

WAREHOUSE AND OFFICE

7700 C.F. Jordan Drive
El Paso, Texas



Tom Giba

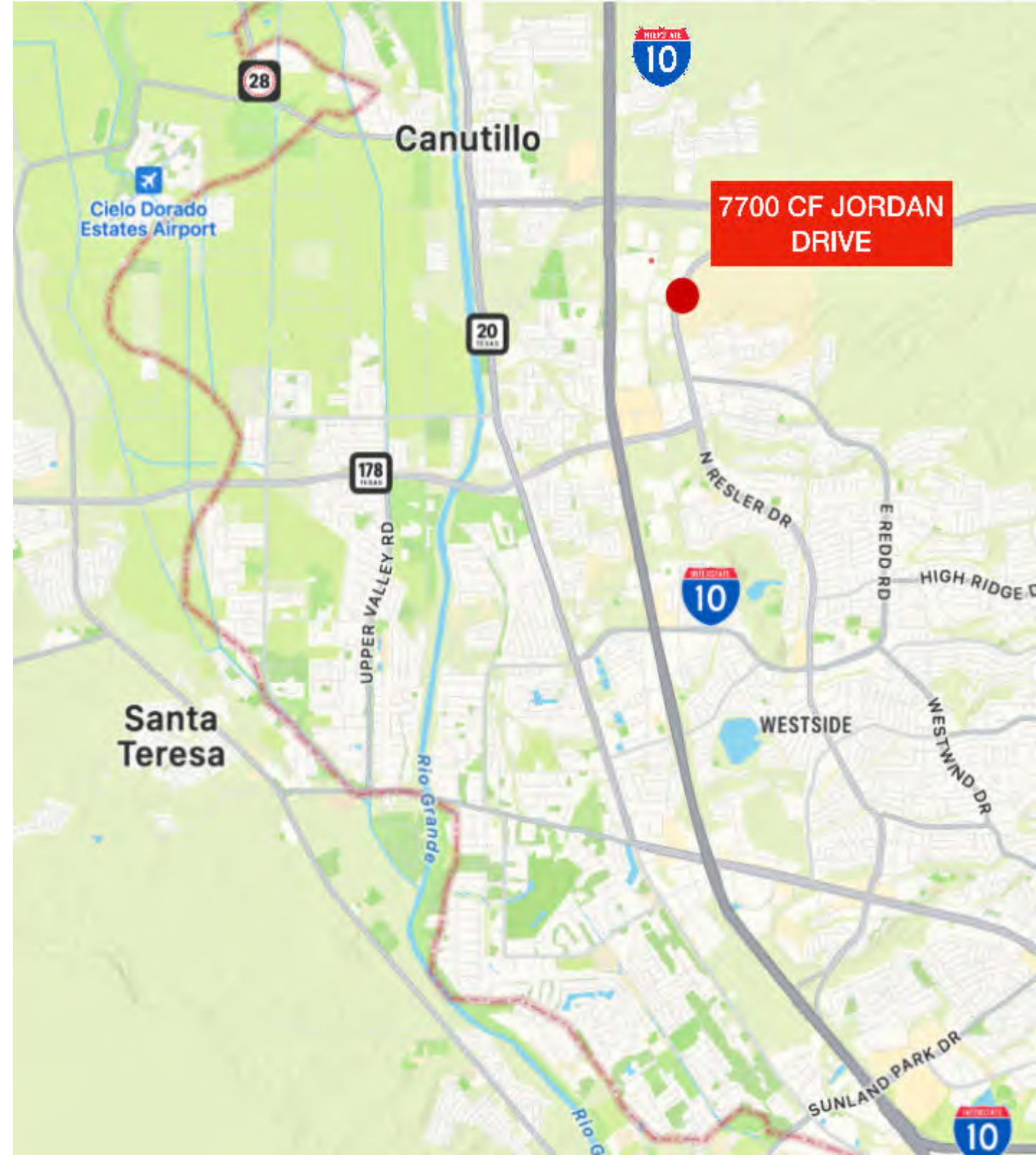
Franklin Mountain Property Services
(915) 235-0573
(915) 630-8325
tgiba@fmmep.com

16,482 SF
AVAILABLE FOR LEASE



PROPERTY FEATURES:

Building Size:	36,130 SF
Zoning:	C-4
Space Size:	16,482 SF
Office Area:	2,269 SF
Minimum Clear Height:	22'0" AFF
Column Spacing:	50' x 57'6"
Fire Protection:	Class IV
Floor Slab:	6" reinforced
Roof:	.060 TPO
Dock Doors:	2 - 9' x 10' manual lift doors with bollards
Grade Level Doors:	1 - 8' x 8' manual lift door
Dock Levelers:	7' x 8' mechanical pit dock levelers
Parking:	35 spaces, (115 total building spaces)
Heating:	2 - Gas fired heaters for freeze protection



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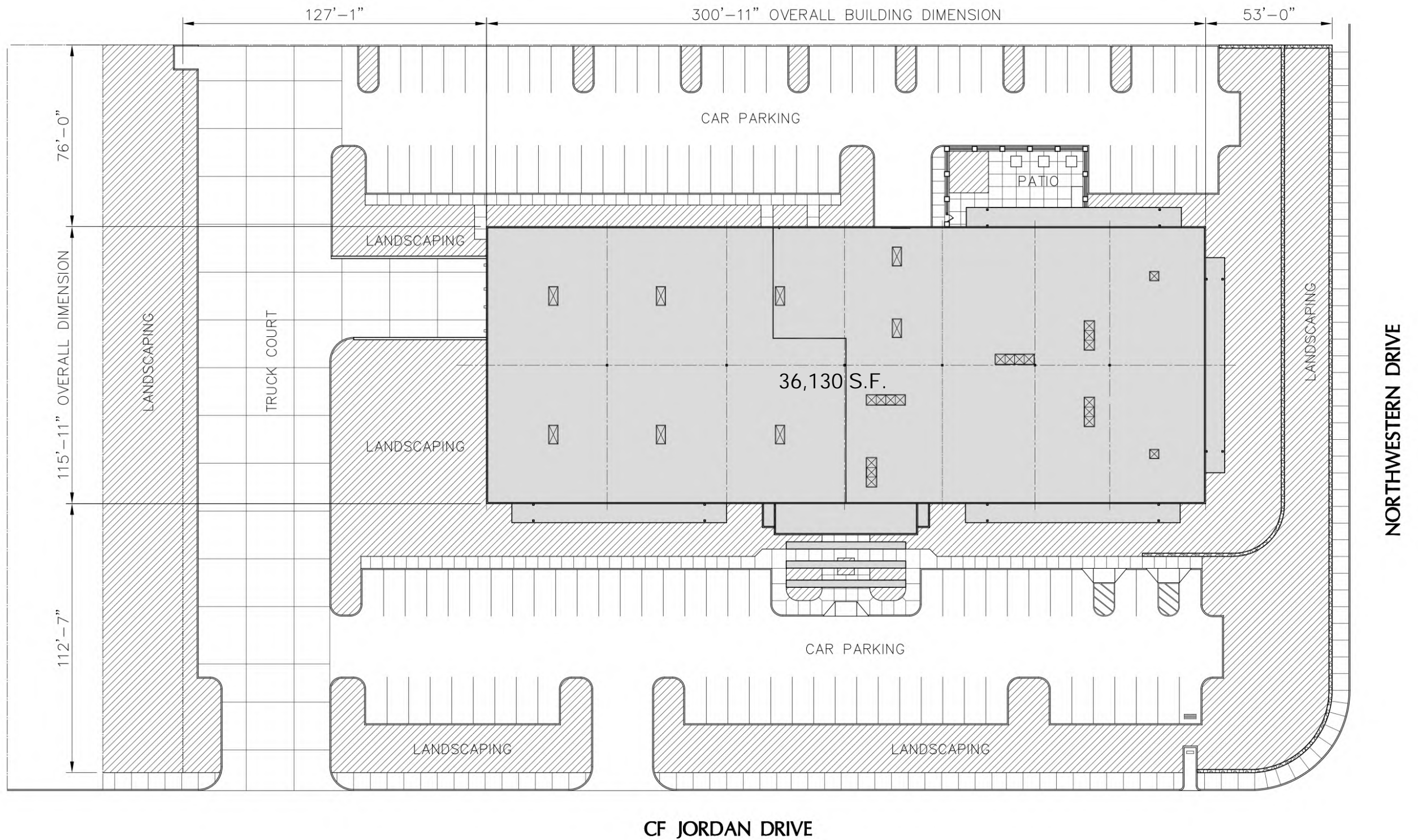
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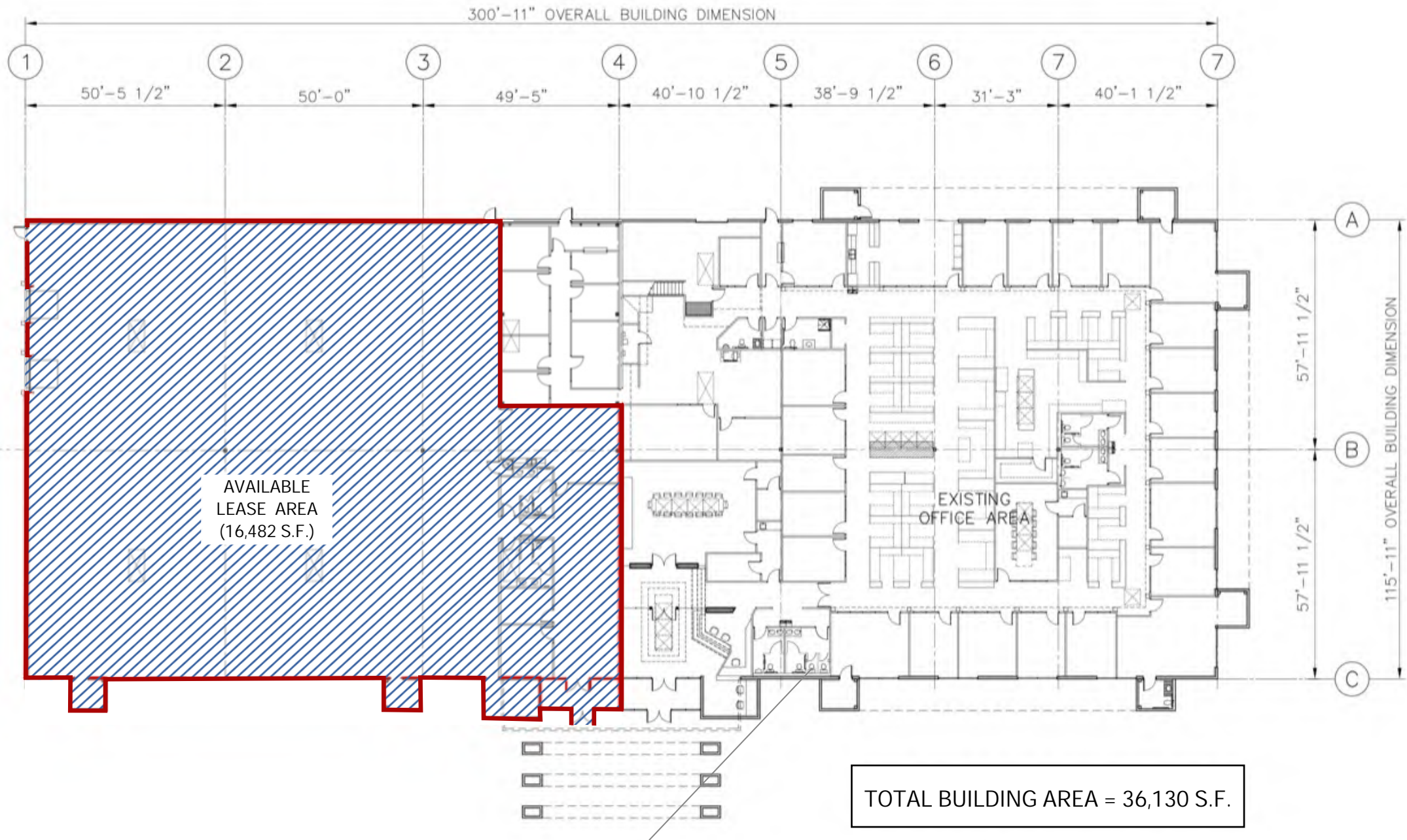


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SITE PLAN

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FLOOR PLAN

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