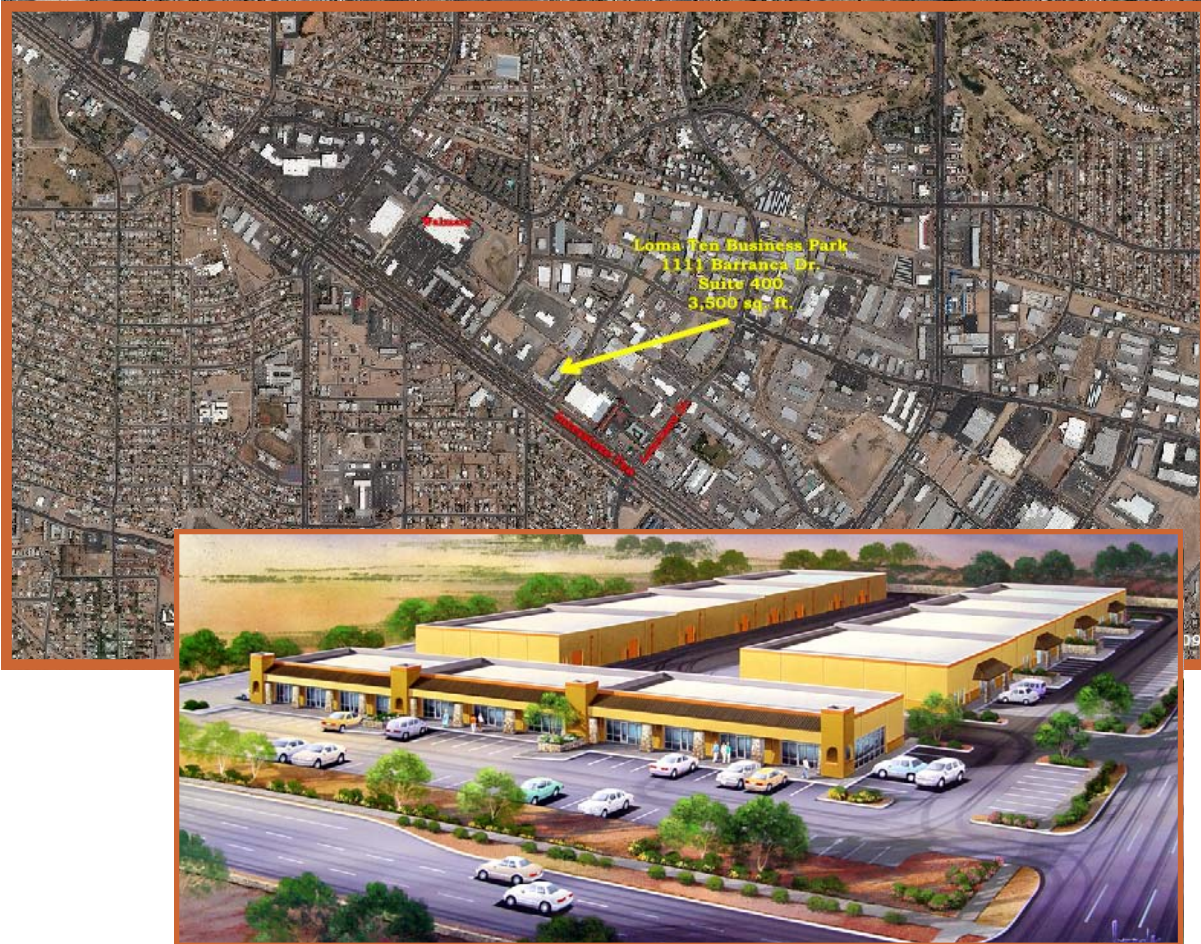
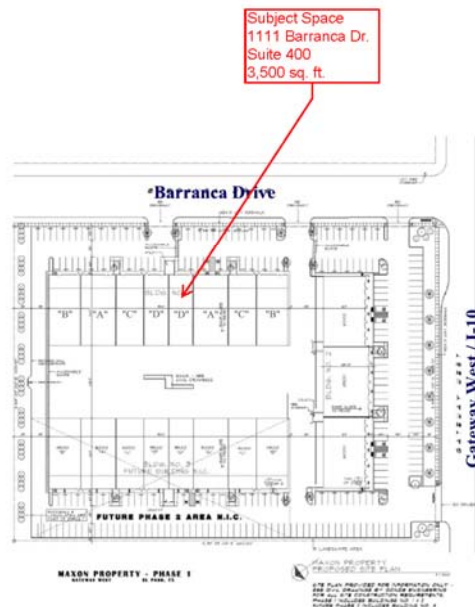


Information Brochure For  
**Loma Ten Business Park**  
1111 Barranca Dr., Suite 400



**For More Information**  
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**EpTex**



<b>Location:</b>	1111 Barranca Drive, Suite 400
<b>Space Available / Base Rent:</b>	3,500 sq. ft. \$2,200.00/month (includes office and restrooms... see drawing)
<b>Zoning:</b>	C-4 (Commercial)
<b>Tax, Insurance and C.A.M.:</b> (estimated)	\$3.90 p.s.f./annum (\$1,137.50/month estimated)
<b>Added Tenant Improvement Allowance:</b>	Yes, (to be amortized over the base term of the lease at 10% interest, subject to Landlords approval of Tenants financial statement)
<b>Base Term:</b>	Minimum three (3) Years
<b>Comments:</b>	Included in the "base rent" is office area w/ refrigerated air, Men/Women Restroom (ADA), rear grade level overhead doors, evaporative air and gas heat in warehouse. 14 ft./clear height.

**ACKNOWLEDGEMENT:** The information contained herein has been provided to EpTex Real Estate Partners, Inc. ("EpTex") from various sources. Although EpTex has no reason to doubt the accuracy thereof, EpTex does not guarantee such information. Persons presented and relying on this information should independently verify all such information contained herein. Any contradiction between the above and a Lease, the Lease shall prevail. EpTex is the exclusive representative for the Owner during all transactions and by receipt of this brochure the prospective tenant is hereby being made aware of said representation.

