



INDUSTRIAL PROPERTY FOR LEASE

**1101 Burgundy Dr
±124,000 SF**

EL PASO, TX 79907

FOR MORE INFORMATION, PLEASE CONTACT



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HIGH-CAPACITY INDUSTRIAL SPACE WITH DOCKS, POWER, AND M-1 ZONING NEAR I-10 AND EL PASO'S PRIMARY INDUSTRIAL AND LOGISTICS CORRIDORS

CALL FOR PRICING INFORMATION

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 images shown are conceptual and designs are subject to change.

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1101 Burgundy Dr

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PROPERTY FEATURES



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PROPERTY DESCRIPTION

1101 Burgundy Dr, Suite B is a \pm 124,000 SF industrial space featuring dock-high loading, 24' clear height, 1,000 amps of three-phase power, and M-1 zoning suitable for distribution or manufacturing. The concrete tilt facility offers expandable dock capacity, a deep truck court, and immediate access to I-10, Loop 375, and the Ysleta-Zaragoza Port of Entry, making it well suited for logistics, production, or hybrid industrial users serving regional and cross-border markets.

HIGHLIGHTS

- Approx. **124,000 SF** available with **\pm 2,075 SF of administrative offices plus shipping/receiving offices**
- Part of a \pm 281,151 SF concrete tilt-wall building with secured access
- **M-1 zoning** allowing **distribution and manufacturing** uses
- **24' clear height** with **40' x 50' column spacing**
- **10 existing dock-high doors** with levelers and bumpers
- Ability to add up to 9 additional dock doors
- **1,000 amps, 3-phase power**
- **\pm 140' deep truck court** with secure access potential
- Built in 2001
- Prime location near **I-10 and Loop 375, near Ysleta-Zaragoza Port of Entry**

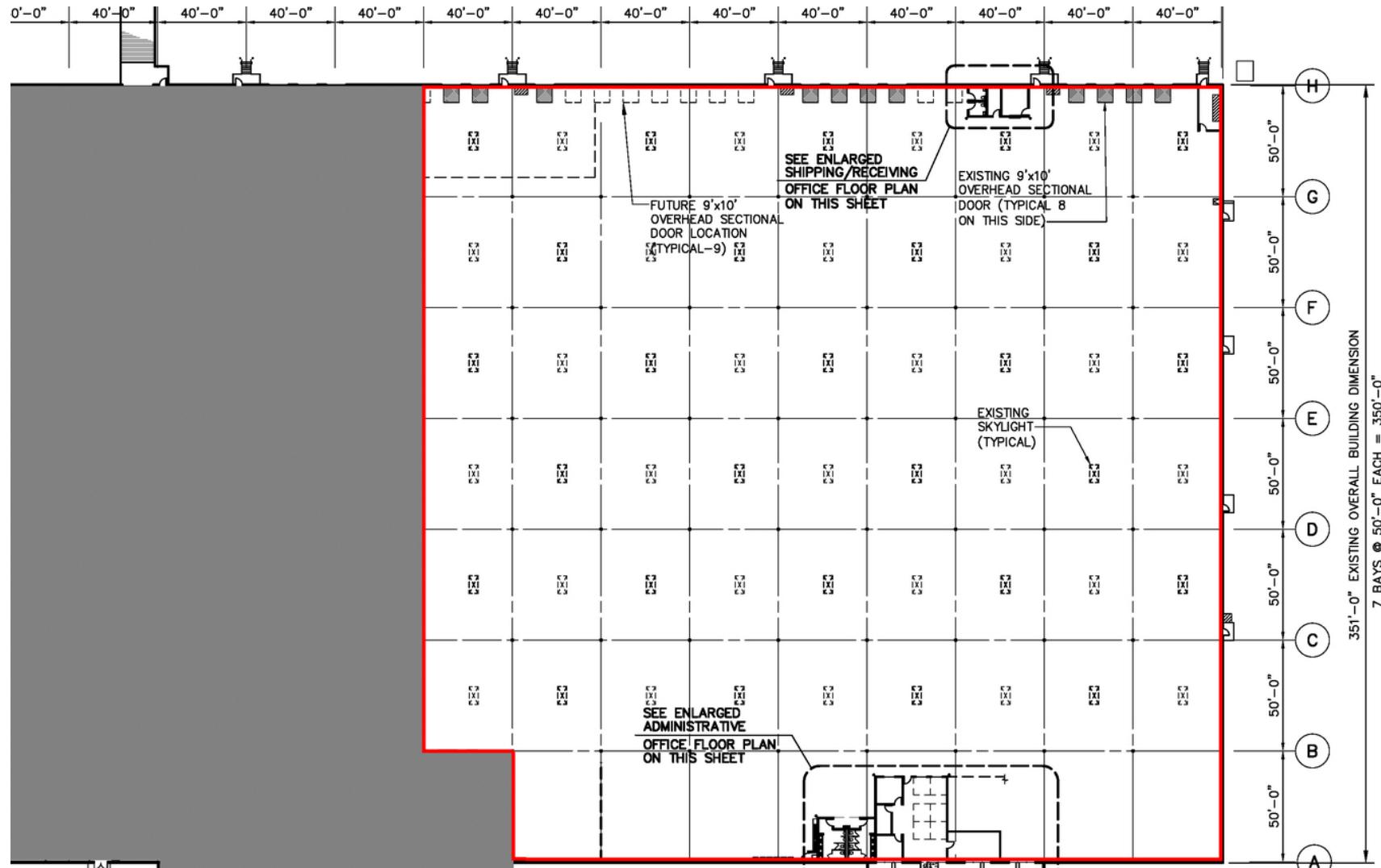
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FLOOR PLAN

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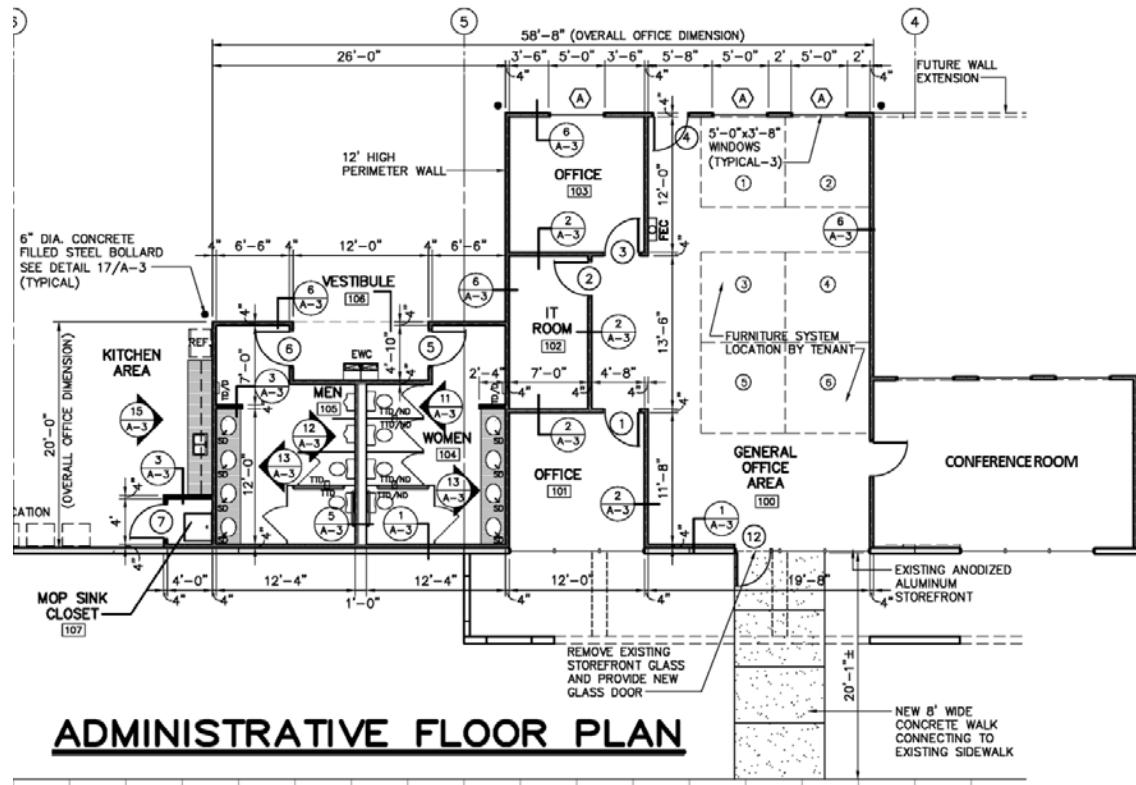
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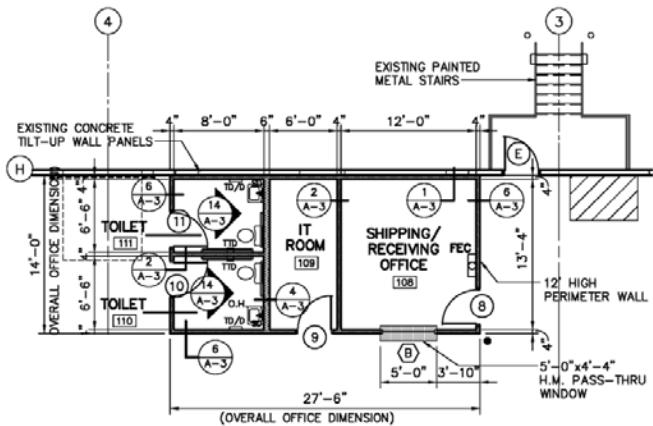
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OFFICE LAYOUTS



SHIPPING/RECEIVING FLOOR PLAN



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements

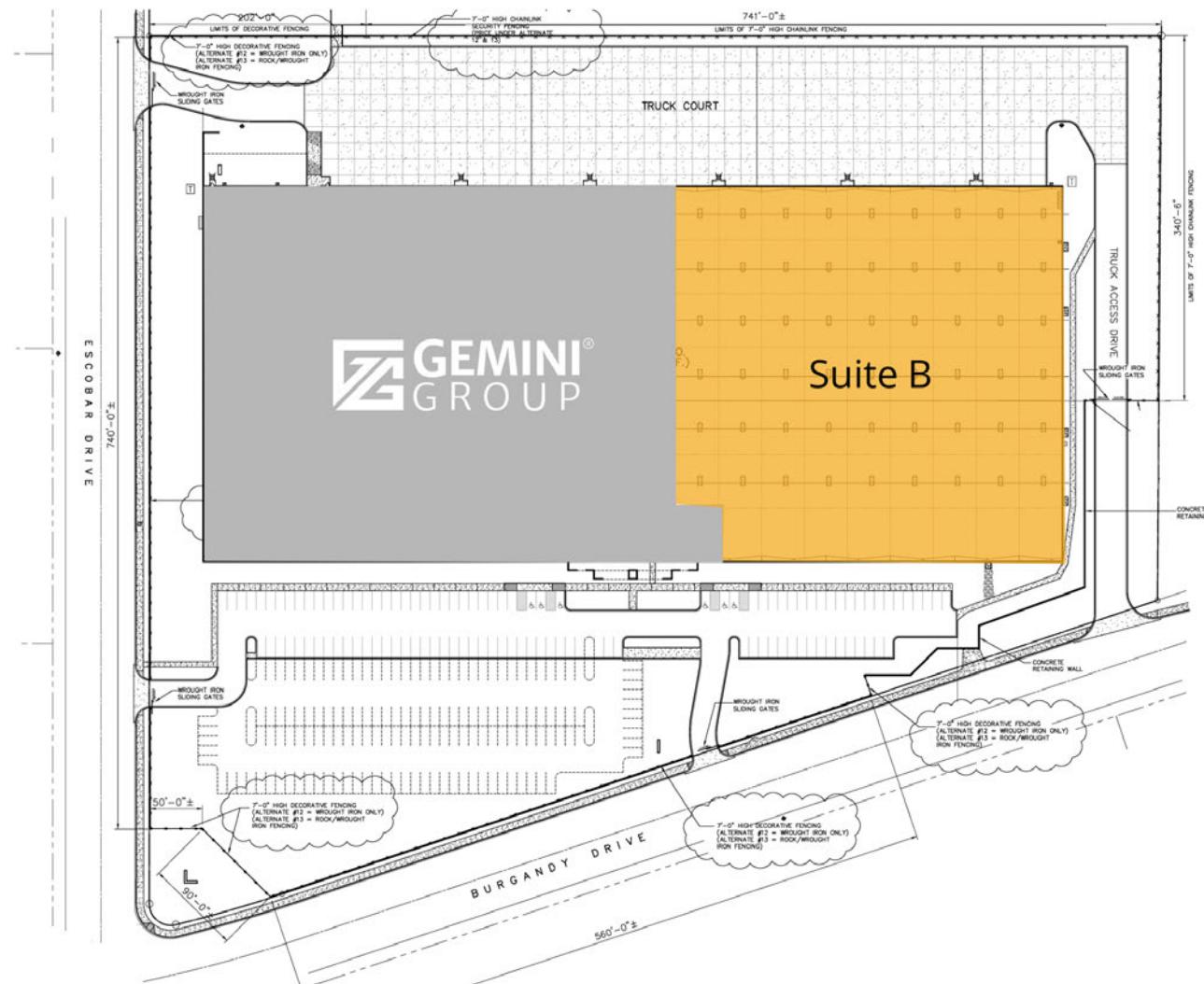
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SITE PLAN



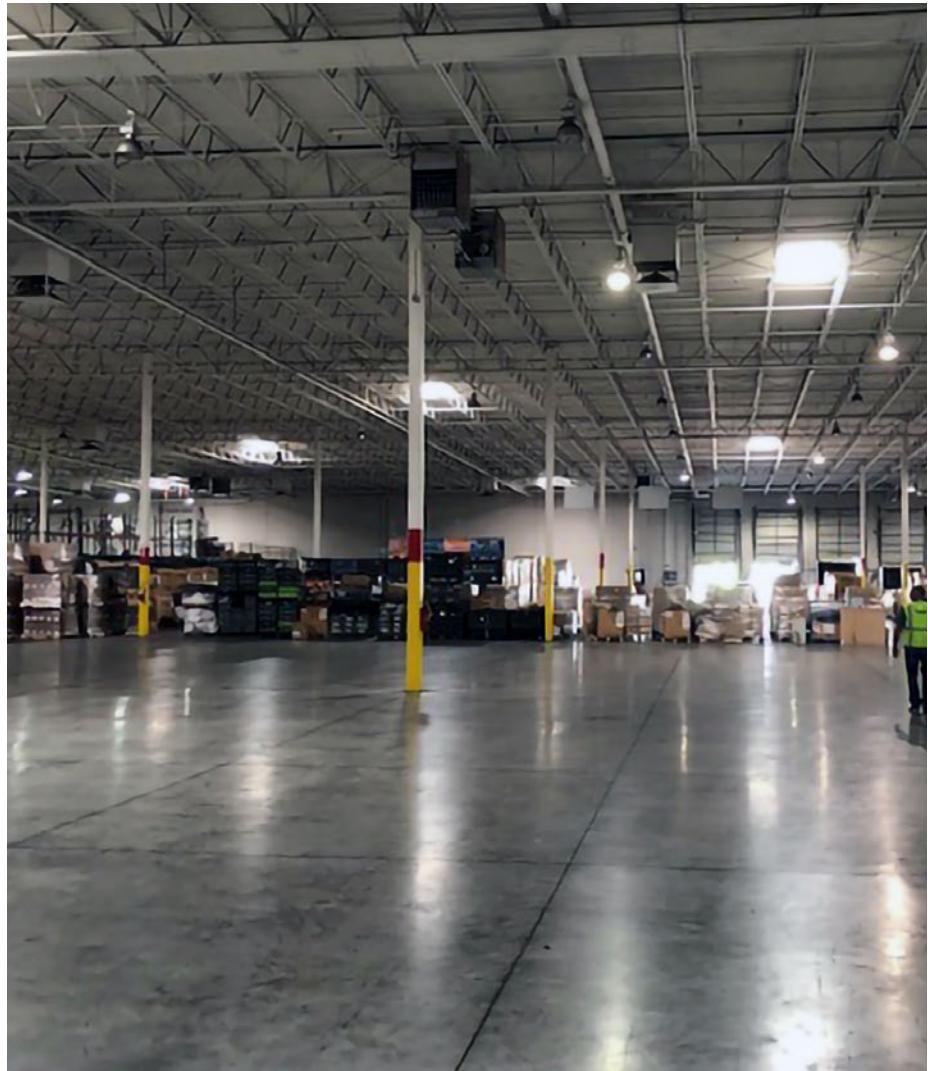
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ADDITIONAL PHOTOS



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PROXIMITY TO I-10



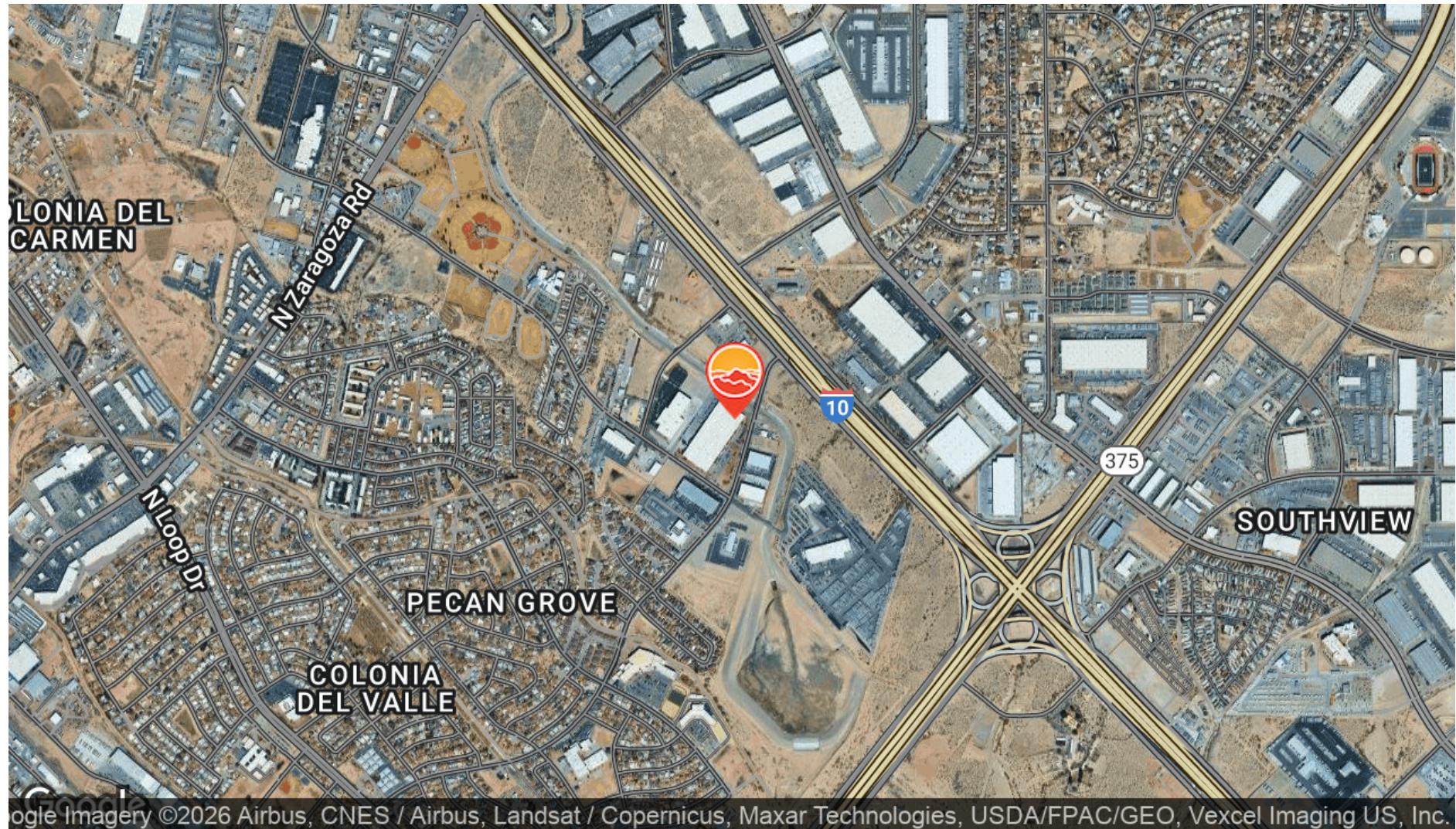
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AERIAL MAP



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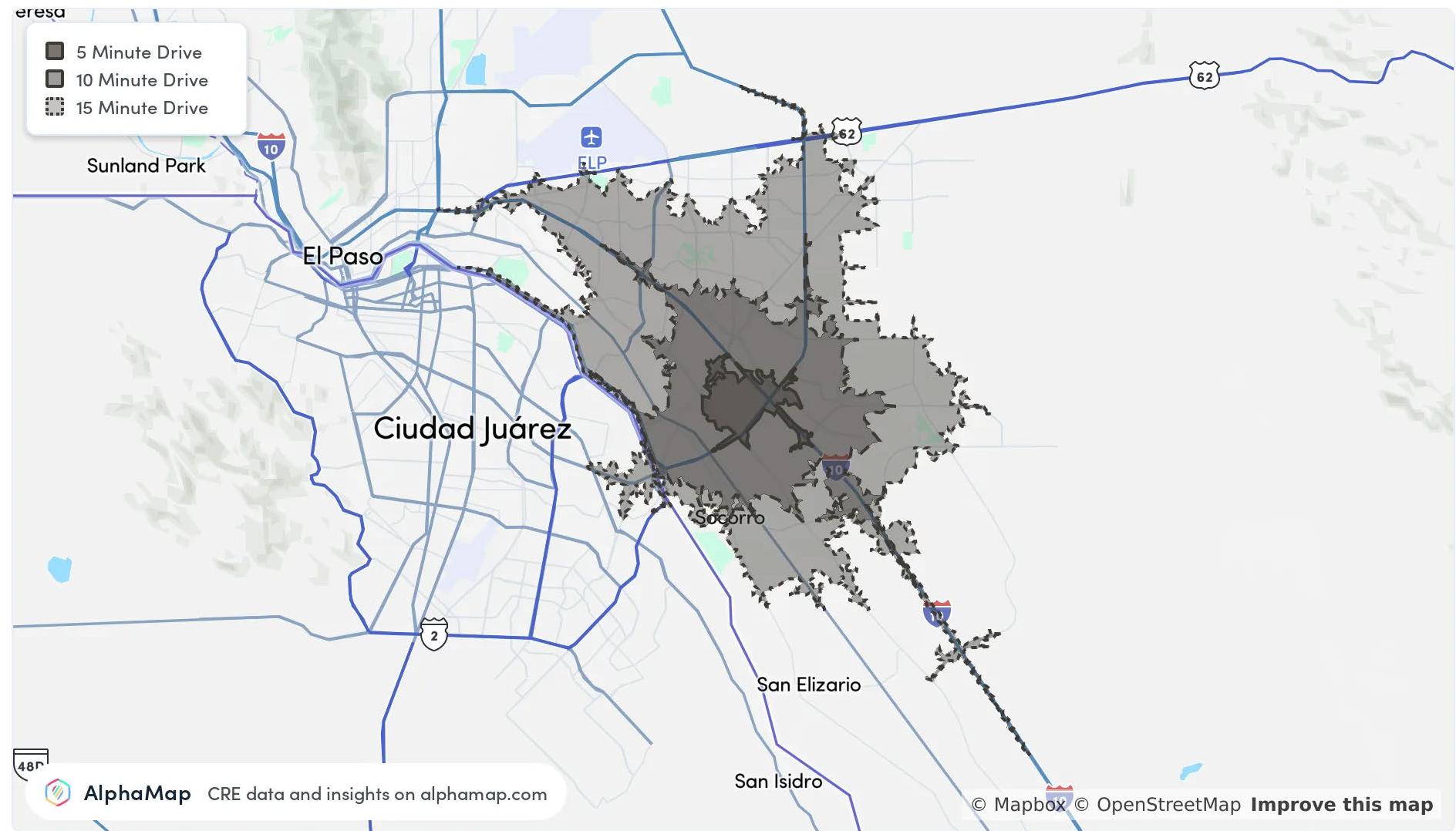
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AREA ANALYTICS



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AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	12,991	90,611	261,499
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	41	39	40

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,522	30,890	91,061
Persons per HH	2.9	2.9	2.9
Average HH Income	\$67,392	\$74,576	\$75,594
Average House Value	\$150,097	\$187,504	\$200,048
Per Capita Income	\$23,238	\$25,715	\$26,066

Map and demographics data derived from AlphaMap



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.



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.

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Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	