

GATEWAY EAST EXCHANGE



GATEWAY BOULEVARD WEST
EL PASO, TEXAS 79928
WWW.CBRE.COM/ELPASO



AVAILABLE
REAR-LOAD 125,843 SQ. FT. | CROSS-DOCK 327,173 SQ. FT.



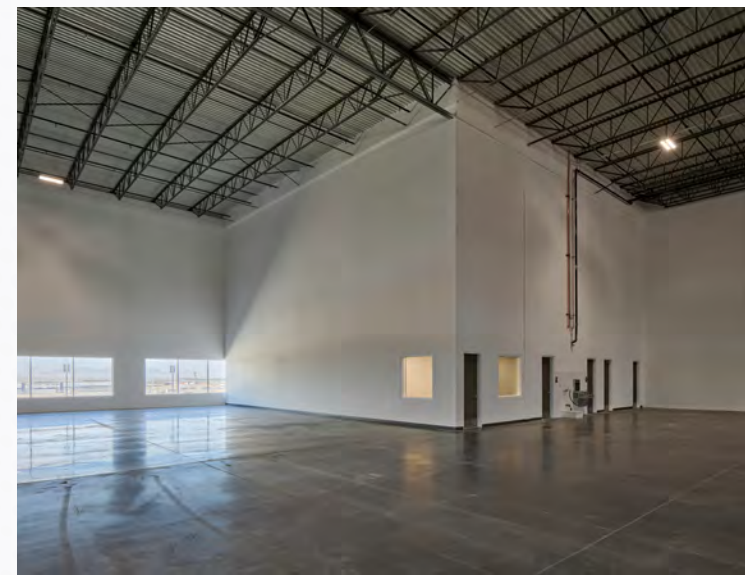
PROPERTY OVERVIEW

The Gateway East Exchange is a significant new industrial venture in East El Paso, Texas. Comprising of two modern Class A industrial buildings, this development is ready for immediate occupancy. Its strategic location along Gateway West, adjacent to I-10, makes it an ideal choice for a variety of warehousing and logistics operations. The park offers a 125,843 square foot building designed for rear-loading and a more expansive 327,173 square foot cross-dock facility. Gateway East Exchange ensures exceptional regional connectivity, positioned only 7.7 miles from the Loop 375/I-10 Interchange and 11.6 miles from the Zaragoza International Port of Entry.”

BUILDING SPECIFICATIONS

Building 1

Size:	125,843 Sq. Ft.
Building Dimensions:	700' x 180'
Building Configuration:	Rear-Load
Column Spacing:	52' x 60' with 60' speed bays
Truck Court Depth:	130'
Dock Doors:	(40) 9' x 10' overhead doors (20) doors with equipment (total)
Ramps:	(2) 12' x 14' drive-in ramps
Auto Parking:	63 Spaces
Trailer Staging:	47 Spaces
Trailer Parking:	12' x 55'
Roof TPO:	60 MIL, R-9
Clear Height:	36'
Reinforced Slab:	6' Thick
Lighting:	15 FC LED





BUILDING SPECIFICATIONS

Building 2

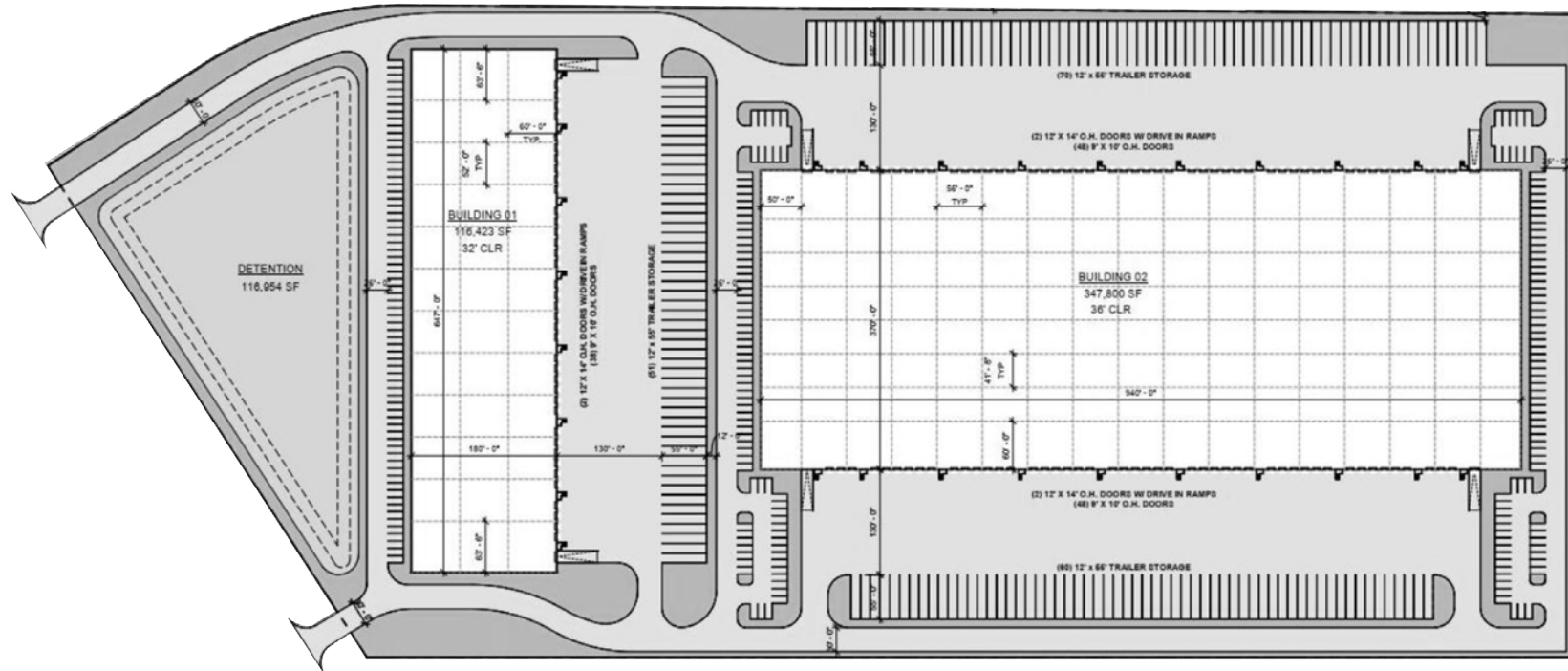
Size:	327,173 Sq. Ft.
Building Dimensions:	952' x 344'
Building Configuration:	Cross-Dock
Column Spacing:	56' x 56' with 60' speed bays
Truck Court Depth:	130' on each end
Dock Doors:	(94) 9' x 10' overhead doors (48) doors with equipment (total)
Ramps:	(4) 12' x 14' drive-in ramps
Auto Parking:	130 Spaces
Trailer Staging:	110 Spaces
Trailer Parking:	12' x 55'
Roof TPO:	60 MIL, R-9
Clear Height:	36'
Reinforced Slab:	6' Thick
Lighting:	15 FC LED





SITEPLAN

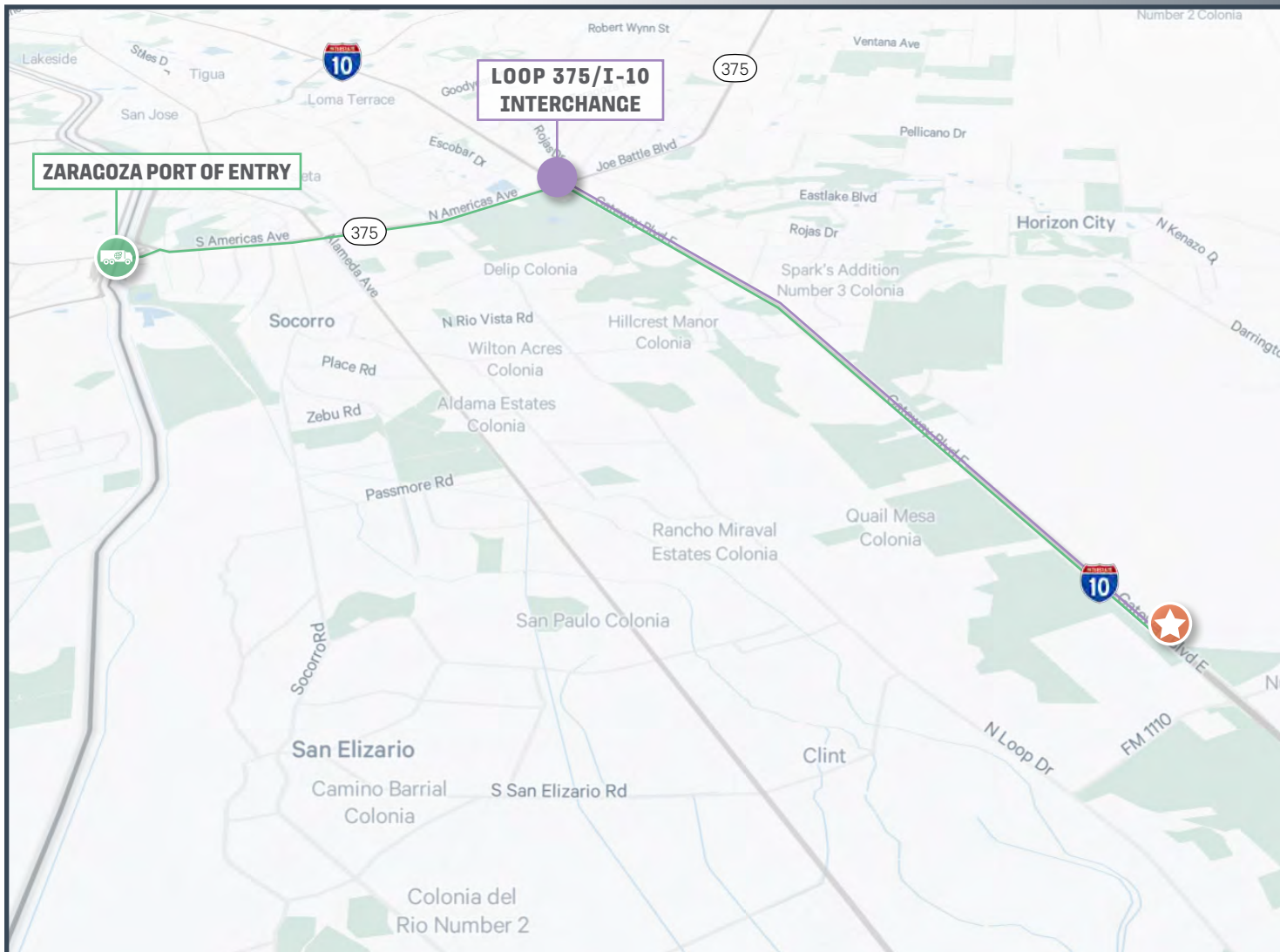
Gateway East Exchange



REAR-LOAD 125,843 SQ. FT. | CROSS-DOCK 327,173 SQ. FT.

DRIVE MAP

Gateway East Exchange



**IMMEDIATE
I-10 ACCESS**
VIA GATEWAY BLVD WEST

7.7 MILES
FROM THE I10/LOOP375
INTERCHANGE

12 MILES
FROM THE ZARAGOZA
PORT OF ENTRY



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GATEWAY EAST
EXCHANGE

CHRISTIAN PEREZ GIESE
Executive Vice President - Director

T: +1 915 313 8801
C: +1 915 241 9162

christian.perezgiese@cbre.com

ANDRÉ R. ROCHA
Senior Vice President

T: +1 915 313 8816
C: +1 915 261 2915

andre.rocha@cbre.com

REALTERM

NIT
INDUSTRIAL

CBRE

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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.

11-2-2015



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.

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.

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.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
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