

# OFFICE/WAREHOUSE | FOR LEASE: ±12,183 SF

8250 NORTH LOOP DR, EL PASO TEXAS



## FOR LEASING INFORMATION, PLEASE CONTACT



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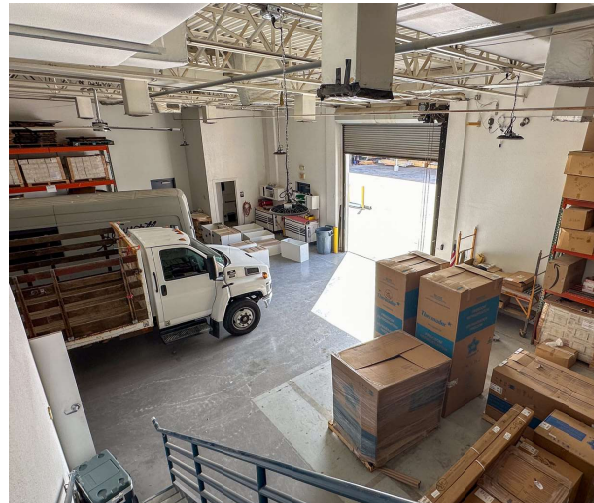


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## PROPERTY DESCRIPTION



## FEATURES

- **Year Built:** 2002
- **Available Space:** ±12,183 SF
  - Warehouse: ±7,032 SF
  - Office: ±4,606 SF
  - Shipping/Receiving Office: ±545 SF
- **Zoning:** C-4
- **Land Area:** ±1.70 AC
- **Construction Type:** Concrete Tilt Wall
- **HVAC:** Refrigerated air and space heaters in warehouse; Refrigerated Air for office
- **Grade Level Doors:** Four (4) overhead doors into main warehouse building
- **Signage:** Prominent building face signage and pylon signage
- **Truck Court:** Secured / fenced-in, all concrete truck court for parking and company vehicles
- **Parking:** Five (5) covered parking spaces, Thirty-five (35) designated parking spaces
- **Power:**
- **Location:** Close proximity to I-10 (5 mins/±1.9 miles) and Loop 375 (Both 6 mins/±2.6 miles (South), and 7 mins/±3.7 miles (East))

**AVAILABILITY: 45-60 DAYS, CALL FOR LEASE RATE**

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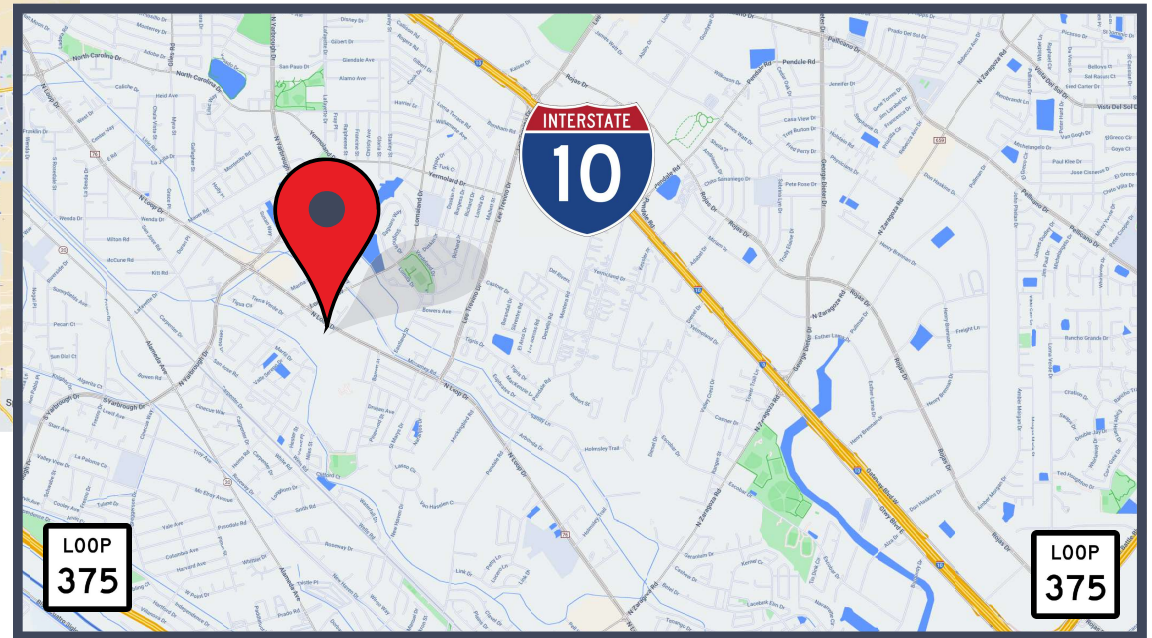


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## AREA MAP



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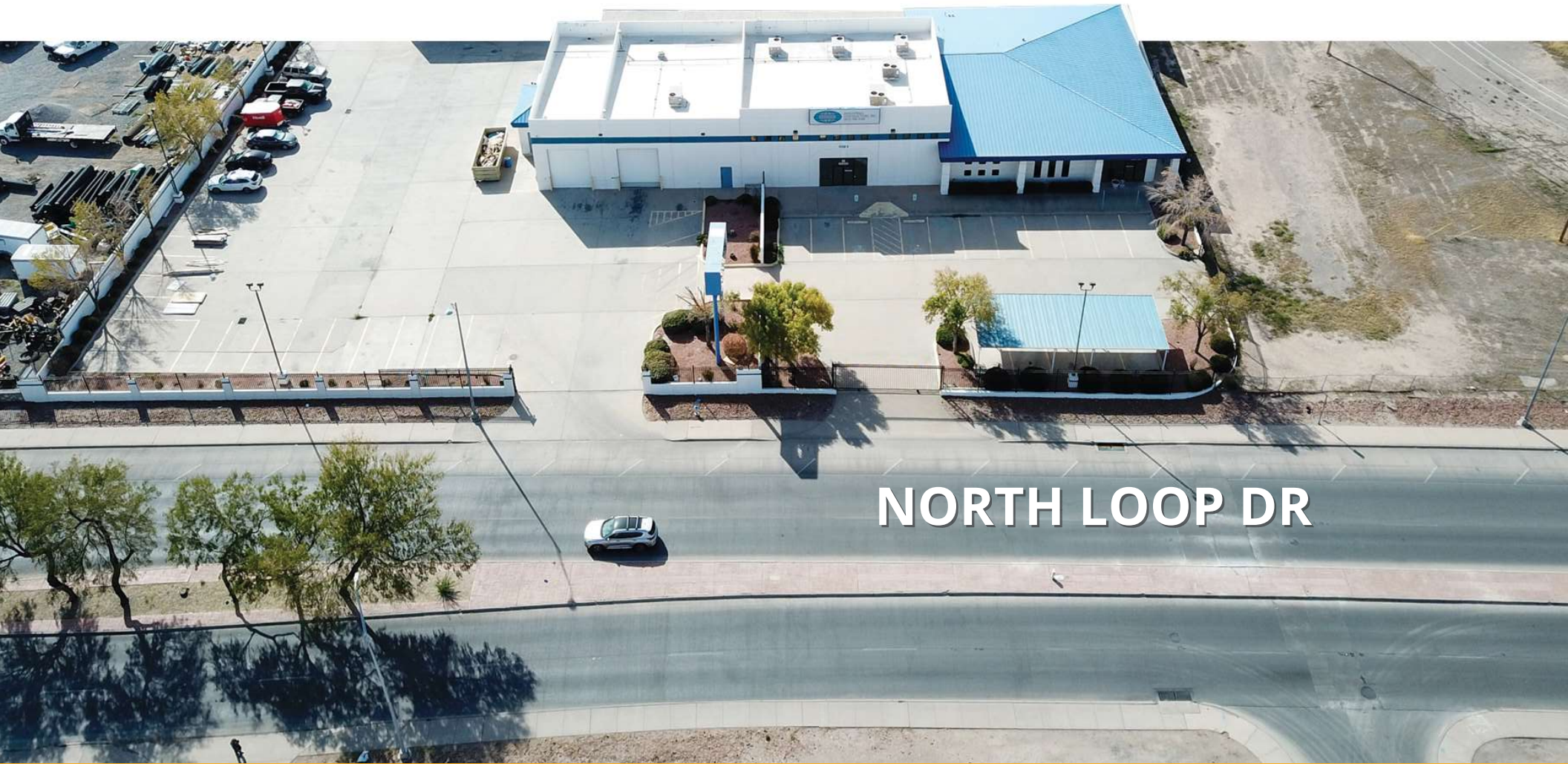


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## AERIAL VIEW



NORTH LOOP DR

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## PHOTOS



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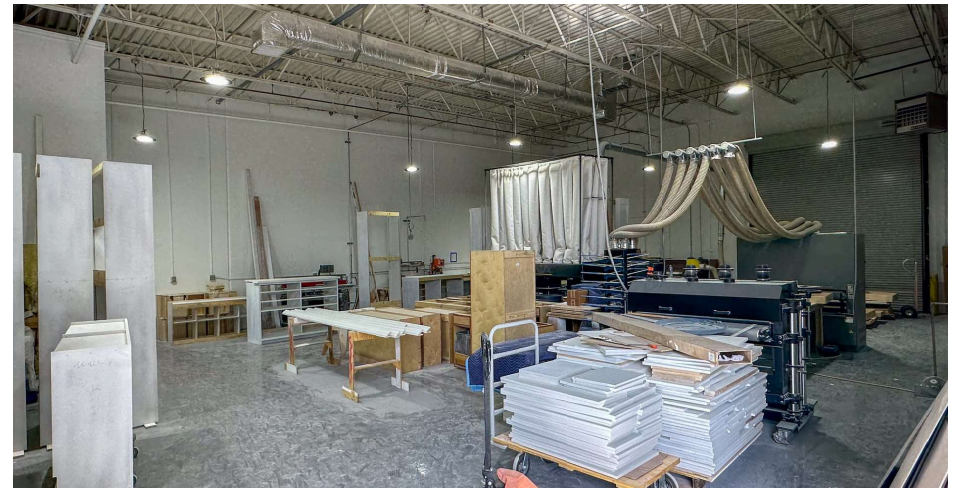


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