



FOR SALE

801 Pendale Rd  
**±6,750 SF**

EL PASO, TX 79907

FOR MORE INFORMATION, PLEASE CONTACT



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**SINGLE TENANT WAREHOUSE/OFFICE  
NEAR I-10 IN KESSLER INDUSTRIAL PARK  
WITH A FULLY SECURED LOT**

**7.1% CAP RATE**

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**SONNY  
BROWN**  
CONSULTANTS IN REAL ESTATE

# 801 Pendale Rd

801 PENDALE RD, EL PASO, TX 79907

WAREHOUSE/OFFICE PROPERTY FOR SALE AT 7.1% CAP RATE

±6,750 SF

## PROPERTY FEATURES

### SINGLE-TENANT NET-LEASED INDUSTRIAL INVESTMENT | 7.10% CAP RATE

801 Pendale Rd presents a rare opportunity to acquire a single-tenant, net-leased industrial asset anchored by IPI Pipe, a regional credit tenant with a strong operating presence in the Southwest. The ±6,750 SF freestanding warehouse/office facility is located in Kessler Industrial Park, one of El Paso's most established infill industrial submarkets, just minutes from I-10.

Constructed in 2003 of durable cinderblock construction, the property is situated on a fully secured 0.50-acre site and offers functional industrial features including four grade-level overhead doors, 18' clear height, 3-phase power, and covered parking. The building includes approximately ±900 SF of office space, supporting both operational and administrative functions.

The asset provides investors with stable, predictable cash flow at a 7.10% cap rate, backed by a creditworthy tenant in a supply-constrained industrial market with high barriers to entry. The secured yard, multiple drive-in doors, and proximity to major transportation corridors make the property well-suited for logistics, distribution, and light industrial users, enhancing long-term tenant retention and residual value.

This offering is ideal for investors seeking passive income, credit tenancy, and long-term industrial fundamentals in a core El Paso infill location.



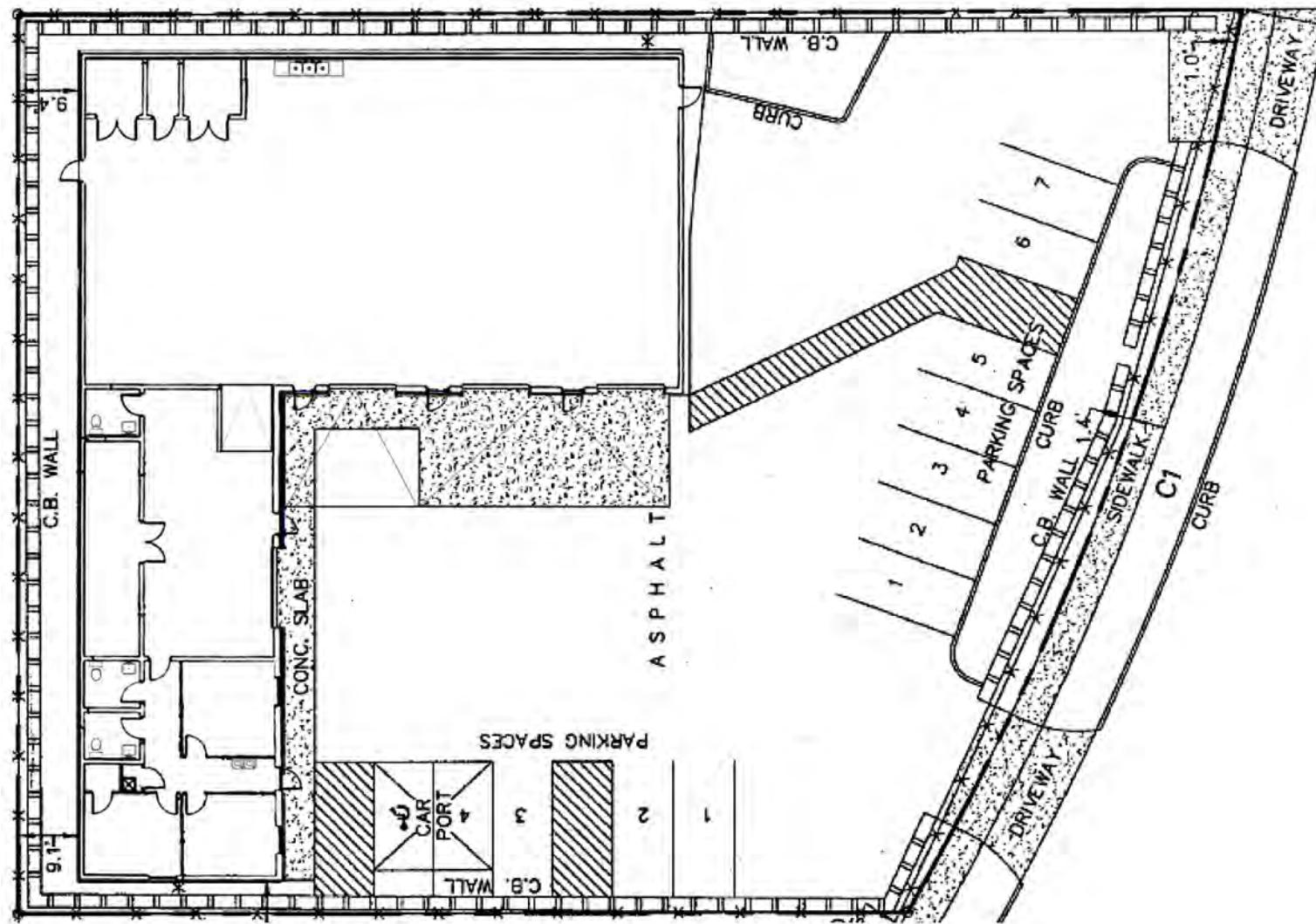
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## SITE PLAN



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## ADDITIONAL PHOTOS



Office area



Three rooms for offices or conference room



Office area restrooms (add'l in warehouse area)



Secured lot w/ 2 drive-ins & ped access



Covered parking included



Concrete drive-in ramp for two doors

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## ADDITIONAL PHOTOS



(3) 10'x10' overhead doors



(1) 10'x12' overhead door with ramp access between areas



(4) drive-in doors



Add'l warehouse storage area and restroom



Add'l storage with power and wash station

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## AERIAL VIEW



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## AERIAL MAP



Map data ©2026 Google, INEGI Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Vexcel Imaging US, Inc.



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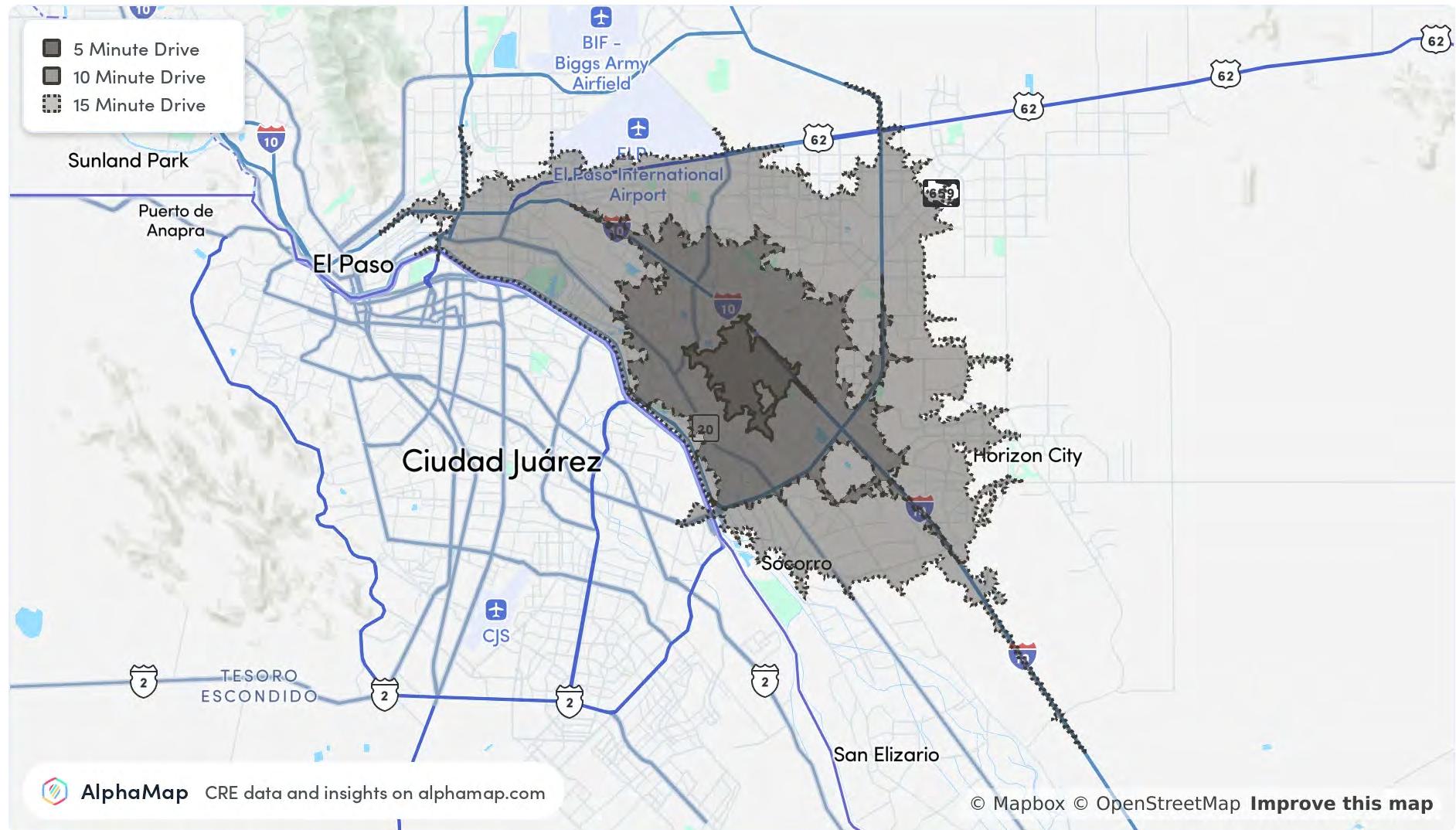
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## AREA ANALYTICS



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## WAREHOUSE/OFFICE PROPERTY FOR SALE AT 7.1% CAP RATE

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### AREA ANALYTICS

#### POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	13,578	178,150	462,246
Average Age	42	40	39
Average Age (Male)	39	38	37
Average Age (Female)	44	41	40

#### HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	5,014	65,665	163,282
Persons per HH	2.7	2.7	2.8
Average HH Income	\$55,613	\$72,423	\$72,866
Average House Value	\$153,533	\$198,546	\$194,043
Per Capita Income	\$20,597	\$26,823	\$26,023

Map and demographics data derived from AlphaMap



×<sup>20</sup>±<sup>3</sup> ; −·±<sup>2</sup> β<sup>3/4</sup>±«¬P(R±μ»(R;)<sup>1</sup>)»(R<sup>a</sup>·<sup>1</sup><sub>2</sub>)»-

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date