

For Lease or Sale
Owner Financing Available

EXCLUSIVELY MARKETED BY: **CBRE**



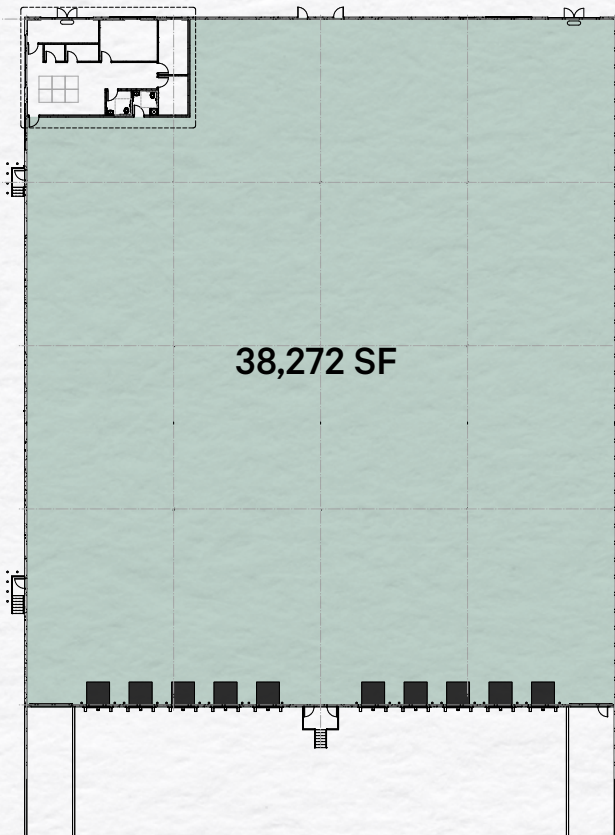
1120 Alza Dr, El Paso, Texas

CROSS-BORDER SPEC BUILDING — 38,272 SF

UNPARALLELED CONNECTIVITY AND MARKET ACCESSIBILITY

SITUATED FOR SUCCESS

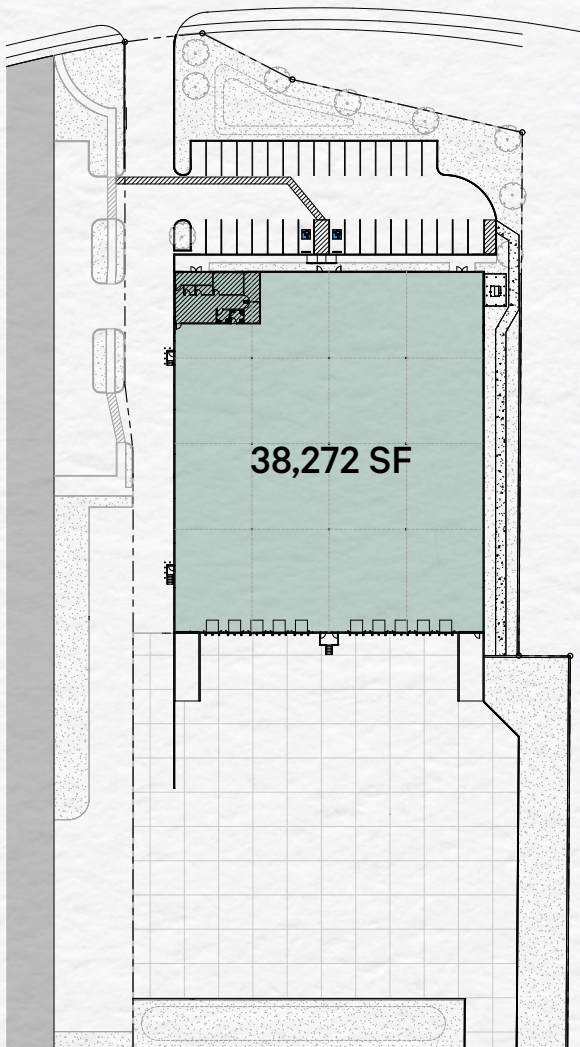
1120 ALZA DR



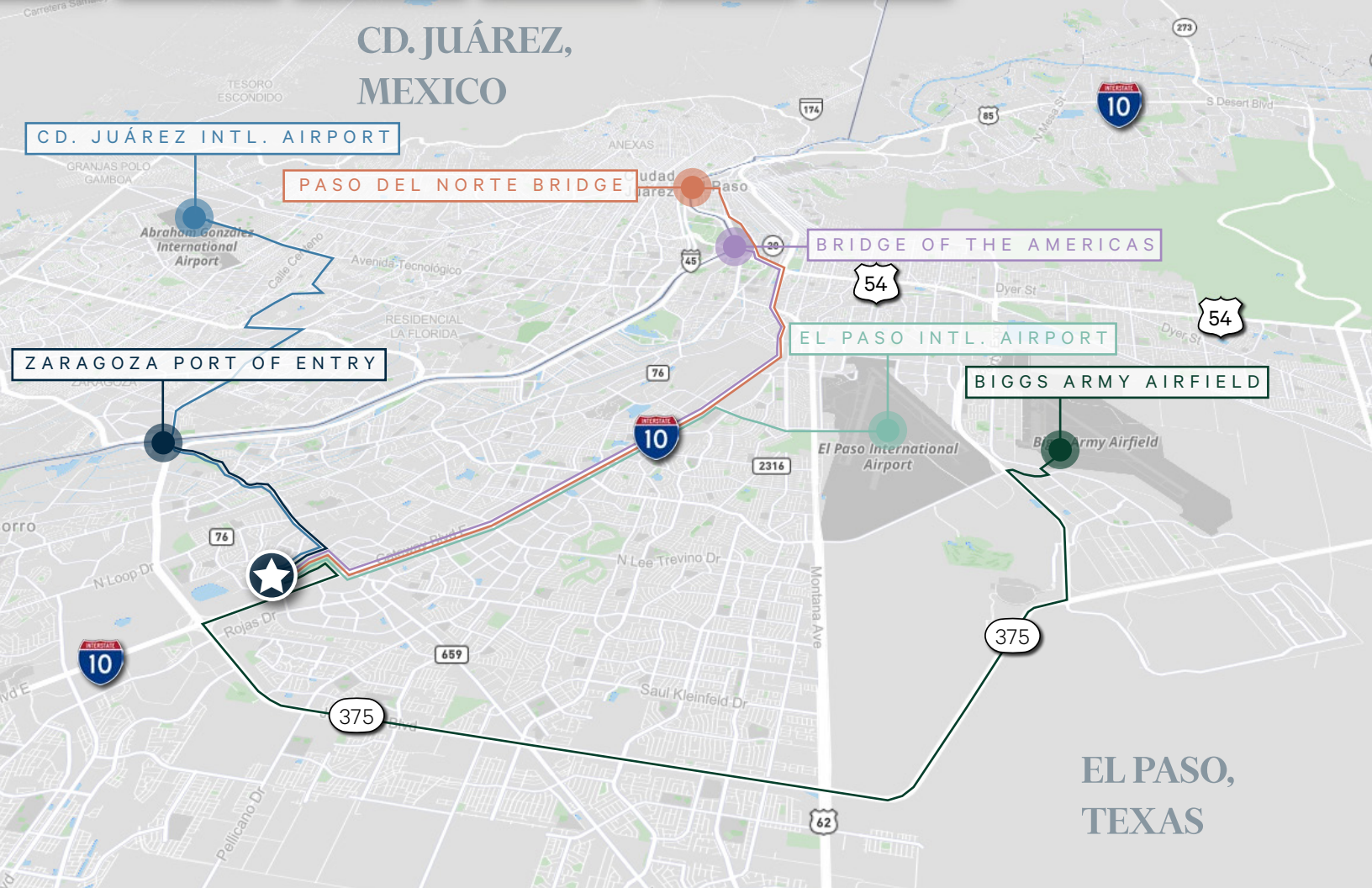
This Class "A", 38,272-square-foot industrial spec building offers an ideal location for cross-border logistics, warehousing, and distribution. Strategically positioned with convenient access to I-10, North Zaragoza Road, and the Loop 375/I-10 Interchange, the property's proximity to Mexico and the Zaragoza International Port of Entry makes it particularly attractive to businesses seeking to leverage US/Mexico trade.

Building Specifications

- + Clear Height: 28'
- + Dock Doors: 10
- + Ramps: 2
- + Truck Court: 181' x 213'
- + Parking: 34 Spaces
- + Office: 1,500 sq. ft.
- + Zoning: M1



CD. JUÁREZ, MEXICO



EFFICIENCY AND BORDER PROXIMITY 1120 ALZA DR

4.4 Miles
Zaragoza Port of Entry

12.8 Miles
Bridge of the Americas

15.1 Miles
Paso Del Norte Bridge

9.8 Miles
El Paso Intl. Airport

14.6 Miles
Cd. Juárez Intl. Airport

18.6 Miles
Biggs Army Airfield



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