

WESTPARK

LOGISTICS CENTER

Building 5: 415,220 Square Feet Available

855 Industrial Avenue, Santa Teresa, New Mexico 88008



BLUE ROAD INVESTMENTS

CBRE



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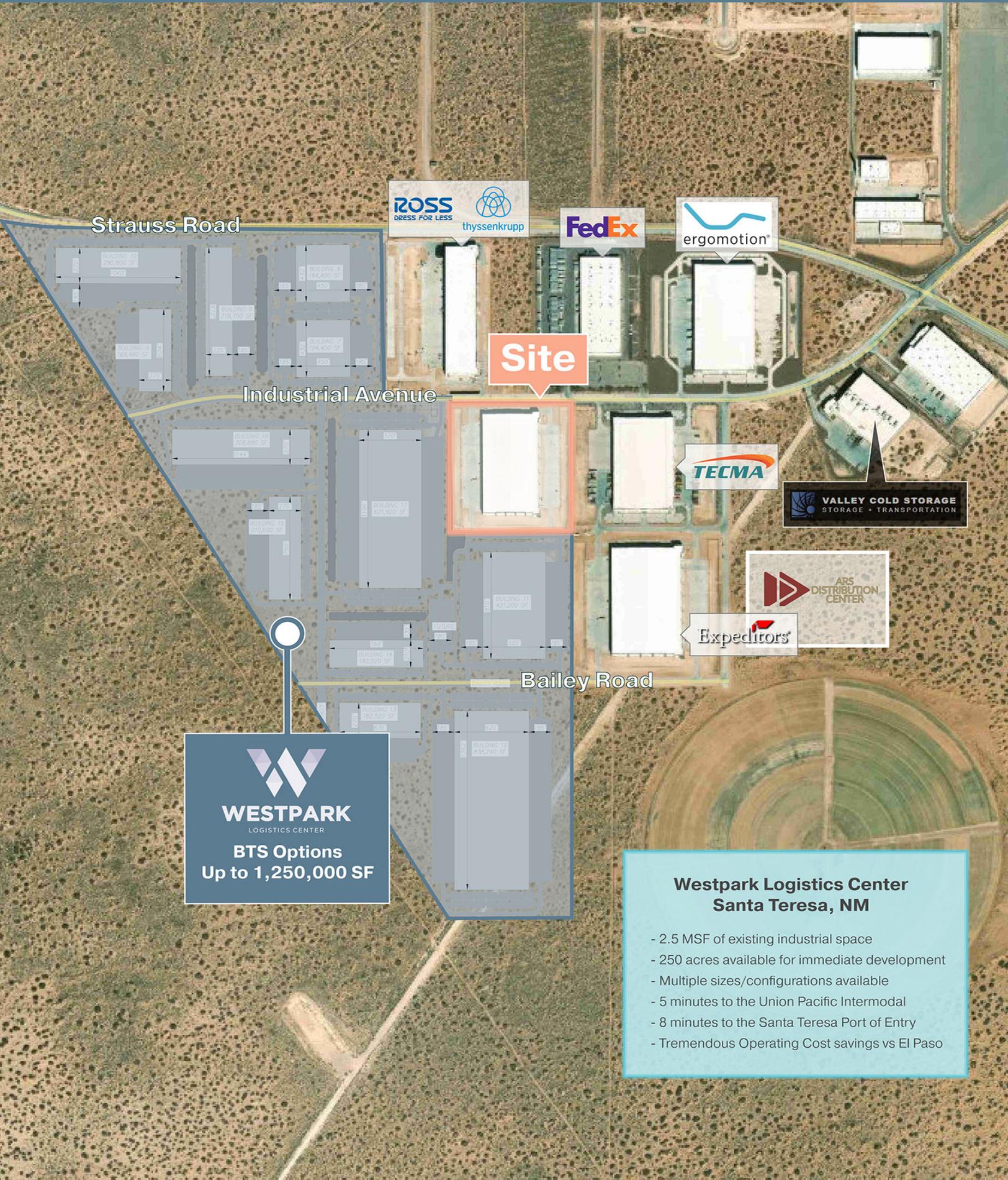
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Strauss Road

Industrial Avenue

Bailey Road

Site

WESTPARK
LOGISTICS CENTER
BTS Options
Up to 1,250,000 SF

**Westpark Logistics Center
Santa Teresa, NM**

- 2.5 MSF of existing industrial space
- 250 acres available for immediate development
- Multiple sizes/configurations available
- 5 minutes to the Union Pacific Intermodal
- 8 minutes to the Santa Teresa Port of Entry
- Tremendous Operating Cost savings vs El Paso

ROSS
DRESS FOR LESS
thyssenkrupp

FedEx

ergomotion

TECMA

VALLEY COLD STORAGE
STORAGE + TRANSPORTATION

ARS DISTRIBUTION CENTER

Expeditors

AVAILABLE FOR IMMEDIATE OCCUPANCY

855 Industrial Avenue, Santa Teresa, New Mexico 88008

18 MW of Power Available in the Park in Q3 2027

WESTPARK OVERVIEW

Westpark Logistics Center is a master-planned industrial park in Santa Teresa, New Mexico, that has been the location of choice for companies operating in the El Paso, Cd. Juárez and Las Cruces metropolitan areas.

This development is approximately 1 mile from Project Jupiter, the largest data center in the borderplex region.

Westpark totals over 2.5M square feet of leased industrial space, with 250 acres of shovel-ready sites available to accommodate any requirement.

Significant In-Place Infrastructure:

- Major Spine Roads providing frontage to all lots
 - Industrial Avenue (60', 10" thick)
 - Bailey Road (32')
 - Colton Road (40')
 - Holly Road (future expansion to 40'+)
- Utilities in place and availability to all sites (gas, sewer, water and fiber)
- Power available to accommodate any use
- EPEC conduit on Industrial Avenue and Colton Road with up to 18 MW available to a single site in 2027

Blue Road Investments is ready to break ground in 2026 and can accommodate buildings of almost any size and configuration.



AVAILABLE FOR IMMEDIATE OCCUPANCY

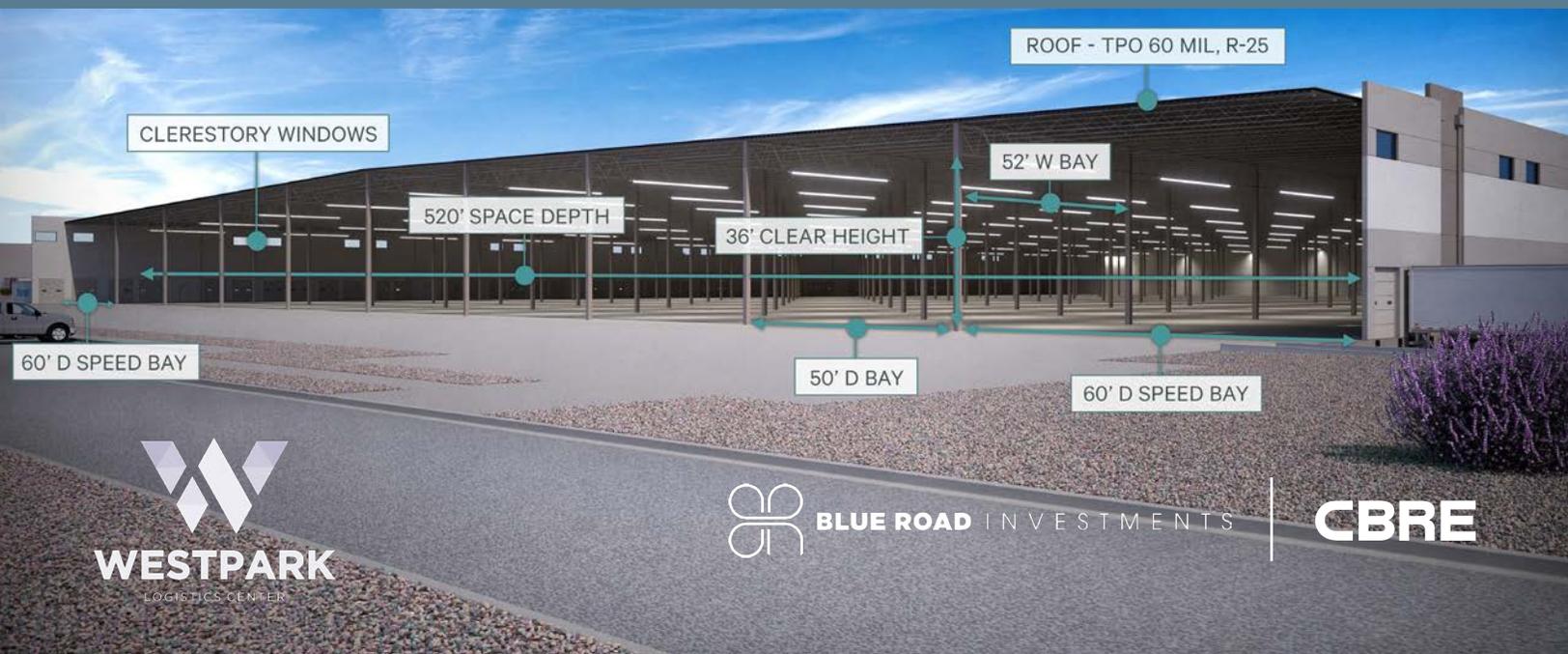
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BLDG 05 415,220 SF

Westpark Building 5 is a state-of-the-art cross dock distribution center. The total size is 415,220 square feet with 36' clear height. The building can be demised for smaller users.

BUILDING SPECIFICATIONS

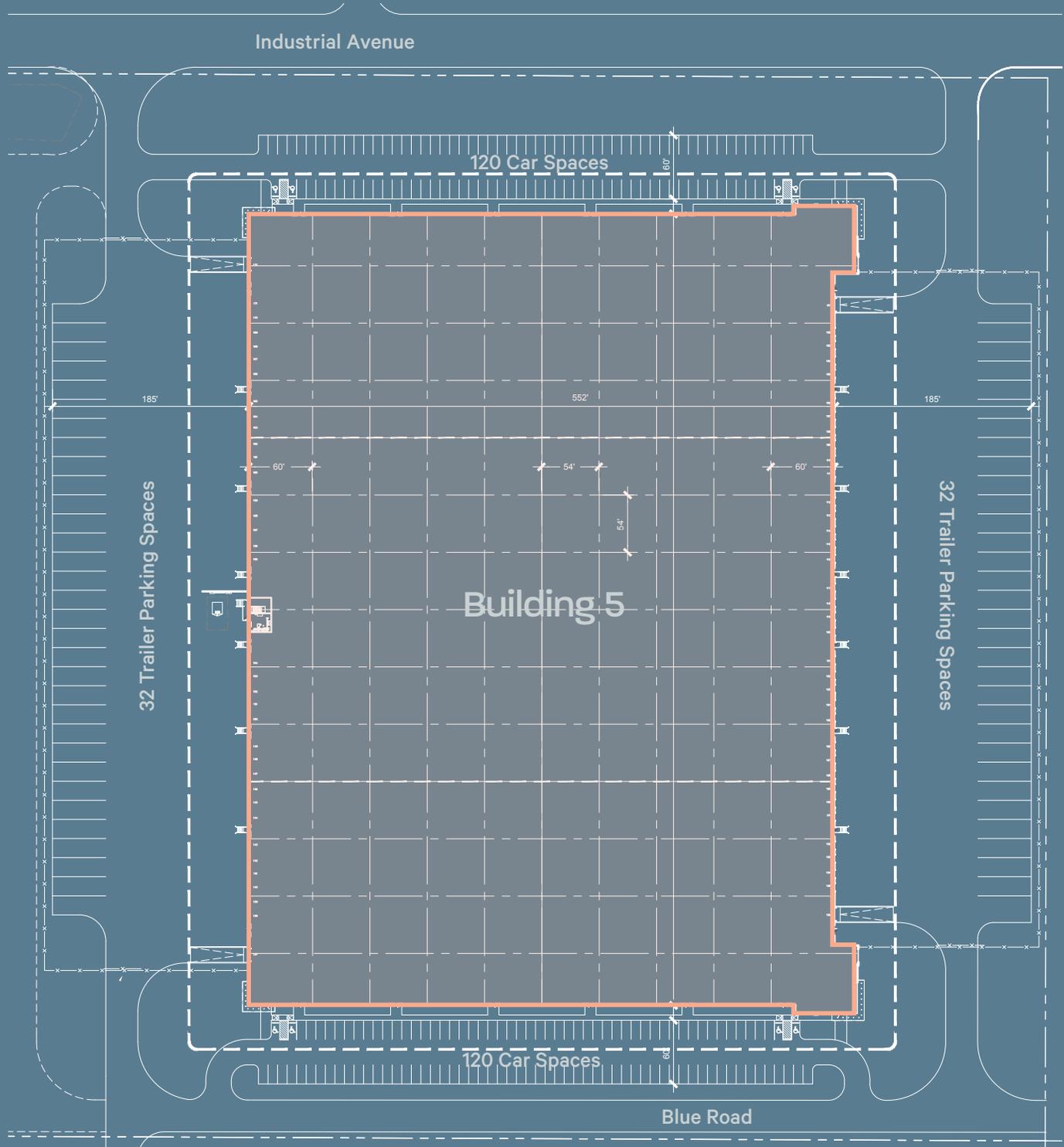
Square Footage:	415,220 sq. ft.
Office Area:	3,880 sq. ft.
Dimensions:	552' x 746'
Column Spacing:	50' x 52' with 60' Speedbay
Car Parking:	240 spaces
Trailer Parking:	64 spaces with land available for additional trailer storage
Truck Court Depth:	185'
Clear Height:	36'
Roof:	60 mil TPO
Slab:	7" thick reinforced superflat concrete slab (FF60/FL45)
Dock Doors:	(68) 9' x 10' (30) docks with mechanical dock levelers
Drive-In:	(4) 12' x 14' drive-in doors - expandable to 20' x 14'
Sprinklers:	ESFR
Power:	1500 KVA transformer
Lighting:	Lights throughout
Security:	Fully fenced with automatic gates at the north entrances



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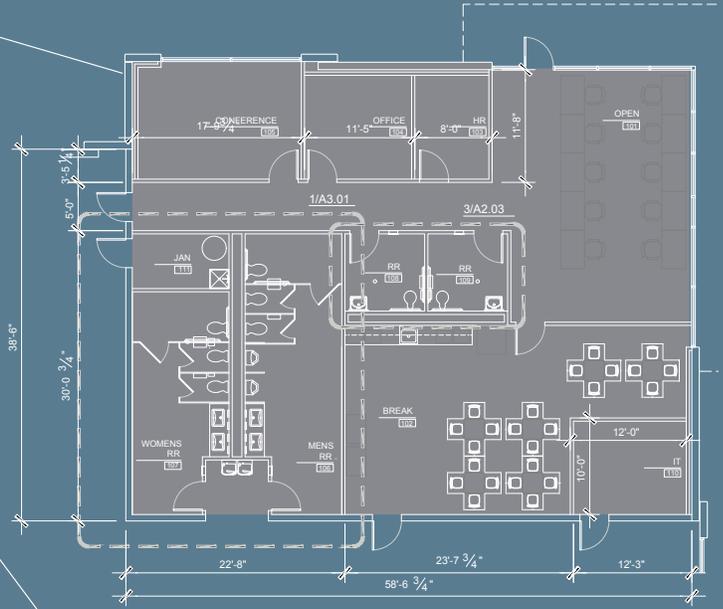
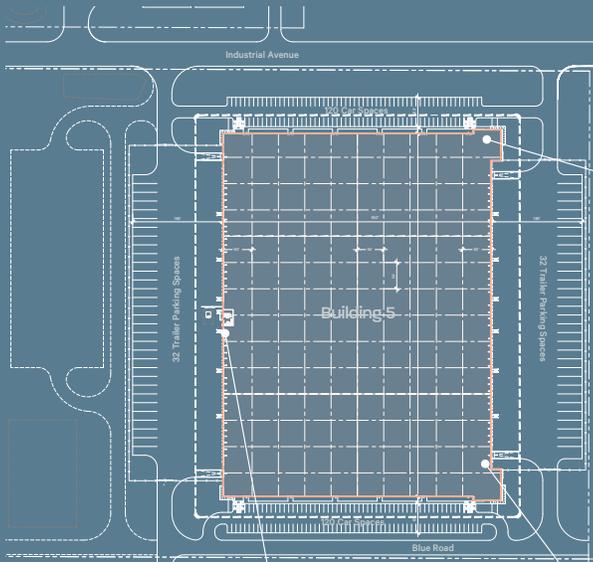
BLDG 05 415,220 SF



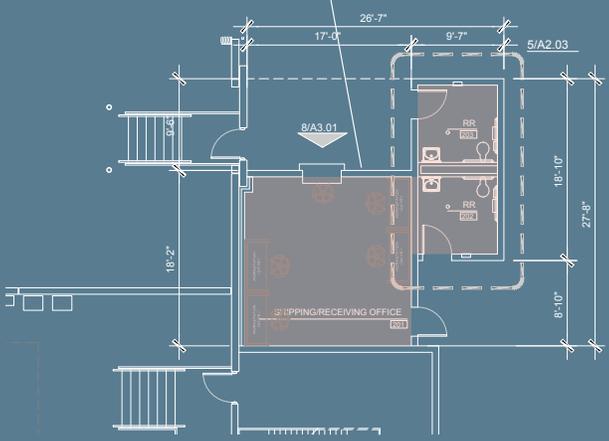
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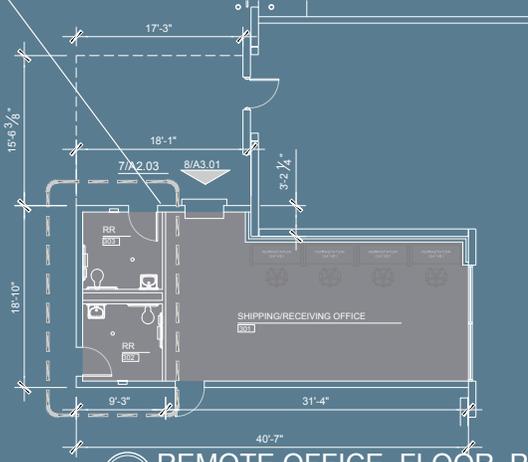
BLDG 05 415,220 SF



1 OFFICE FLOOR PLAN
1/8" = 1'-0"



2 REMOTE OFFICE FLOOR PLAN
1/8" = 1'-0"



3 REMOTE OFFICE FLOOR PLAN
1/8" = 1'-0"

OPERATING COST ADVANTAGES

Logistical Savings

While proximity to logistical drivers is important, how it affects a tenant's bottom line is key:



Union Pacific Intermodal: A short 4 miles away, Westpark allows for significant drayage savings. Average drayage costs within Santa Teresa are \$100 - \$150 roundtrip v. \$300 - \$350 to East El Paso.



Overweight Freight Zone: Allows for truck loading capacity up to 96,000 lbs. vs. the U.S. standard of 84,000 lbs. As a result, six truck loads in Santa Teresa is equivalent to seven in El Paso equating to transportation savings of ~14%.



U.S. – México Border: The Santa Teresa Port of Entry averages under 15 minutes of wait time per border crossing compared to the unpredictability of the Zaragoza Bridge in East El Paso (wait times can range from 45 minutes to over six hours). The Santa Teresa crossing is also free compared to a \$14 fee at the Zaragoza entry.



FedEx Ground: Located next to a FedEx Ground facility, Westpark can offer extensive shipping savings to FedEx customers.



Doña Ana County International Jetport: Only 2.5 miles away, recent renovations allow for increases in air freight and cargo plane shipments.

Operational Savings



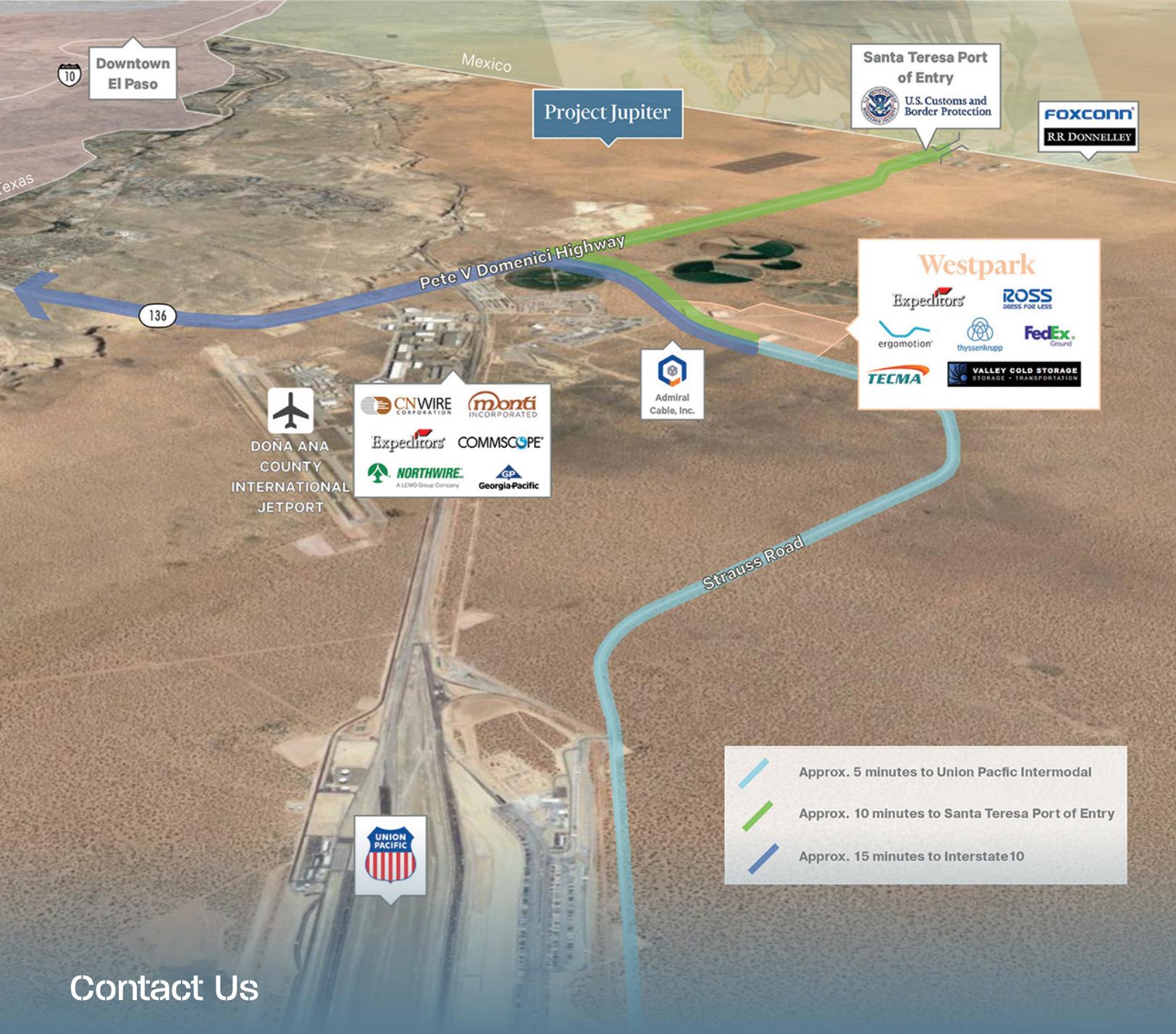
Property Taxes: Real estate taxes and personal property taxes are ~67% lower in Santa Teresa than El Paso. As a result, real estate operating costs in Santa Teresa are typically \$0.90psf less than El Paso.



Foreign Trade Zone/Inventory Tax: While both El Paso and Santa Teresa are located in a foreign trade zone, only Santa Teresa offers no inventory tax, creating a competitive advantage to operators in Westpark.



No Sales Tax for Trade Companies: New Mexico does not have a sales tax, and instead charges a Gross Receipts Tax. There are advantages associated with this subject to certain uses and operations.



Downtown El Paso



Mexico

Project Jupiter

Santa Teresa Port of Entry

U.S. Customs and Border Protection

FOXCONN
R.R. DONNELLEY

Pete V Domenici Highway

136



DOÑA ANA COUNTY INTERNATIONAL JETPORT

CN WIRE CORPORATION
Expeditors
NORTHWIRE
A LEMO Group Company

Monti INCORPORATED
COMMScope
Georgia-Pacific



Admiral Cable, Inc.

Westpark

Expeditors
ROSS DRESS FOR LESS
ergomotion
thyssenkrupp
FedEx Ground
TECMA
VALLEY COLD STORAGE STORAGE + TRANSPORTATION

Strauss Road



Approx. 5 minutes to Union Pacific Intermodal
Approx. 10 minutes to Santa Teresa Port of Entry
Approx. 15 minutes to Interstate 10

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