



EAST EL PASO'S PREMIER PROFESSIONAL FLEX OFFICE PARK

NEW CONSTRUCTION
CALL TODAY FOR DETAILS

1345 N ZARAGOZA RD, EL PASO, TEXAS, 79936 » 1388 GEORGE DIETER DR, EL PASO, TEXAS, 79936

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PROPERTY FEATURES

Stone Ridge Crossing is El Paso's newest planned professional flex office park. The project is an ideal location for businesses that require smaller-scale warehouse capabilities with minimal office and options for yard space, with close proximity to many industrial, retail and residential hubs, as well as major transportation routes.

**CONTACT US TODAY TO SECURE YOUR SPACE AT
THIS PREMIER COMMERCIAL PROJECT**

5,000 SF Standalone Buildings

- **Call for Availability | C-4 Zoning**
- **Project has Grade Level and Loading Dock access**
- **Warehouse Space features 22' Clear Height**
- **Delivered with ±580 SF of Spec Office**
- **Building Face and Monument Signage Placement Options**



Strategic Location & Accessibility:

Positioned near George Dieter Dr and N Zaragoza Rd, Stone Ridge Crossing offers immediate access to key transportation routes including Interstate 10 and Loop 375, ensuring quick and easy connectivity to all areas of El Paso and beyond. Whether your business requires close proximity to the Ysleta-Zaragoza Port of Entry, major industrial hubs, or other commercial developments, this property delivers unparalleled access to the city's most vital arteries.

PROXIMITY TO KEY FACILITIES:

- **Ysleta-Zaragoza Port of Entry:** Only a short drive from one of the busiest border crossings in the U.S., providing seamless cross-border access for logistics, manufacturing, and trade.
- **Industrial Parks & Commercial Zones:** The surrounding area is home to several well-established industrial parks, enhancing the potential for synergistic partnerships and supply chain opportunities.
- **I-10 & Loop 375:** Direct access to these major highways makes commuting and logistics operations efficient, linking you to El Paso's airport, downtown, and international commerce zones.

FOR LEASING INFORMATION, PLEASE CONTACT:



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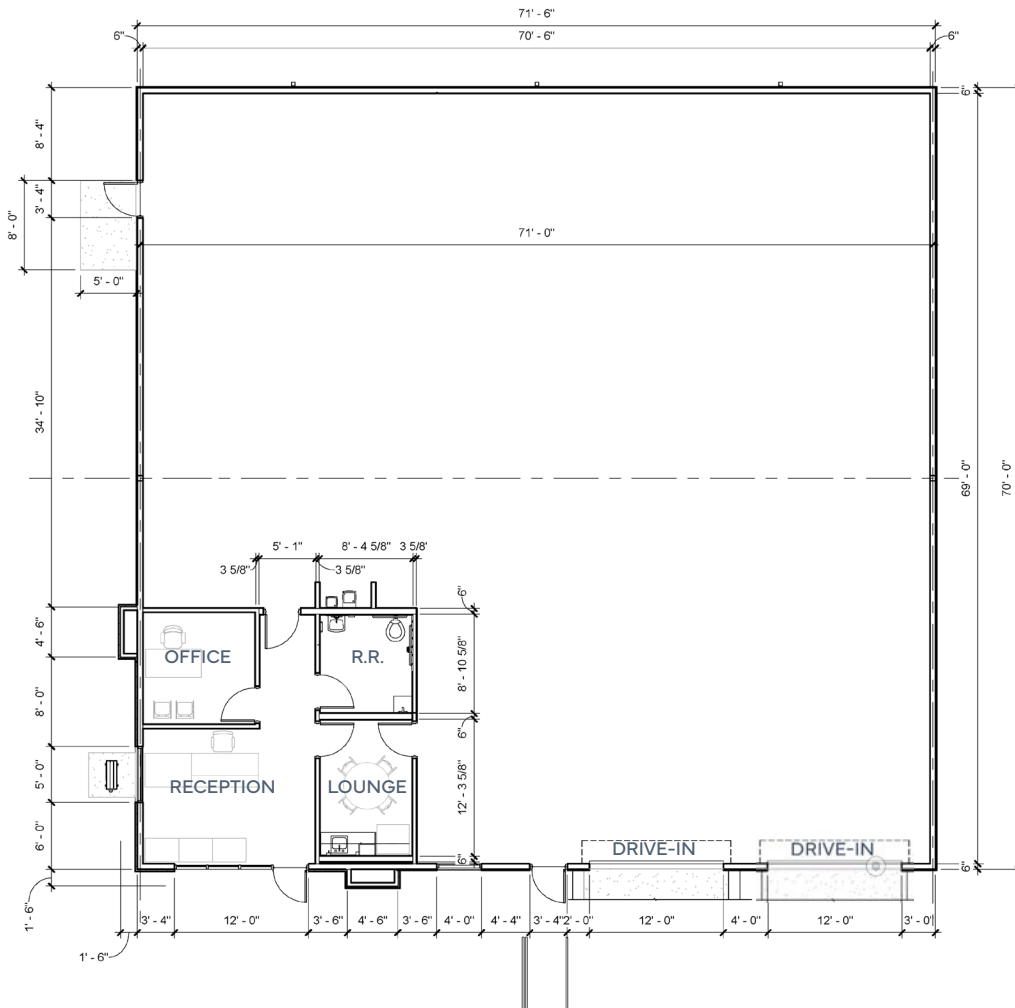


INTERIOR PHOTOS



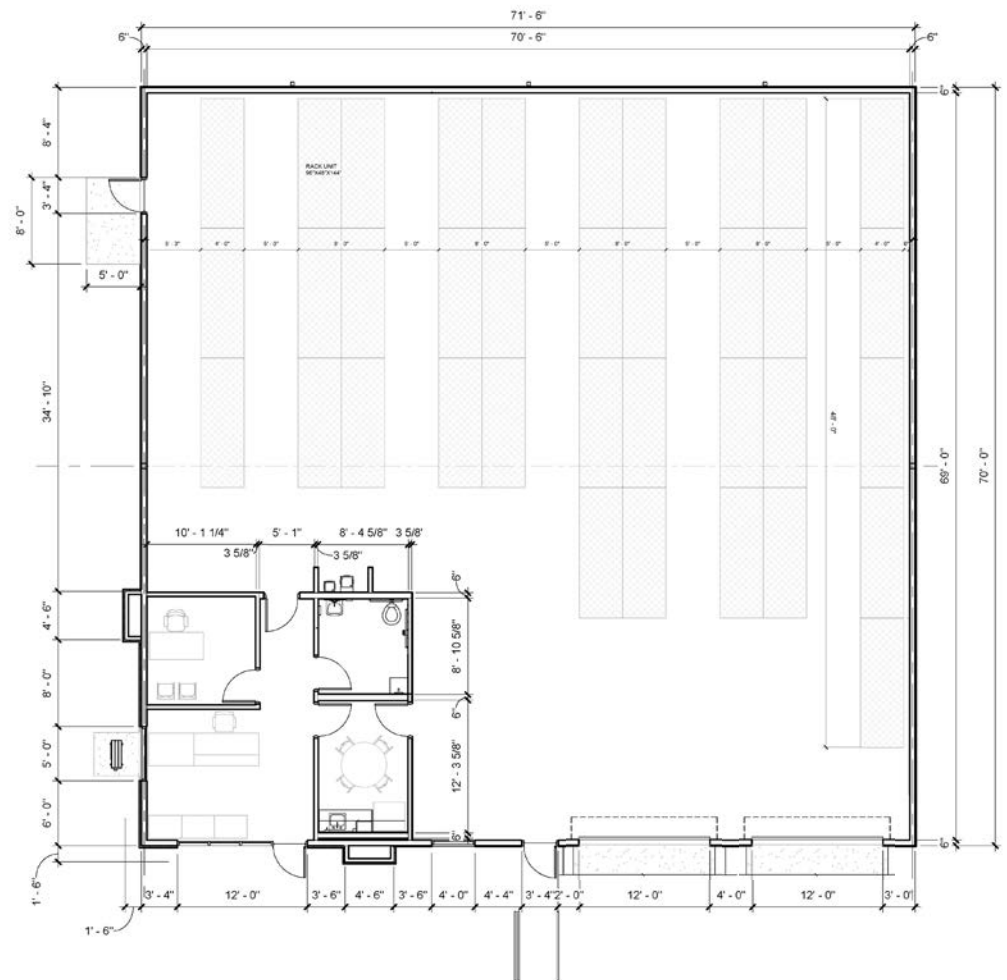
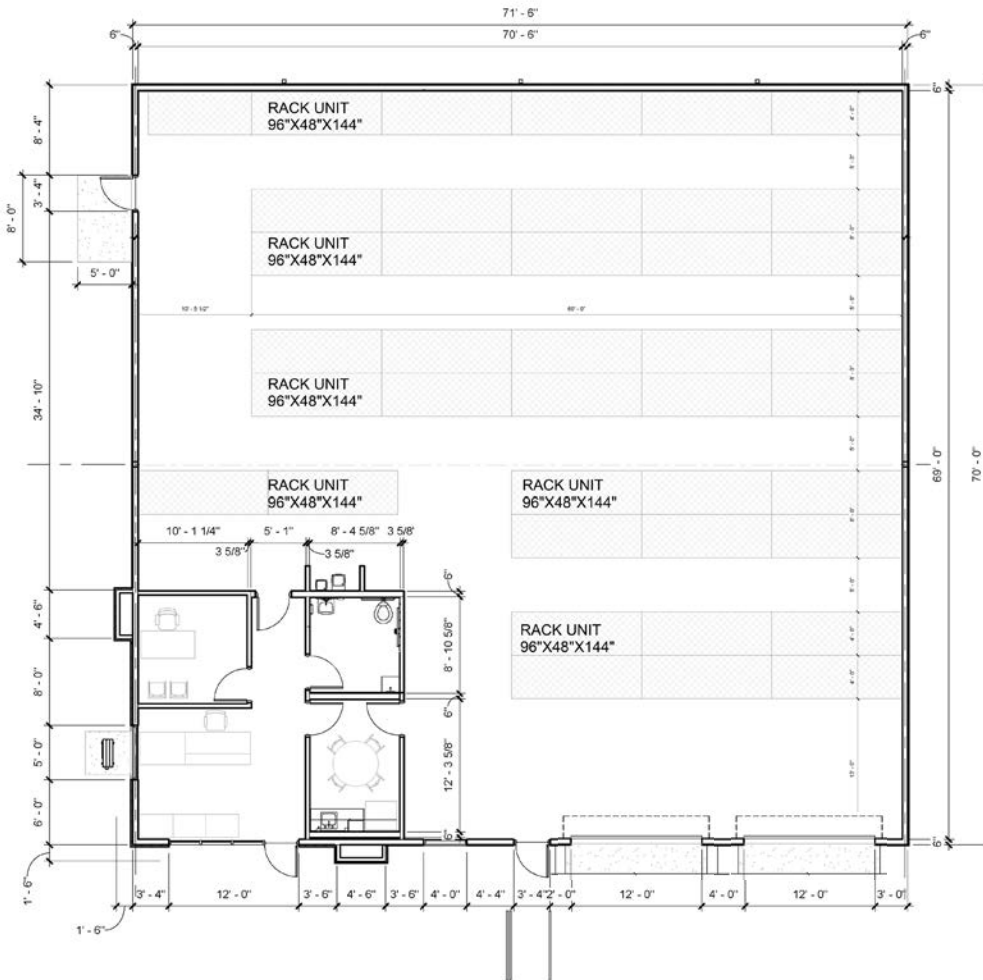
TYPICAL FLOOR PLAN

±5,000 SF

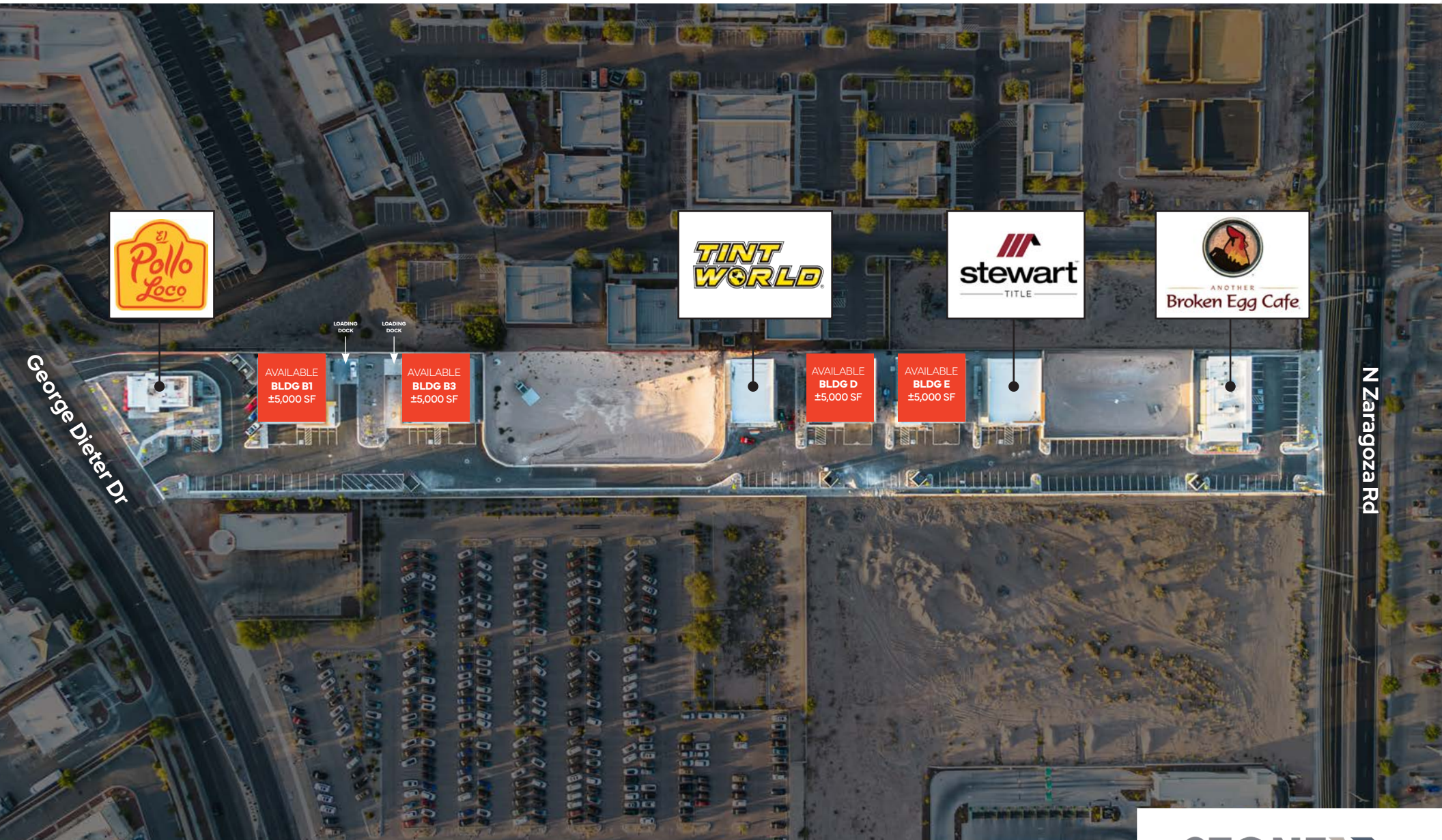


PALLET & RACKING EXAMPLES

*EXAMPLES ARE UTILIZING A $\pm 5,000$ SF BUILDING FLOOR PLAN



SITE MAP



SURROUNDING AREA



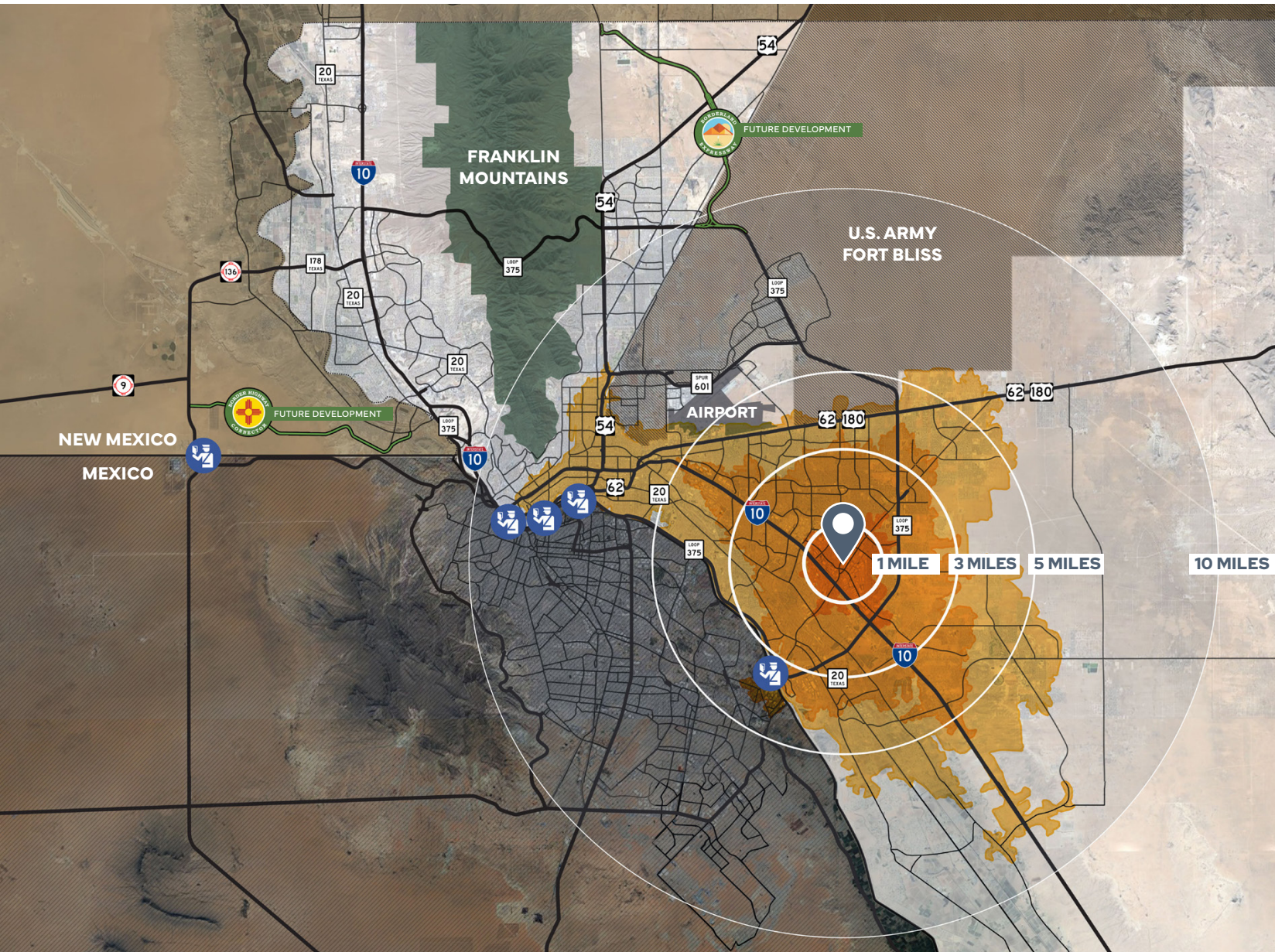
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**STONE
RIDGE**
CROSSING

SITE LOCATION



APPROXIMATE DRIVE-TIMES

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The logo for Stone Ridge Crossing, featuring the text "STONE RIDGE CROSSING" in a bold, sans-serif font, with "STONE" and "RIDGE" stacked above "CROSSING". To the right of the text is a stylized graphic element consisting of two overlapping chevron shapes, one in a light tan color and one in a dark blue color, pointing to the right.

LEASING INFORMATION



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**SONNY
BROWN**

CONSULTANTS IN REAL ESTATE



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**STONE
RIDGE**
CROSSING



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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Associate			
<u>Michael McBroom</u>	<u>648650</u>	<u>michael@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date