



DEVELOPED BY:



## RANCHO DEL REY

LOGISTICS PARK



Available  
Power: 5MW



FTZ  
Ready



Direct Access to Loop  
375 & 1 mile from I-10



~3 Miles from Zaragoza  
Port of Entry



12 Miles from El  
Paso Intl. Airport



36-40' Clear  
Heights

Representative Photo

# RANCHO DEL REY LOGISTICS PARK

## AVAILABLE | 1,000,000 SF BUILD-TO-SUIT OPPORTUNITY

WAREHOUSE/DISTRIBUTION/MANUFACTURING  
SEQ I-10 & LOOP 375 | EL PASO, TEXAS 79936

### EXCLUSIVE BROKERAGE TEAM:

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**CBRE**

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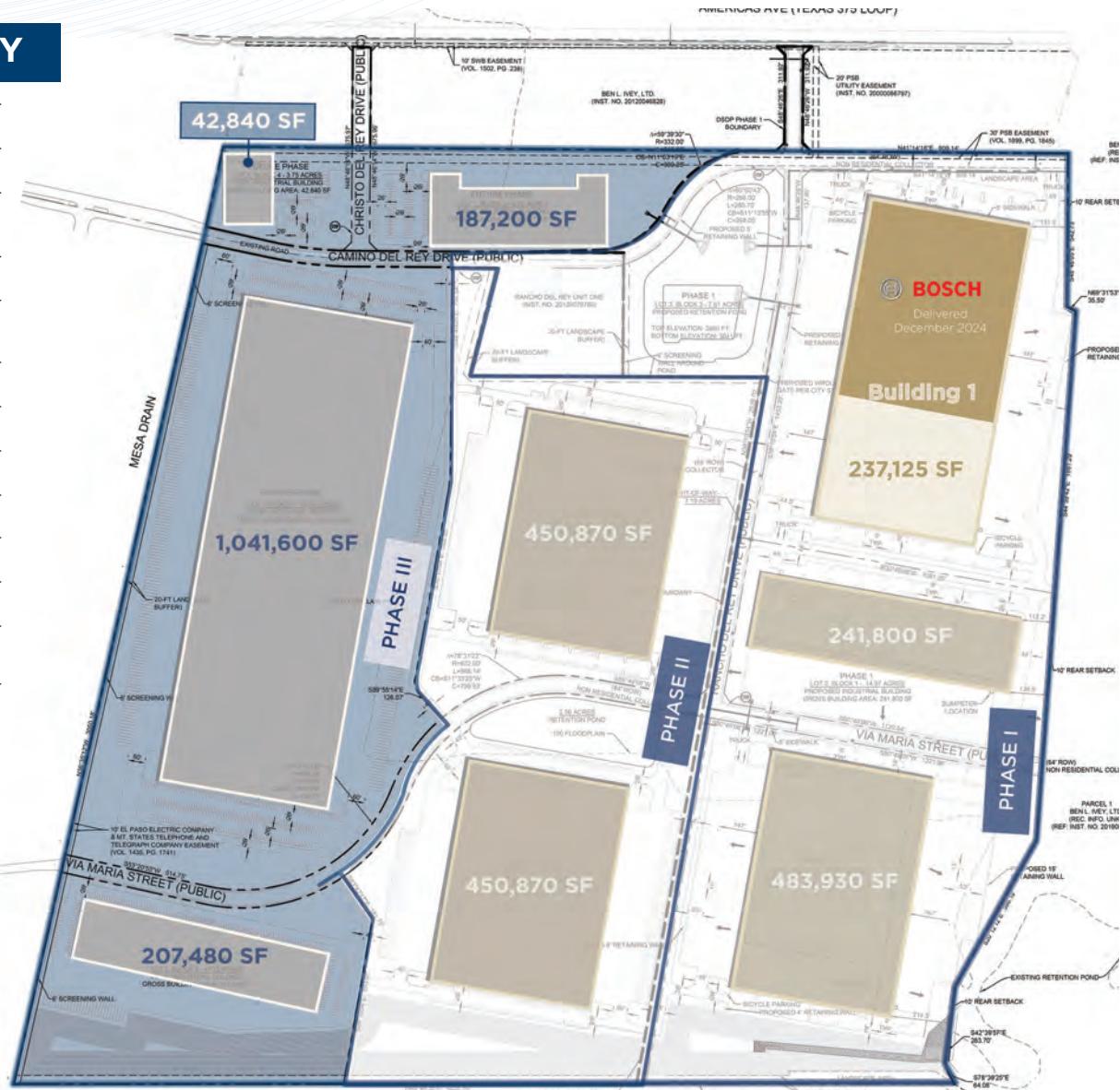
WAREHOUSE/DISTRIBUTION/MANUFACTURING  
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### PHASE III - BUILD-TO-SUIT OPPORTUNITY

Available:	For Build-to-Suit
Total Size:	1,041,600 SF
Building Dimensions:	1,736'x600'
Office:	BTS
Ceiling Height:	36' Clear at the first column line
Sprinkler:	ESFR
Power:	2600A, 480/277 3PH
Column Spacing:	50' x 52' (typ.); 60' speed bays
Loading:	188 Truck Docks; 4 Drive-in Doors
Car Parking:	485 spaces
Trailer Parking:	247 spaces
Security:	Truck court is fenced and secured



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APPROX. 3.4 MILES (7 MINUTES) TO  
THE ZARAGOZA PORT OF ENTRY

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APPROX. 3.4 MILES (7 MINUTES) TO  
THE ZARAGOZA PORT OF ENTRY

THE EASTSIDE LOOP EXPANSION PROVIDES AN ADDITIONAL 115KV  
OF ELECTRICAL TRANSMISSION TO THE SURROUNDING AREA.

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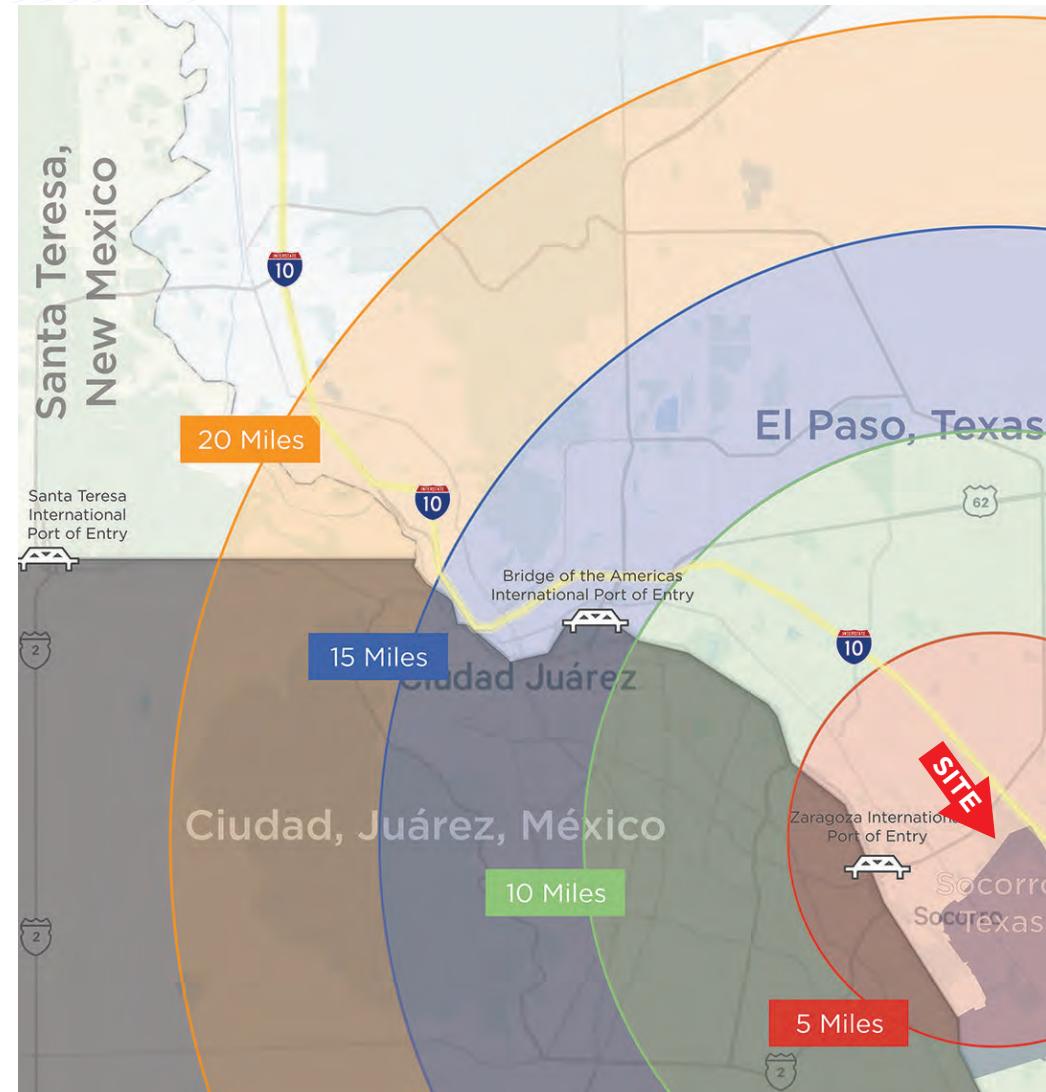
### Workforce & Demographics

Distance	Estimated Population	Labor Force	Transportation & Warehousing Workers	Median HH Income
0-5 miles	209K	105K	8,504	\$64,104
6-10 miles	500K	242K	17,891	\$62,503
11-15 miles	645K	300K	20,444	\$58,037
16-20 miles	813K	385K	24,994	\$60,675

- Labor Force includes individuals actively working or seeking work.
- Transportation & Warehousing Workers include truck drivers, warehouse laborers, material movers, and logistics personnel.
- Data is modeled from regional averages using U.S. Census and BLS statistics (2024), adjusted for urban/suburban concentration within each zone.

### Distances from Rancho Del Rey Logistics Park

Interstate 10	2 miles
Loop 375	2 miles
Zaragoza Port of Entry	3 miles
El Paso International Airport	12 miles
Union Pacific Intermodal Yard	38 miles
Phoenix	448 miles
Denver	644 miles
Oklahoma	699 miles
Port of Houston	741 miles
Port of LA / LB	826 miles



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### PHASE III: BUILD-TO-SUIT OPPORTUNITY

DEVELOPED BY:



Sansone Group is a family-owned, nationally recognized commercial real estate and development firm specializing in industrial, retail, and multi-family projects. Headquartered in St. Louis, the firm and its team has developed over 50 million square feet across 32 states. With a proven track record of high-quality, strategic developments, Sansone Group is dedicated to creating lasting value for clients and communities. Rooted in teamwork, creativity, hard work, faith, and professionalism, the firm takes a hands-on approach to development, asset management, property management, and brokerage - building strong relationships and shaping the future of commercial real estate.

[www.sansonegroup.com](http://www.sansonegroup.com)

### FOR SALE/LEASE INFORMATION, PLEASE CONTACT:

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

## 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jermy.mcgowan@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	