

SOCORRO GATEWAY CENTER | FOR LEASE: 156,960 SF

11750 GATEWAY BLVD EAST, EL PASO, TEXAS



FOR LEASING INFORMATION, PLEASE CONTACT



Adin A. Brown, SIOR, President
Sonny Brown Associates, LLC
+1 915-584-5511 Office
+1 915-549-5511 Mobile
adin@sonnybrown.com



Disclaimer: The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



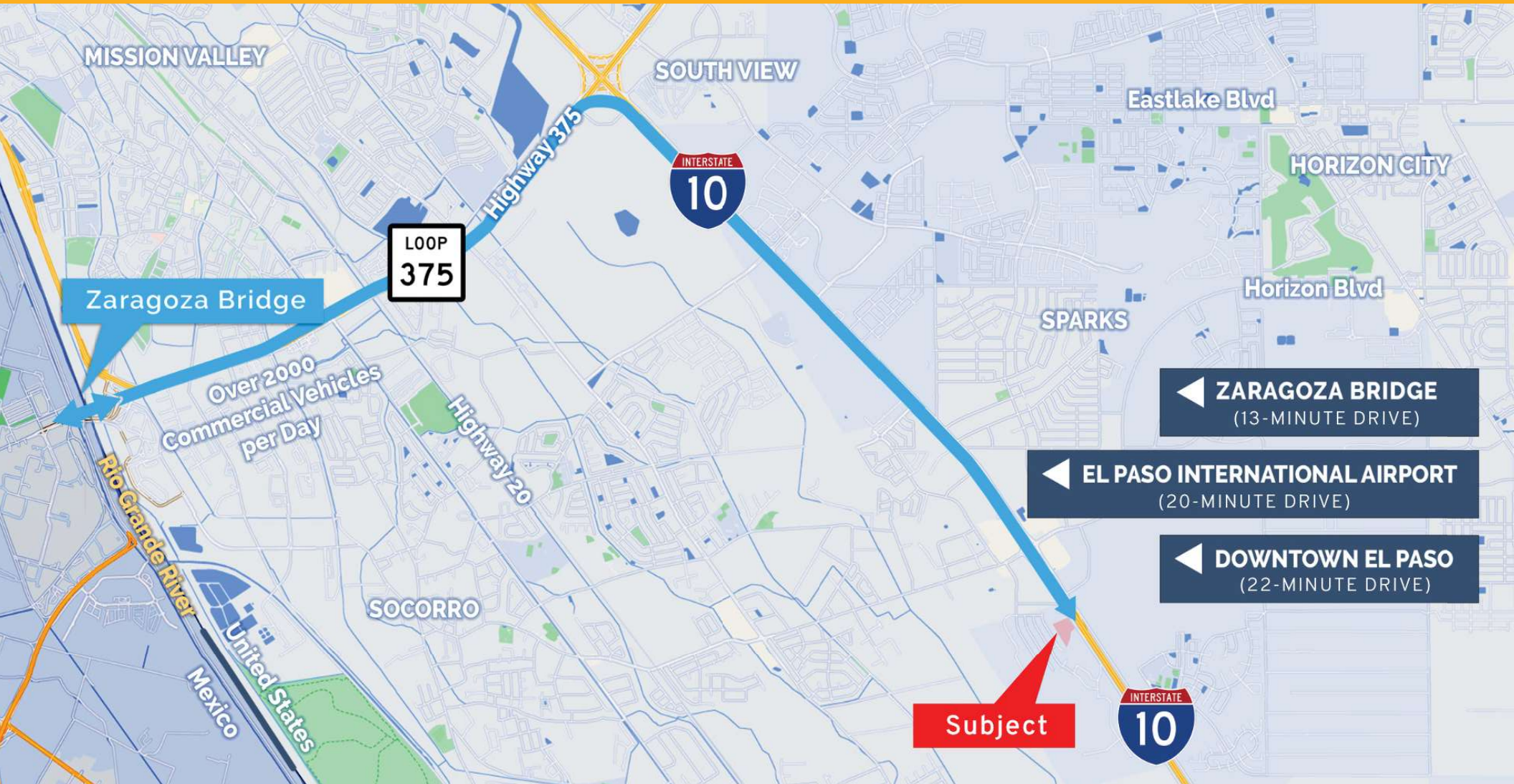
SOCORRO GATEWAY CENTER | FOR LEASE: 156,960 SF

11750 GATEWAY BLVD EAST, EL PASO, TEXAS

BSG

BRYANT+STACY GROUP

LOCATION & DISTANCE



FOR LEASING INFORMATION, PLEASE CONTACT

Adin A. Brown, SIOR, President

+1 915-584-5511 Office | +1 915-549-5511 Mobile

adin@sonnybrown.com



200 Bartlett Dr, Ste 105
El Paso, Texas USA 79912
www.sonnybrown.com

SOCORRO GATEWAY CENTER | FOR LEASE: 156,960 SF

11750 GATEWAY BLVD EAST, EL PASO, TEXAS



BUILDING FEATURES

- **Building Size:** 156,960 SF on 10.4 acres of land
- **Construction Type:** Concrete Tilt Wall, Cross Dock and Dock High
- **Year Built:** 2024
- **Zoning:** IC-MUD (Industrial/Commercial Mixed Use District)
- **Building Dimensions:** 436' Deep x 360' Wide (60' speedbay and 56' x 60' typical column spacing)
- **Warehouse Doors:** Thirty-five (35) 9' x 10' Dock High Doors and Two (2) 12' x 14' O.H.D. w/ramps
- **Concrete Truck Court:** 185' deep truck court with Thirty-six (36) trailer staging parking spaces
- **Lighting:** High Bay LED warehouse lights
- **Ceiling Height:** 32' clear with "Clerestory" windows
- **Employee Parking:** 54 car parking spaces
- **Location:** Ten (10) miles or Thirteen (13) minutes from Zaragoza Bridge crossing with frontage on Interstate 10 (this property location is in the fastest growing submarket of the City)
- **Roof:** 60 MIL TPO single-ply white membrane
- **Sprinkler System:** ESFR
- **Power:** 1600 Amp Transformer (277/480/3 Phase)
- **Floor Slab:** 6" reinforced concrete
- **Floor Seal:** Diamond Hard
- **Heating:** Freeze Protection unit heaters



FOR LEASING INFORMATION, PLEASE CONTACT

Adin A. Brown, SIOR, President

+1 915-584-5511 Office | +1 915-549-5511 Mobile

adin@sonnybrown.com



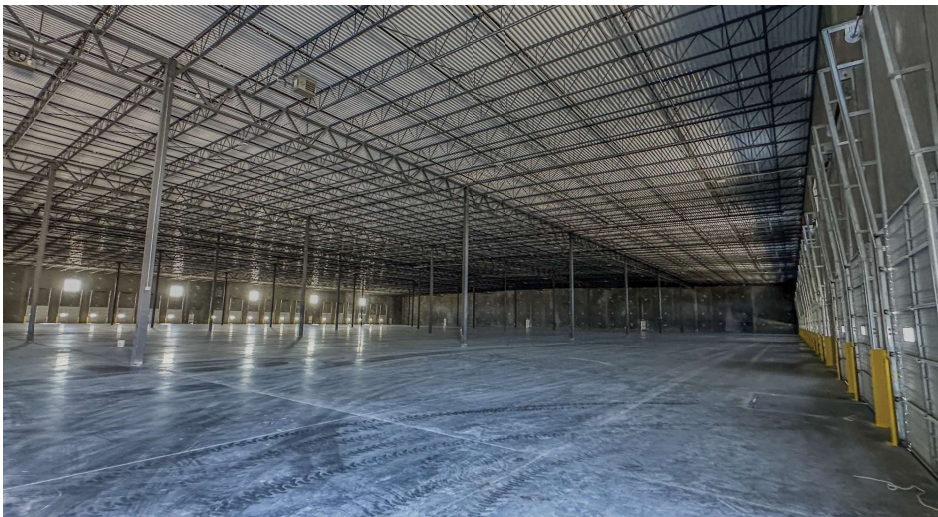
200 Bartlett Dr, Ste 105
El Paso, Texas USA 79912
www.sonnybrown.com

SOCORRO GATEWAY CENTER | FOR LEASE: 156,960 SF

11750 GATEWAY BLVD EAST, EL PASO, TEXAS



PHOTOS



FOR LEASING INFORMATION, PLEASE CONTACT

Adin A. Brown, SIOR, President

+1 915-584-5511 Office | +1 915-549-5511 Mobile

adin@sonnybrown.com



200 Bartlett Dr, Ste 105
El Paso, Texas USA 79912
www.sonnybrown.com

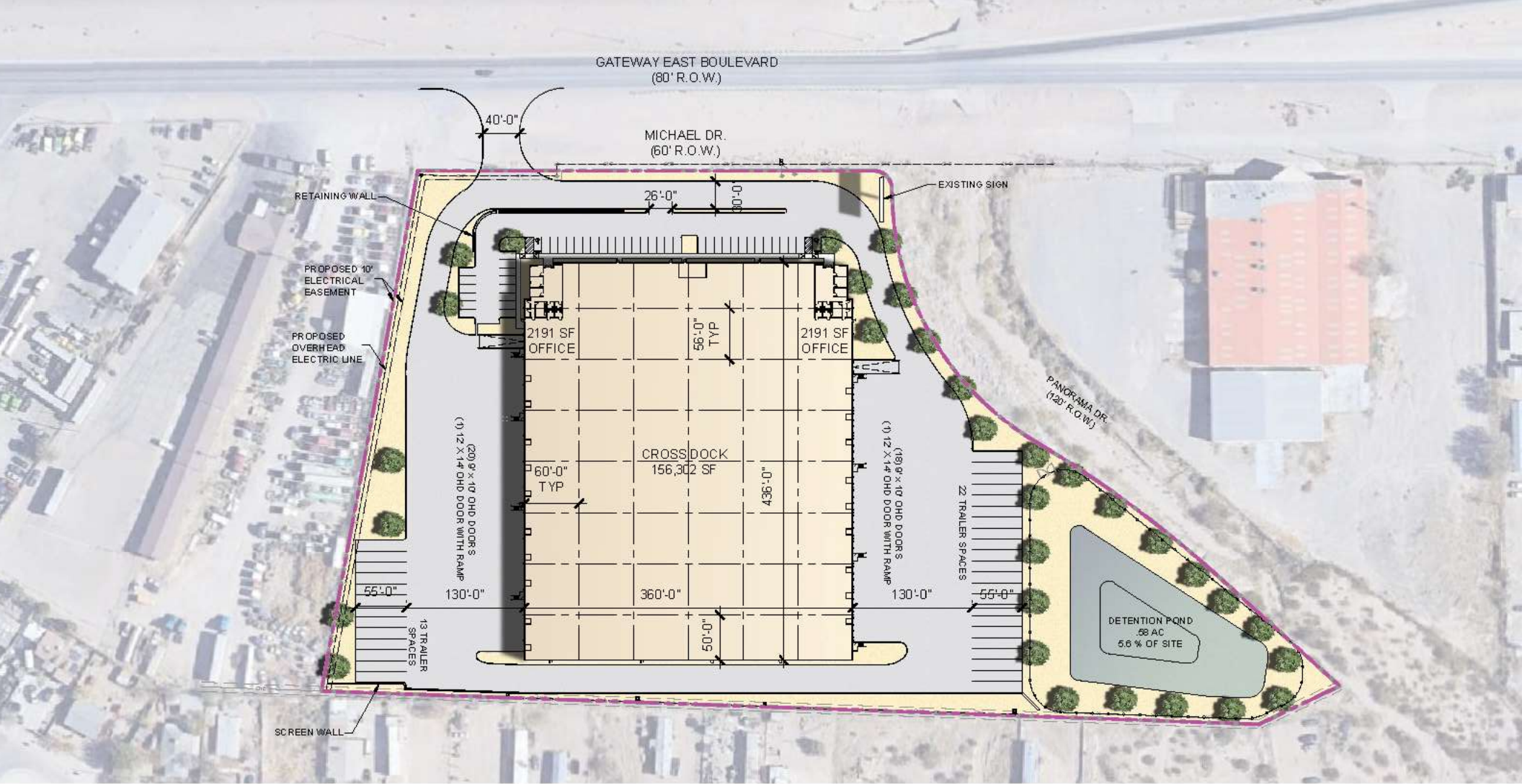
SOCORRO GATEWAY CENTER | FOR LEASE: 156,960 SF

11750 GATEWAY BLVD EAST, EL PASO, TEXAS

BSG

BRYANT+STACY GROUP

SITE PLAN



FOR LEASING INFORMATION, PLEASE CONTACT

Adin A. Brown, SIOR, President

+1 915-584-5511 Office | +1 915-549-5511 Mobile

adin@sonnybrown.com



200 Bartlett Dr, Ste 105
El Paso, Texas USA 79912
www.sonnybrown.com

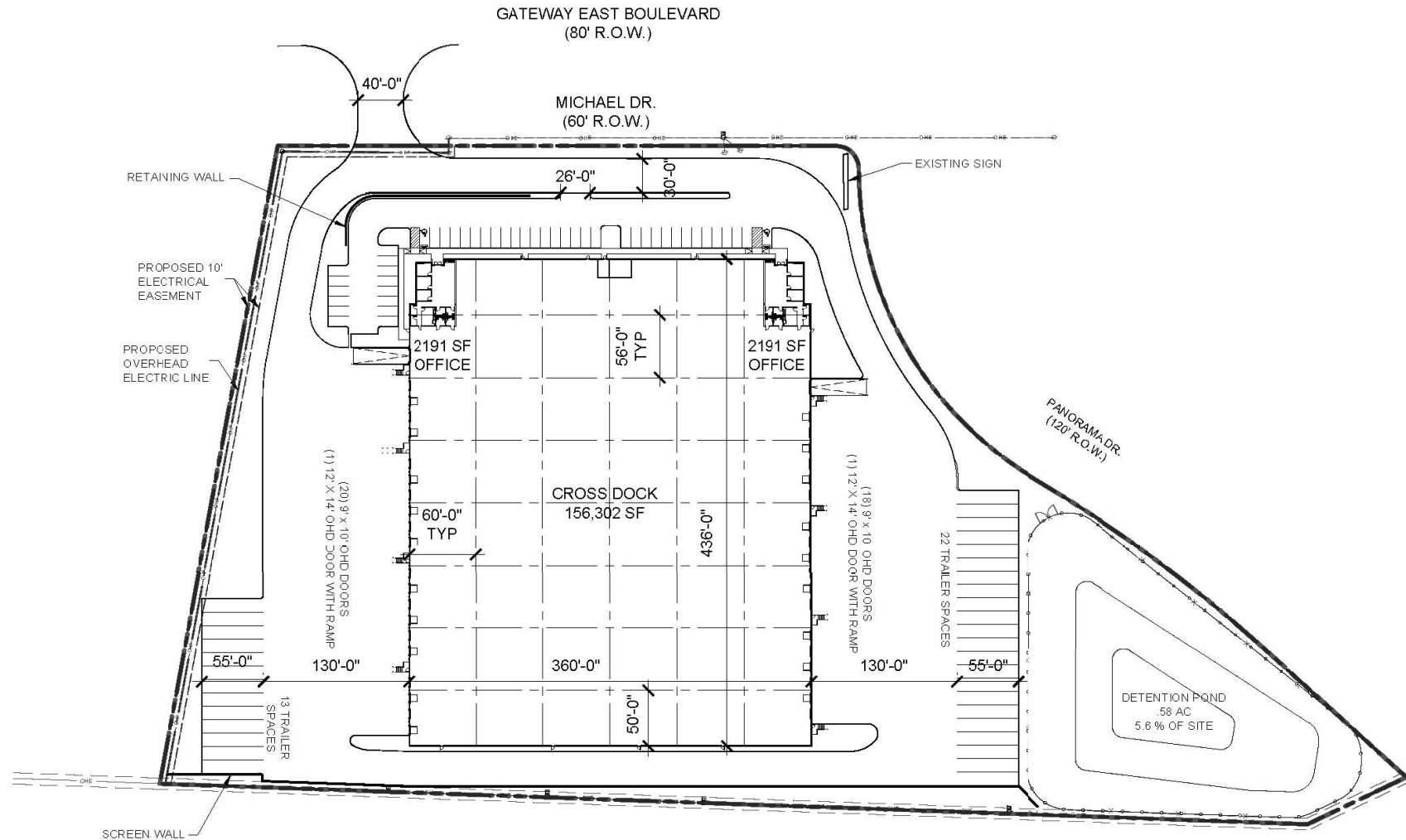
SOCORRO GATEWAY CENTER | FOR LEASE: 156,960 SF

11750 GATEWAY BLVD EAST, EL PASO, TEXAS

BSG

BRYANT+STACY GROUP

SITE PLAN



FOR LEASING INFORMATION, PLEASE CONTACT

Adin A. Brown, SIOR, President

+1 915-584-5511 Office | +1 915-549-5511 Mobile

adin@sonnybrown.com



200 Bartlett Dr, Ste 105
El Paso, Texas USA 79912
www.sonnybrown.com

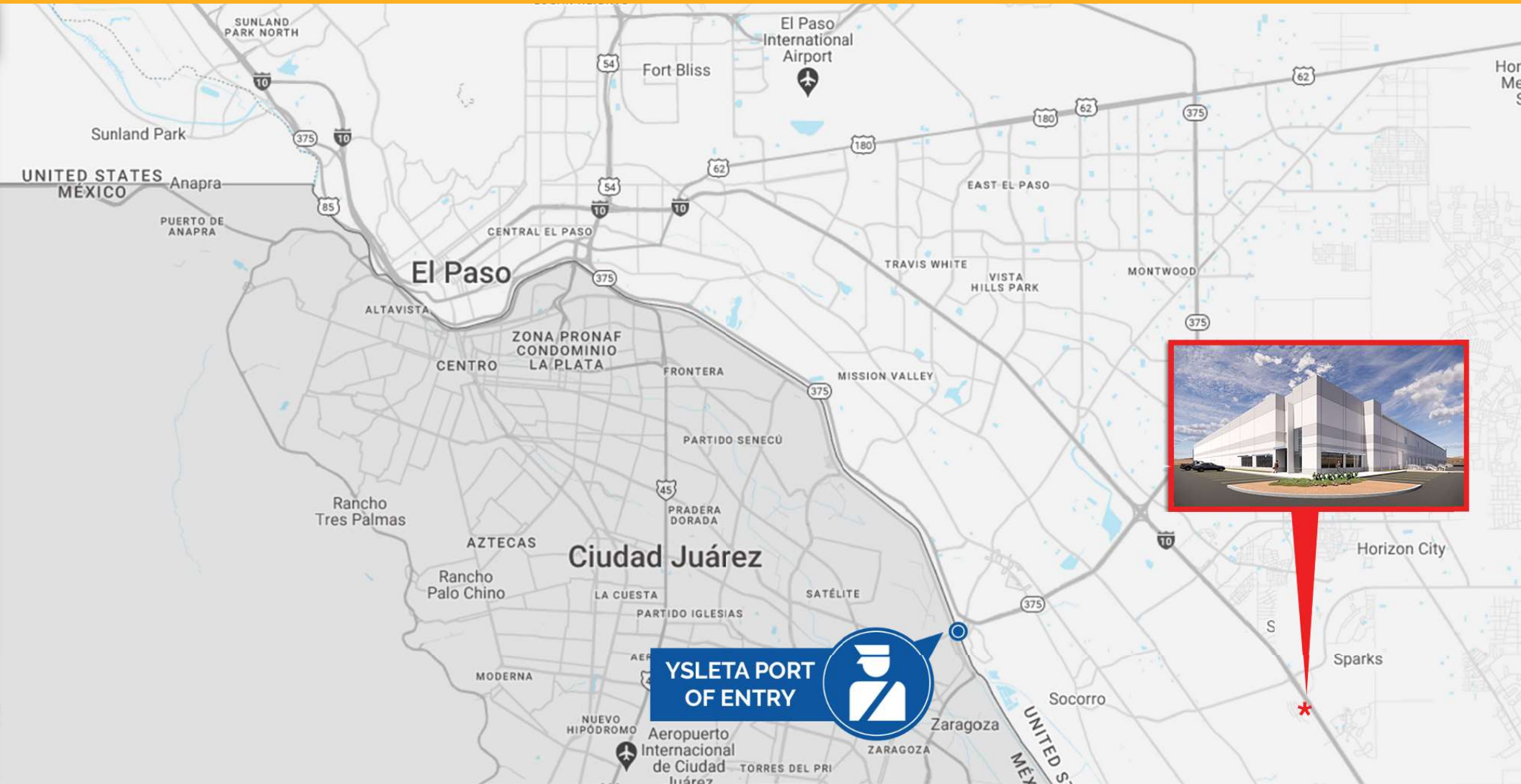
SOCORRO GATEWAY CENTER | FOR LEASE: 156,960 SF

11750 GATEWAY BLVD EAST, EL PASO, TEXAS

BSG

BRYANT+STACY GROUP

NEAREST PORT OF ENTRY LOCATION MAP



FOR LEASING INFORMATION, PLEASE CONTACT

Adin A. Brown, SIOR, President

+1 915-584-5511 Office | +1 915-549-5511 Mobile

adin@sonnybrown.com



200 Bartlett Dr, Ste 105
El Paso, Texas USA 79912
www.sonnybrown.com

