

Industrial | For Lease



East El Paso Industrial

For Lease: 43,644 SF

12160 Rojas Drive, Ste. H
El Paso, Texas 79936
www.cbre.com/elpaso



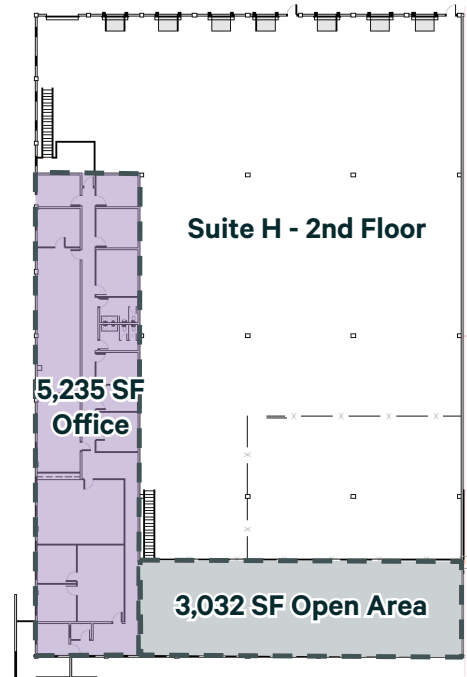
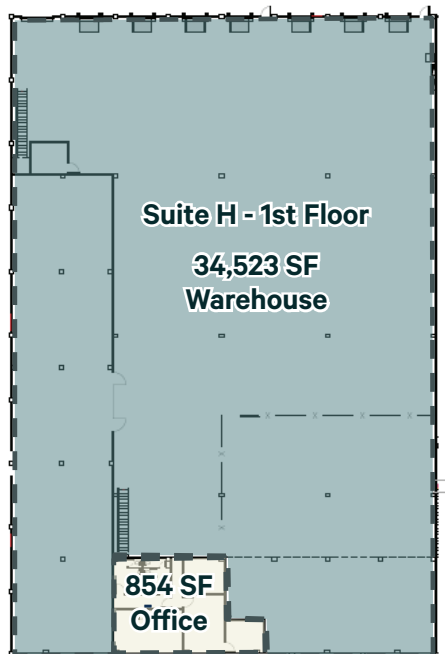
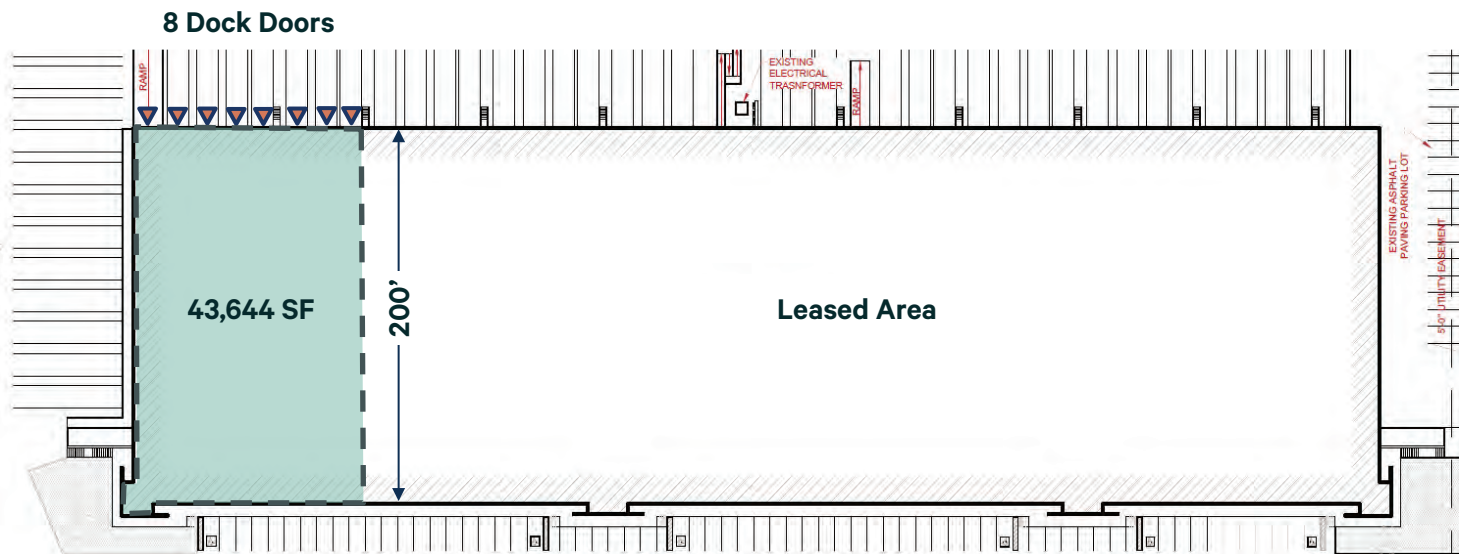
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Space Lease Information

- + Available Now
- + 43,644 SF Total Available
- + 20' Clear Height
- + 200' Building Depth
- + 92' Truck Court Depth
- + 8 Dock High Doors
- + 1 Drive-In Door
- + Immediate I-10 Access
- + Re-Striped Truck Court
- + New TPO Roof
- + New LED Lighting
- + "White Boxed Warehouse"
- + Fully HVAC Warehouse



Area Breakdown

Warehouse	34,523 SF
Office - 1st Floor	854 SF
Office - 2nd Floor	5,235 SF
Open Mezz Area - 2nd Floor	3,032 SF
Total Area	43,644 SF

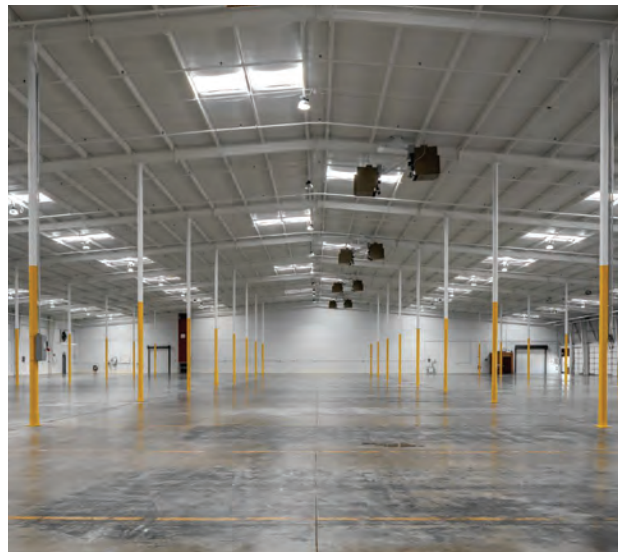
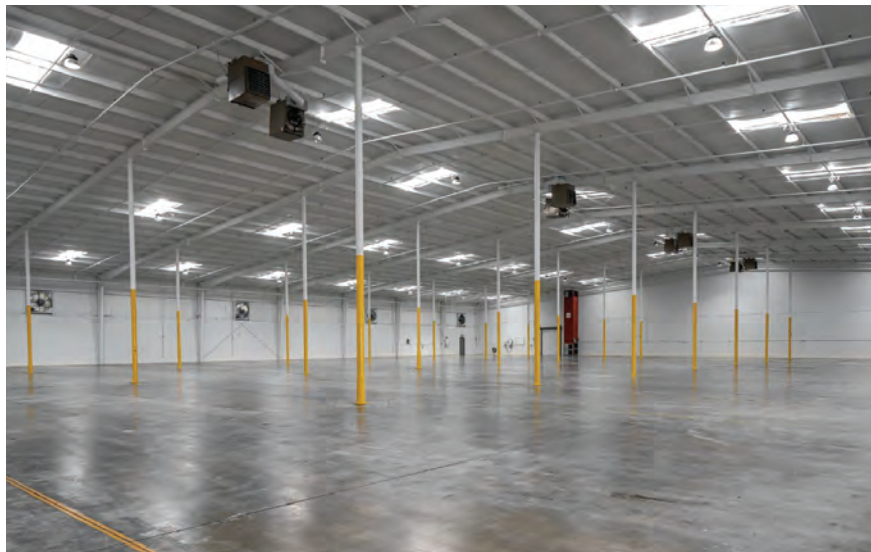
Capital Improvements

- + New TPO Roof (Complete)
- + Sealcoat/Stripped Truck Court (Complete)
- + Exterior Building Painting (Complete)
- + Interior Warehouse Painting (Planned)
- + New LED Warehouse Lighting (Planned)
- + Sprinkler Upgrades (Planned)
- + Replacement of 4 Levelers (Planned)

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Property Photos



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For Lease



Contact Us

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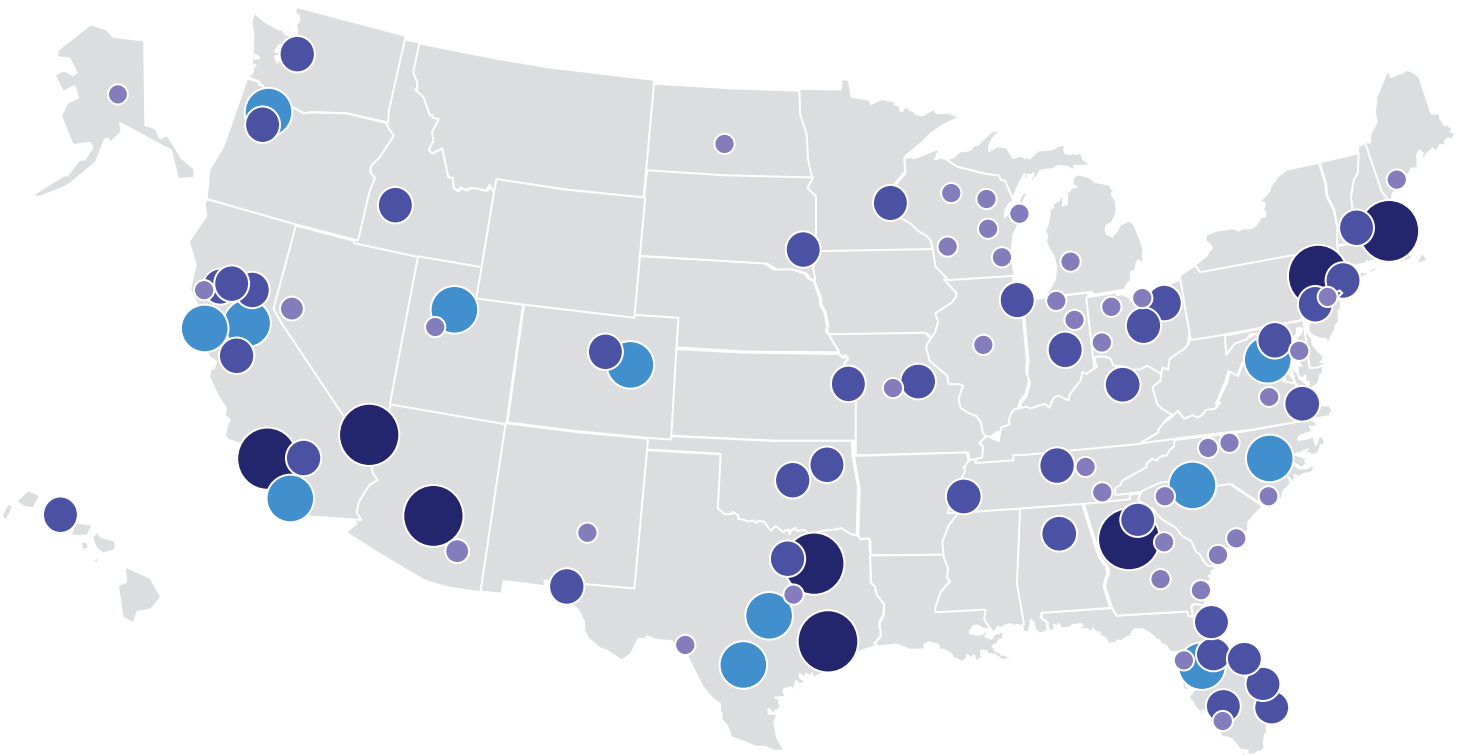
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Invesco Real Estate

40 Years of Experience; Stability for our Tenants




KEY: # of Investments

1

2-10


11-20

21+

 **Industrial**
~71M SF


 **Multifamily**
~40K Units


 **Office**
~26M SF


 **Medical Office**
~11M SF

 **Retail**
~10M SF

 **Single Family Rental**
~9M SF

 **Self Storage**
~5M SF

 **Life Science**
~1M SF

 **Other¹**
~5M SF

 **Real Estate Debt**
Over 100 Loans

¹Other includes Data Centers, Hotel, Land, Manufactured Housing, Senior Housing, Parking.

Source: Invesco Real Estate as of June 30, 2023, latest data available. Percentage of total gross asset value of all US direct real estate assets shown. For use with tenant prospects and brokers for discussion purposes only, and not for further distribution. This overview is designed to describe our platform. It is not to be construed as an offer to buy or sell any financial instruments and should not be relied upon as the sole factor in any investment making decision. Invesco Advisers, Inc. is an investment adviser; it provides investment advisory services to individual and institutional clients and does not sell securities.

~350
investments

~170M
square feet

100
markets

40
years of experience

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