

Warehouse NNN Sale Leaseback



Presented By:
Team Juan Uribe LLC

1525 Magoffin Ave, El Paso, TX 79901



Warehouse W/Rail Spur NNN Sale Leaseback

1525 Magoffin Ave, El Paso, TX 79901

Property Details

Price: \$1,390,500

- 18,540 Square Feet Warehouse with Rail Spur Access
- Close Proximity to I-10 and Downtown El Paso
- Great Sale Leaseback NNN Opportunity
- 2024 Taxes: \$7255.10

View the full listing here: <https://www.loopnet.com/Listing/1525-Magoffin-Ave-El-Paso-TX/33364274/>

Price:	\$1,390,500
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Cap Rate:	6.04%
Lot Size:	0.49 AC
Rentable Building Area	18,540 SF
:	
Rentable Building Area	18,540 SF
:	
Sale Conditions:	Sale Leaseback
No. Stories:	1
Year Built:	1950
Tenancy:	Single
Parking Ratio:	0/1,000 SF
Clear Ceiling Height:	16 FT

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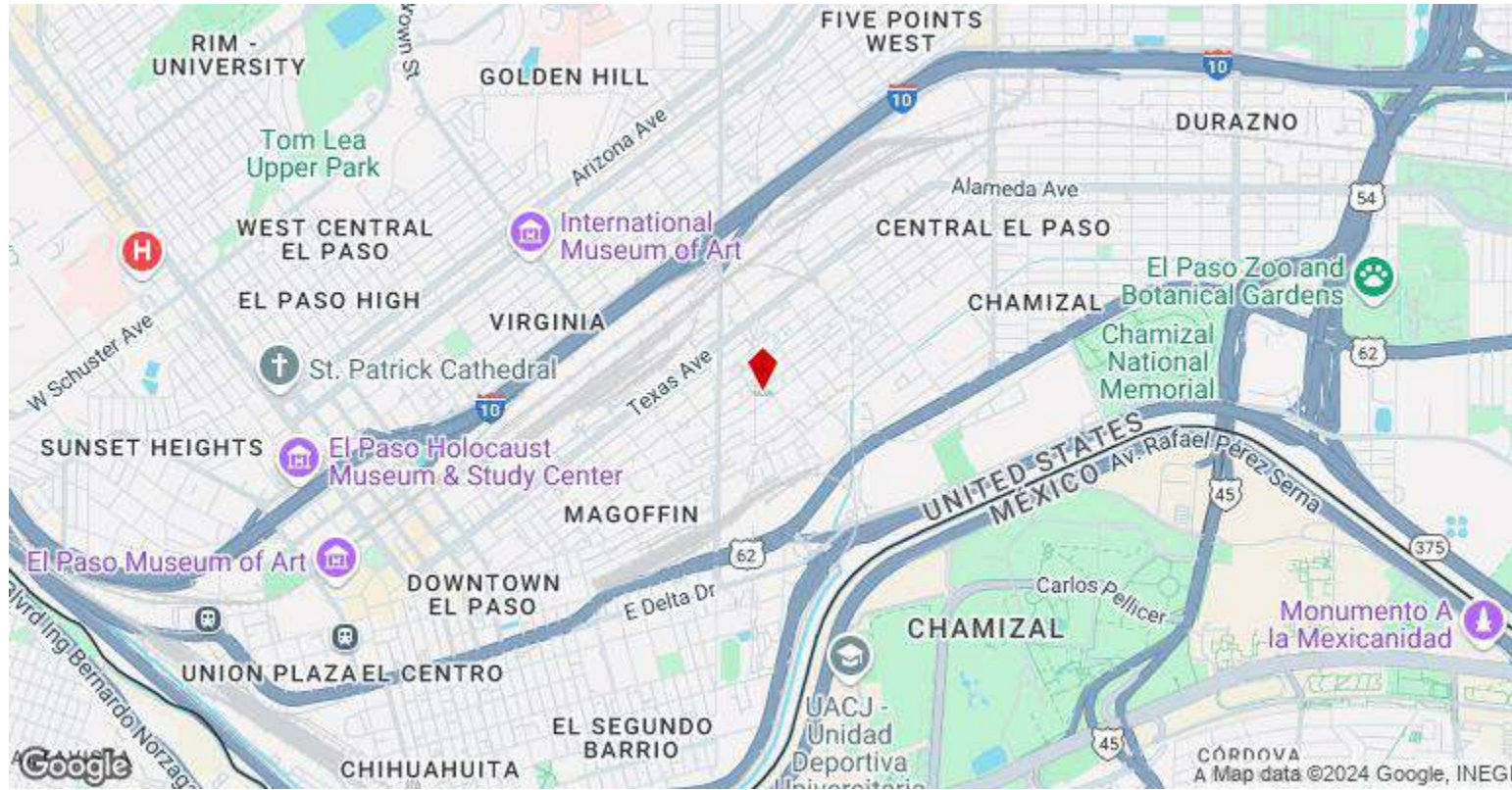
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Marivani LLC	18,540	

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Location



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Property Photos



aerial highlight



1525 magoffin 2

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Property Photos



1525 magoffin



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Property Photos



Aerial 1



Aerial 1.b

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Property Photos



Aerial 1.a



Aerial 1.c

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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Owner operated manufacturing company with established sales and no signs of slowing down! This is an excellent NNN investment opportunity with a great asset established in the heart of the manufacturing district in Central El Paso. Property features over 18,000 SF of building area, with one dock high door and two drive-in doors. Property has rail spur access and has been recently renovated as of 2021. Seller is willing to sign a 5-year leaseback with an additional option of 5 years with rent starting at \$7,000.00 per month NNN.



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