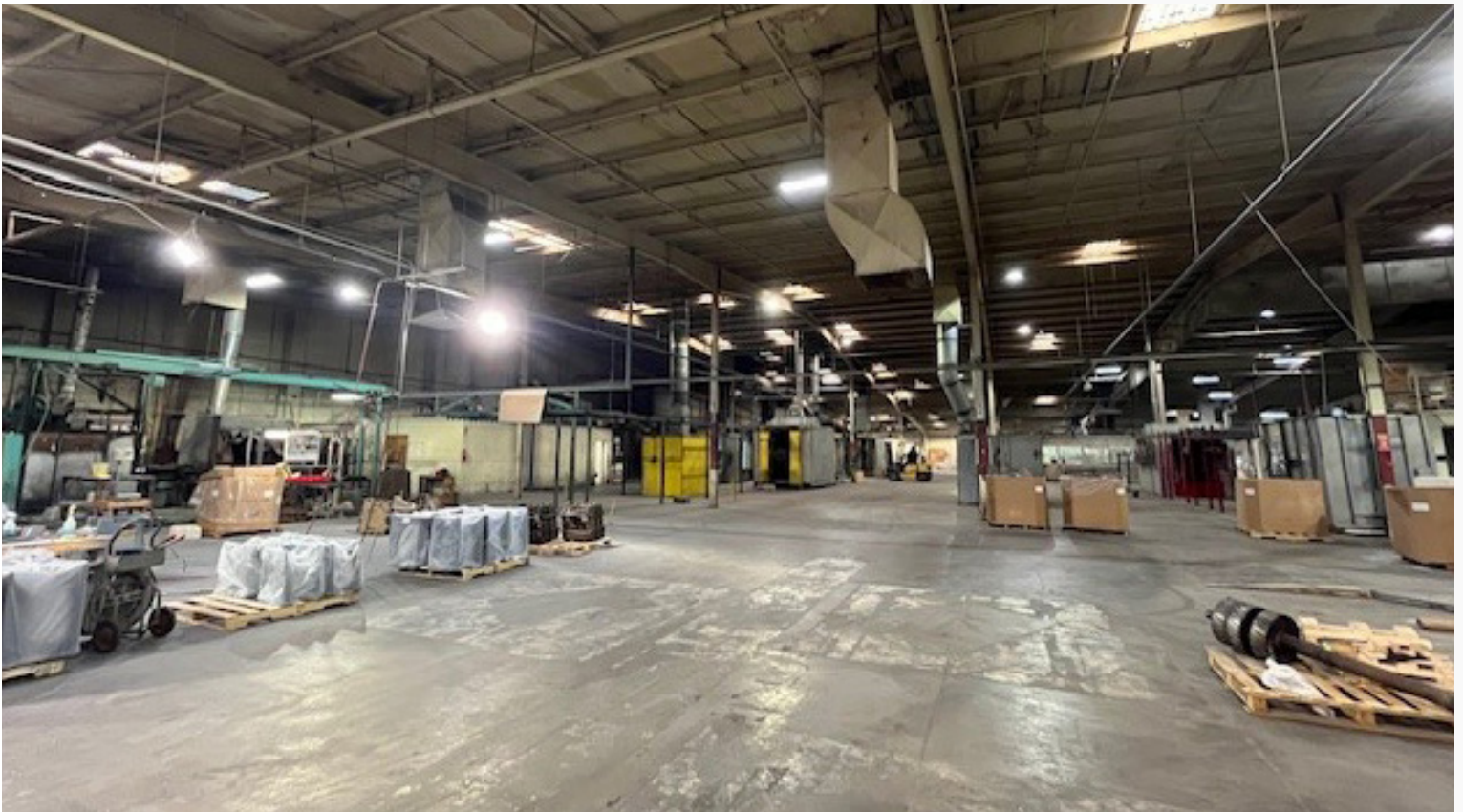
PASO DEL NORTE SURVEYING INC., 2008

1999 BROADWAY BUILDING, EL PASO, TEXAS 79938



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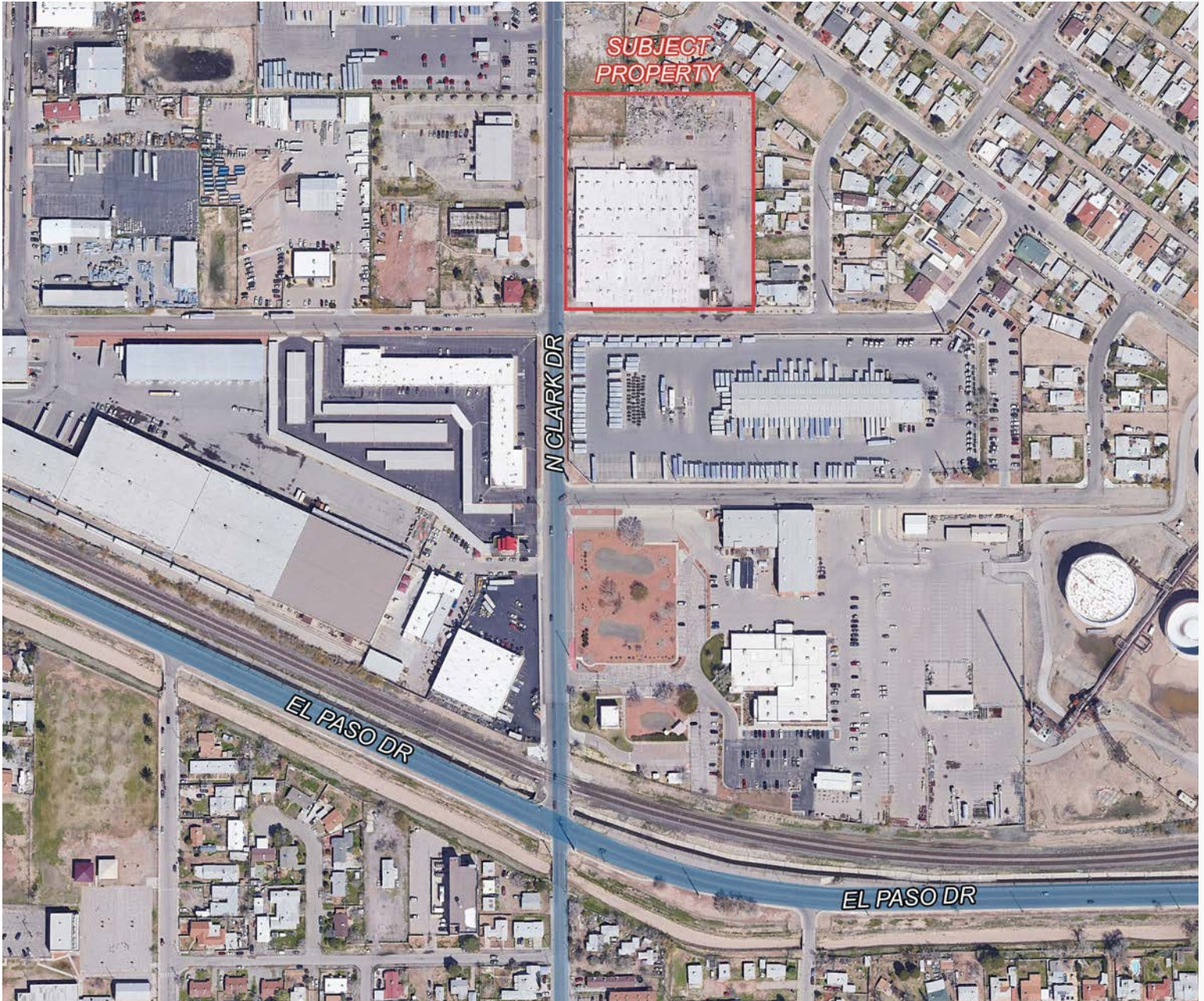
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Additional Photos



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Aerial View



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