



INDUSTRIAL PROPERTY FOR SUBLEASE

SUBLEASE EXPIRATION: MARCH 2027

1273 Joe Battle Blvd  
**±49,996 SF**

EL PASO, TX 79936

FOR LEASING INFORMATION, PLEASE CONTACT



**Will C. Brown, SIOR**  
Managing Partner, Sonny Brown  
**+1 915-213-7791** Office  
**+1 915-479-5511** Mobile  
wbrown@sonnybrown.com



**Joe Siglin, MCR, CCIM**  
Principal, Cresa  
**+1 469-608-8446** Office  
**+1 214-263-9123** Mobile  
jsiglin@cresa.com



**Mitch Wolff, MCR**  
Managing Principal, Cresa  
**+1 214-577-7809** Office  
**+1 214-263-9123** Mobile  
mwolff@cresa.com



**SONNY  
BROWN**



**cresa**

SUBLEASE OPPORTUNITY IN EAST EL PASO FEATURES  
12 DOCK-HIGH DOORS, LOOP 375 FRONTAGE, AND  
PROXIMITY TO I-10 AND ZARAGOZA PORT OF ENTRY

Disclaimer: The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All leasing plans represent conditions followed proposed improvements and are not representative of existing conditions. All images shown are conceptual and designs are subject to change.



# 1273 Joe Battle Blvd

1273 JOE BATTLE BLVD, EL PASO, TX 79936

## PROPERTY FEATURES

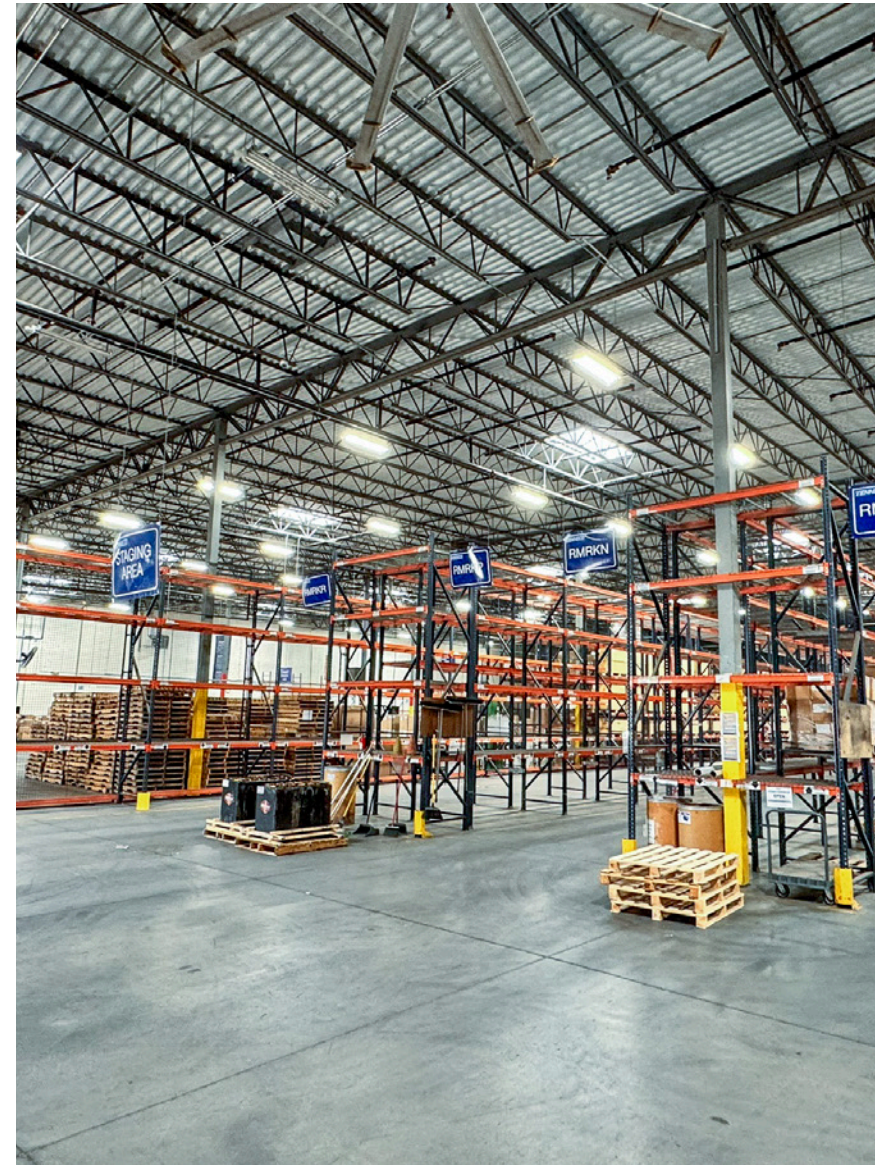
### PROPERTY DESCRIPTION:

**1273 Joe Battle Blvd** offers an industrial sublease opportunity in El Paso's highly active Eastside submarket. The **49,996 SF available space** is part of a 100,651 SF concrete tilt-up facility featuring modern distribution functionality and excellent regional connectivity. Built in 2000, this warehouse/distribution property provides a strong combination of visibility, access, and efficiency with frontage along Loop 375 (Joe Battle Blvd) near I-10. The facility is ideal for **third-party logistics (3PL) providers, warehouse/distribution operations, or light industrial users** seeking proximity to major trade routes and border crossings.

### AVAILABLE SPACE HIGHLIGHTS:

- Suite A: **49,996 SF available for sublease** (total building: 100,651 SF)
  - Sublease Expiration: March 2027
- **27' clear height** with approx. **40' x 50' typical column spacing**
- **Twelve (12) Dock-High Doors** with **Levelers and Dock Packages**
- Approx. **2,500 SF of Office Space** featuring private offices, conference room, breakroom and open office area
- **C 4-SC Zoning**
- **Loop 375 frontage** with excellent visibility and freeway access
- Close proximity to **I-10** and the **Ysleta-Zaragoza Port of Entry** Convenient to
- **Located in Vista Del Sol Industrial Park** near other cross-border trade hubs
- Ample trailer parking and truck maneuverability (**~275' oversized truck court**)
- Functional layout for high-volume storage and distribution operations

**INDUSTRIAL PROPERTY FOR SUBLEASE:**  
**±49,996 SF | CALL FOR PRICING**



cresa

FOR LEASE INFORMATION, PLEASE CONTACT

**WILL C. BROWN, SIOR**

+1 915-479-5511 | wbrown@sonnybrown.com

**JOE SIGLIN, MCR, CCIM**

+1 469-608-8446 | jsiglin@cresa.com

**MITCH WOLFF, MCR**

+1 214-577-7809 | mwolff@cresa.com

# 1273 Joe Battle Blvd

1273 JOE BATTLE BLVD, EL PASO, TX 79936

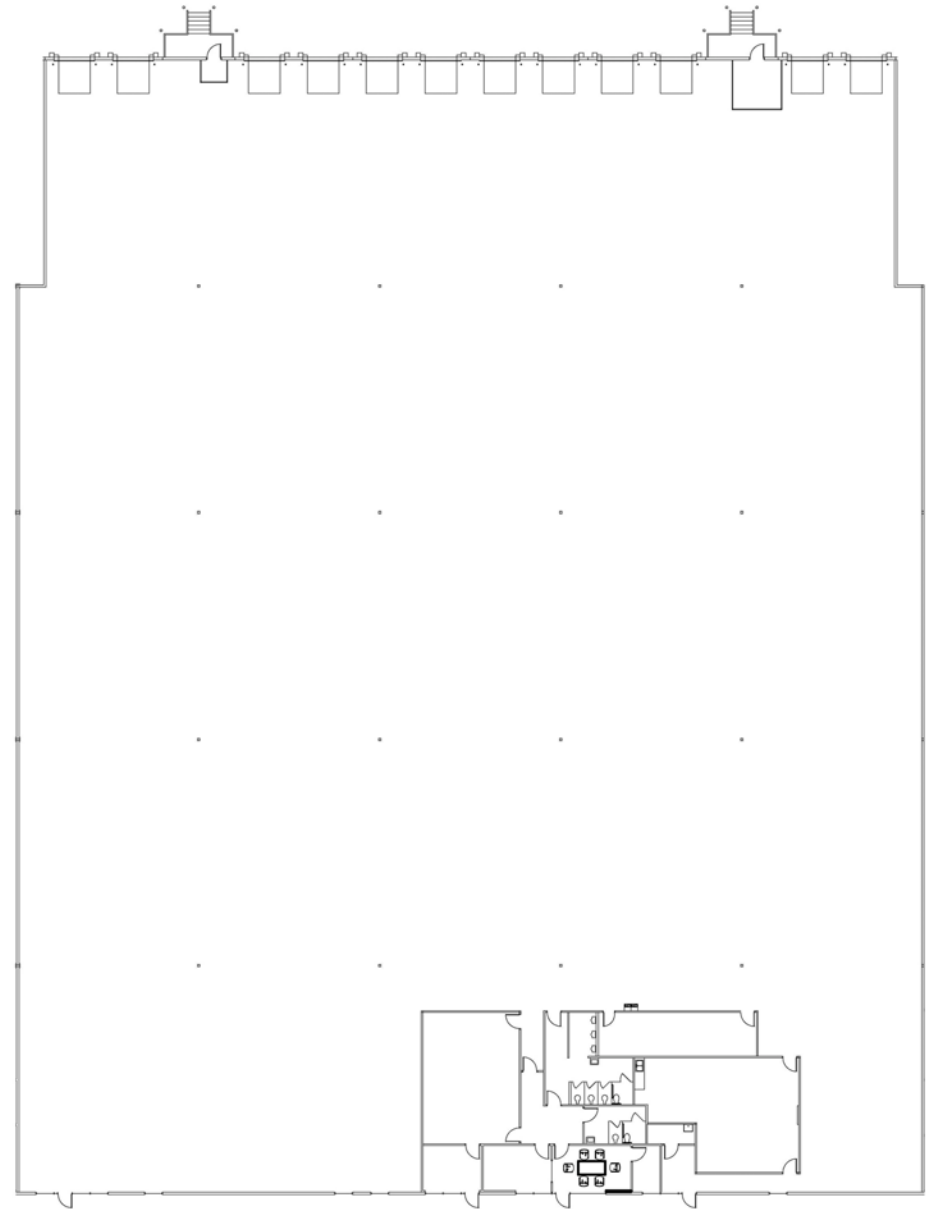
## INDUSTRIAL PROPERTY FOR SUBLEASE:

±49,996 SF | CALL FOR PRICING

### FLOOR PLAN: SUITE A

#### FEATURES:

- **AVAILABLE SPACE:** 49,996 SF
- **OFFICE SPACE:** APPROX. 2,500 SF, HVAC SYSTEM
  - LARGE 40'X20' BREAK AREA
  - INCLUDES CONFERENCE ROOM, PRIVATE OFFICES, AND OPEN OFFICE AREA
  - CONVENIENT WAREHOUSE ACCESS/RESTROOM ACCESS
- **COLUMN SPACING:** 40' X 50' (TYP) COLUMN SPACING
- **TRUCK COURT DEPTH:** ~275'
- **CLEAR HEIGHT:** 27'
- **SKYLIGHTS:** YES
- **DOCK DOORS:** (12) DOCK-HIGH DOORS WITH LEVELERS AND FULLY EQUIPED DOCK PACKAGES (SEALS, LIGHTING, DOCK LOCKS, ETC)
  - INCLUDES (1) PORTABLE METAL RAMP FOR DOCK ACCESS
- **LIGHTING:** LED WAREHOUSE LIGHTS WITH MOTION SENSORS
- **HEATING & COOLING:** (3) HVLS FANS, EVAP COOLERS AND HANGING HEATERS FOR FREEZE PROTECTION



FOR LEASE INFORMATION, PLEASE CONTACT

**WILL C. BROWN, SIOR**

+1915-479-5511 | [wbrown@sonnybrown.com](mailto:wbrown@sonnybrown.com)

**JOE SIGLIN, MCR, CCIM**

+1469-608-8446 | [jsiglin@cresa.com](mailto:jsiglin@cresa.com)

**MITCH WOLFF, MCR**

+1214-577-7809 | [mwoff@cresa.com](mailto:mwoff@cresa.com)



# 1273 Joe Battle Blvd

1273 JOE BATTLE BLVD, EL PASO, TX 79936

## ADDITIONAL PHOTOS



FOR LEASE INFORMATION, PLEASE CONTACT

**WILL C. BROWN, SIOR**

+1915-479-5511 | [wbrown@sonnybrown.com](mailto:wbrown@sonnybrown.com)

**JOE SIGLIN, MCR, CCIM**

+1 469-608-8446 | [jsiglin@cresa.com](mailto:jsiglin@cresa.com)

**MITCH WOLFF, MCR**

+1214-577-7809 | [mwoff@cresa.com](mailto:mwoff@cresa.com)



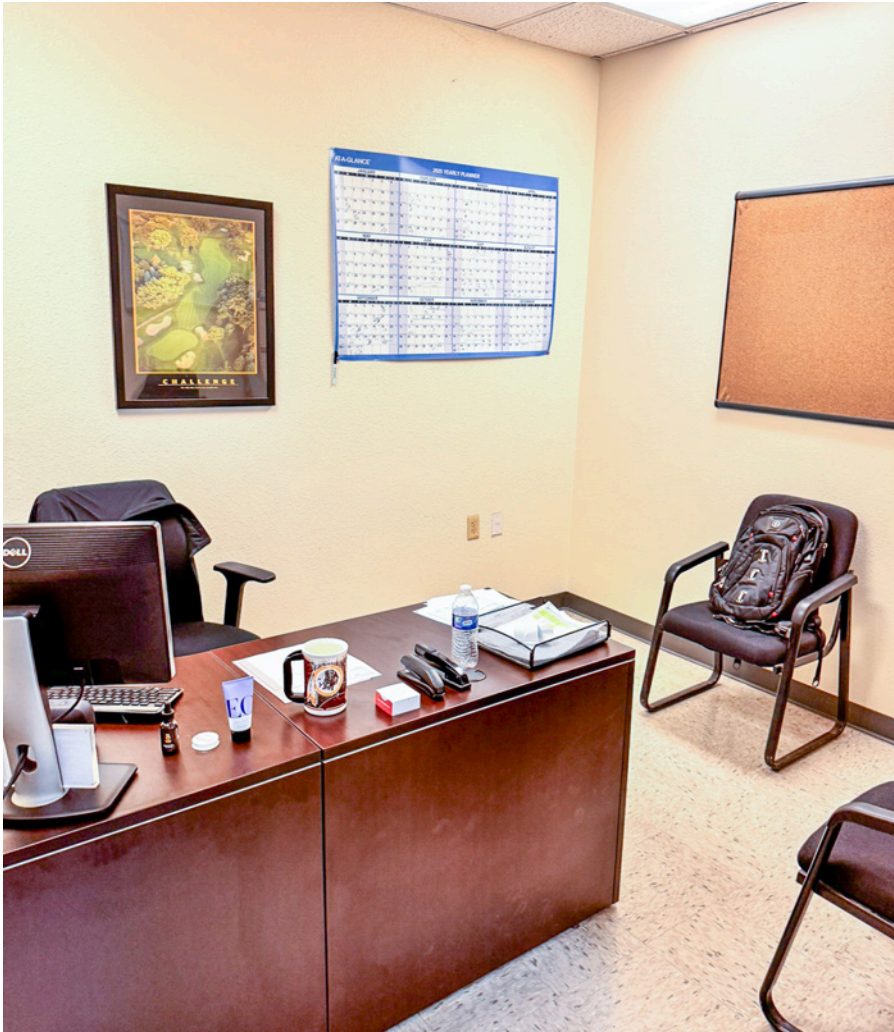
# 1273 Joe Battle Blvd

1273 JOE BATTLE BLVD, EL PASO, TX 79936

## ADDITIONAL PHOTOS

## INDUSTRIAL PROPERTY FOR SUBLEASE:

±49,996 SF | CALL FOR PRICING



FOR LEASE INFORMATION, PLEASE CONTACT

**WILL C. BROWN, SIOR**

+1915-479-5511 | [wbrown@sonnybrown.com](mailto:wbrown@sonnybrown.com)

**JOE SIGLIN, MCR, CCIM**

+1 469-608-8446 | [jsiglin@cresa.com](mailto:jsiglin@cresa.com)

**MITCH WOLFF, MCR**

+1214-577-7809 | [mwoff@cresa.com](mailto:mwoff@cresa.com)



# 1273 Joe Battle Blvd

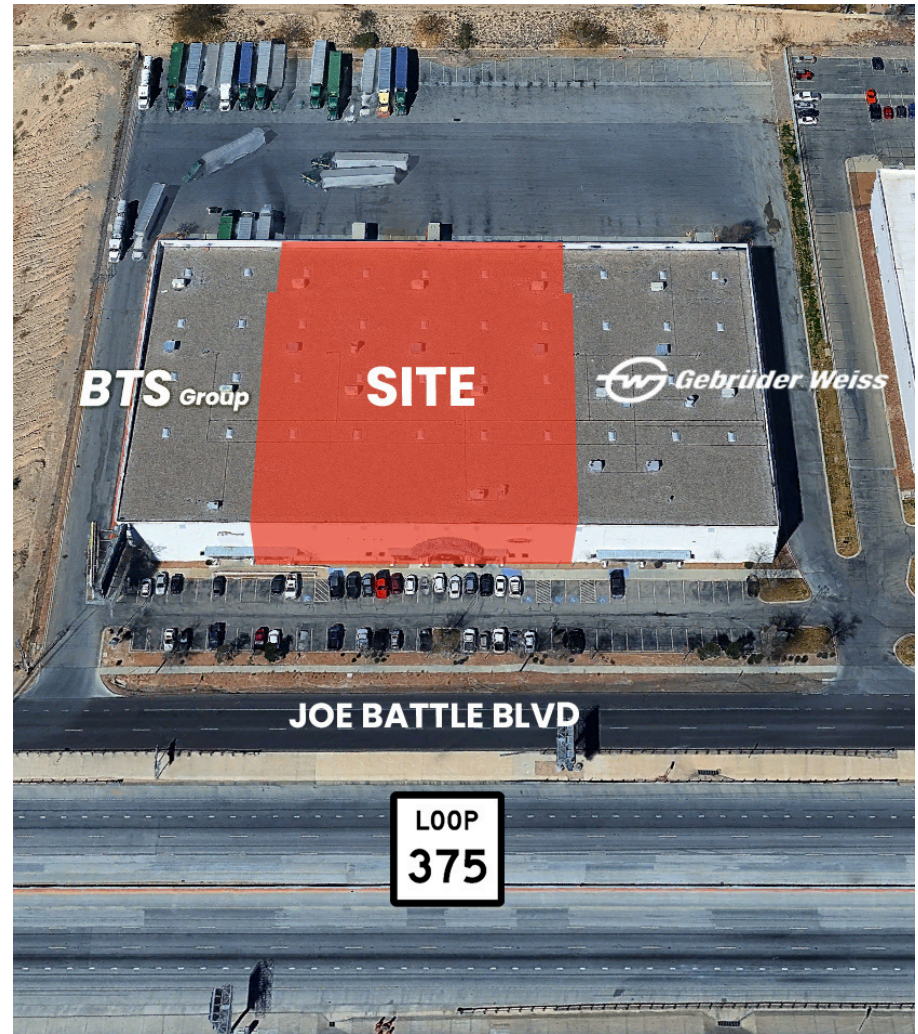
1273 JOE BATTLE BLVD, EL PASO, TX 79936

## AERIAL VIEW



## INDUSTRIAL PROPERTY FOR SUBLEASE:

±49,996 SF | CALL FOR PRICING



FOR LEASE INFORMATION, PLEASE CONTACT

**WILL C. BROWN, SIOR**

+1915-479-5511 | [wbrown@sonnybrown.com](mailto:wbrown@sonnybrown.com)

**JOE SIGLIN, MCR, CCIM**

+1 469-608-8446 | [jsiglin@cresa.com](mailto:jsiglin@cresa.com)

**MITCH WOLFF, MCR**

+1214-577-7809 | [mwoff@cresa.com](mailto:mwoff@cresa.com)



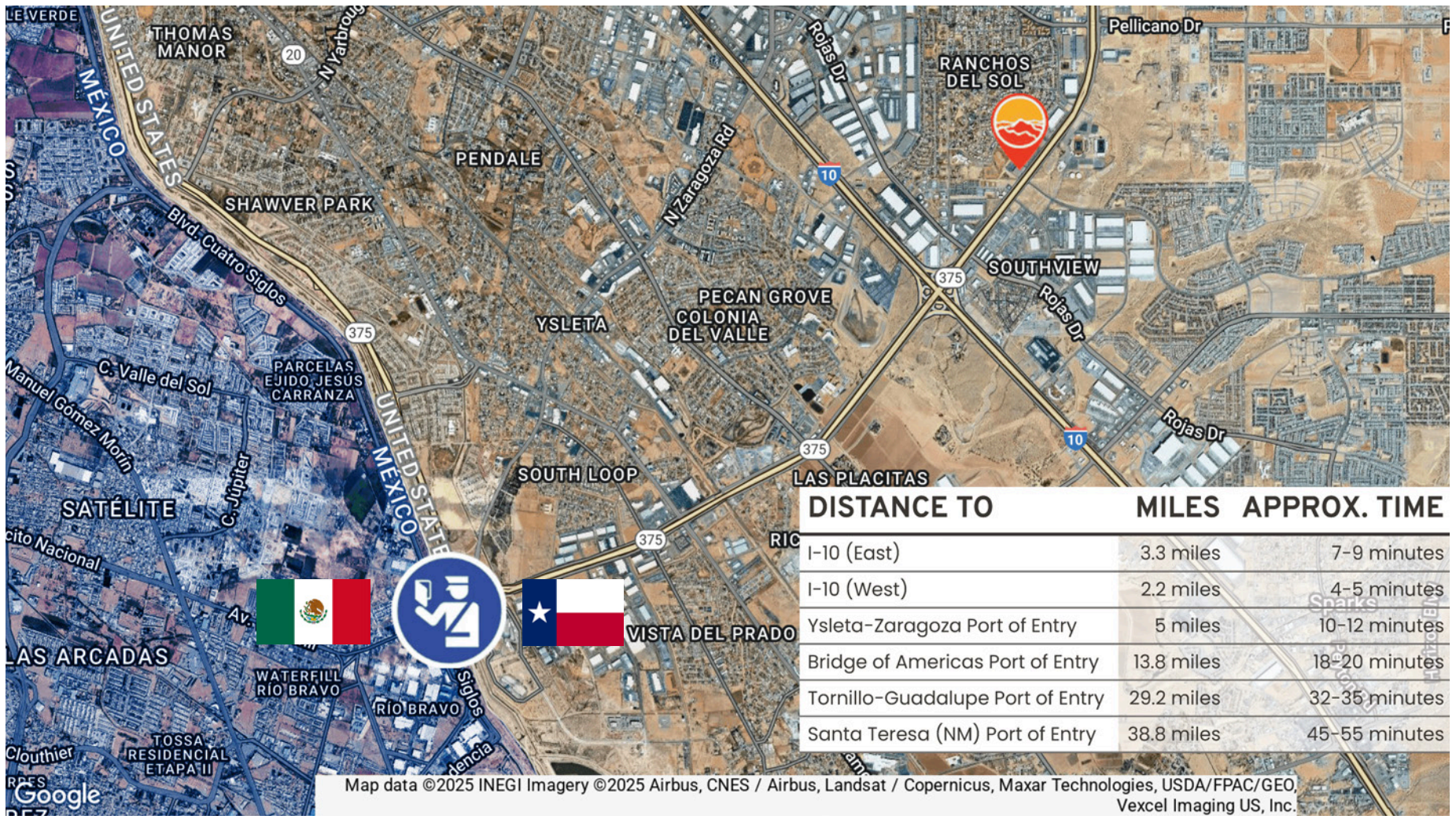
# 1273 Joe Battle Blvd

1273 JOE BATTLE BLVD, EL PASO, TX 79936

## INDUSTRIAL PROPERTY FOR SUBLEASE:

±49,996 SF | CALL FOR PRICING

## SURROUNDING AREA



FOR LEASE INFORMATION, PLEASE CONTACT

**WILL C. BROWN, SIOR**

+1 915-479-5511 | [wbrown@sonnybrown.com](mailto:wbrown@sonnybrown.com)

**JOE SIGLIN, MCR, CCIM**

+1 469-608-8446 | [jsiglin@cresa.com](mailto:jsiglin@cresa.com)

**MITCH WOLFF, MCR**

+1 214-577-7809 | [mwoff@cresa.com](mailto:mwoff@cresa.com)



# 1273 Joe Battle Blvd

1273 JOE BATTLE BLVD, EL PASO, TX 79936

## INDUSTRIAL PROPERTY FOR SUBLEASE:

±49,996 SF | CALL FOR PRICING

## AREA ANALYTICS

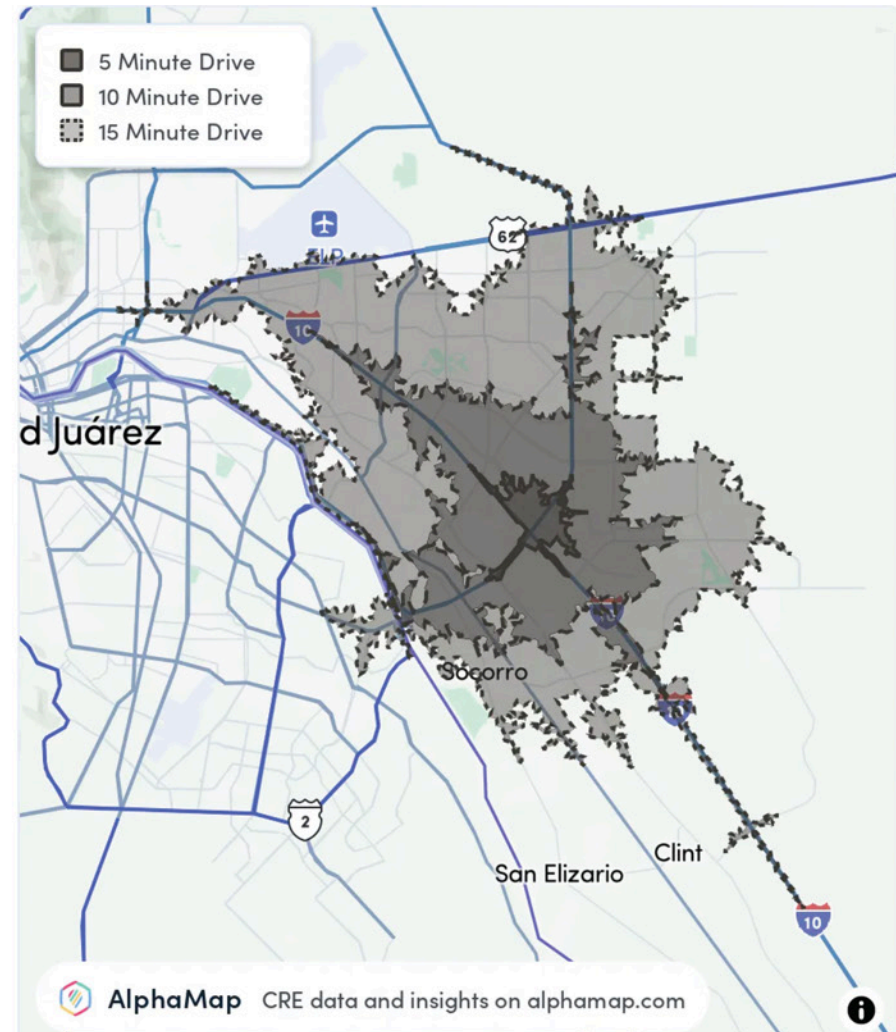
### POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	2,435	91,070	307,248
Average Age	35	38	38
Average Age (Male)	34	36	36
Average Age (Female)	36	39	39

### HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	767	30,675	105,195
Persons per HH	3.2	3	2.9
Average HH Income	\$99,575	\$77,378	\$79,648
Average House Value	\$279,789	\$191,243	\$204,306
Per Capita Income	\$31,117	\$25,792	\$27,464

Map and demographics data derived from AlphaMap



FOR LEASE INFORMATION, PLEASE CONTACT

**WILL C. BROWN, SIOR**

+1 915-479-5511 | [wbrown@sonnybrown.com](mailto:wbrown@sonnybrown.com)

**JOE SIGLIN, MCR, CCIM**

+1 469-608-8446 | [jsiglin@cresa.com](mailto:jsiglin@cresa.com)

**MITCH WOLFF, MCR**

+1 214-577-7809 | [mwoff@cresa.com](mailto:mwoff@cresa.com)





## 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.

<b>Sonny Brown Associates</b>	<b>9010301</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Will C. Brown, Broker, SIOR</b>	<b>042911</b>	<b>will@sonnybrown.com</b>	<b>(915)584-5511</b>
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](http://www.trec.texas.gov)