

# Industrial Outdoor Storage Yard

FOR LEASE

## Ideal Uses

Industrial outdoor storage (IOS)

Equipment and machinery storage

Contractor and construction staging yard

Trailer, container, or chassis storage

Materials storage (pipe, steel, lumber, pallets)

Logistics overflow or support yard



## 22950 Stern Drive

Anthony, New Mexico 88021

### Site Details

Usable Yard Area	Approx. 3.5 acres (improved)
Zoning	I-1 – Light Industrial
Visibility	Direct visibility from I-10
Fully fenced and secured yard	
Wide truck ingress and egress	

### Available Services

- Optional loading and unloading services
- Forklift-assisted handling (by arrangement)
- Short-term staging and repositioning support

### Key Advantages

- Prime I-10 frontage and access
- Close proximity to El Paso and the US–Mexico border
- Flexible yard layout for single or multiple tenants

### Property Overview

Strategically located along the I-10 corridor, this Industrial Outdoor Storage (IOS) Yard offers secure, flexible outdoor storage and staging space ideal for industrial, construction, logistics, and equipment-related users. The site provides excellent highway visibility, easy truck access, and light industrial zoning to support a wide range of outdoor storage needs.



**CONTACT FOR AVAILABILITY AND PRICING**

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