



ATTENTION BROKERS  
**FOR LEASE**

## **Dyer Industrial Park**

10885-10893, 11060, 11109-11135 DYER STREET  
EL PASO, TX 79934



**Warehouse Suites**  
with Office Build-Out, Yard Space  
and Private Restrooms

[DyerIndustrialPark.com](http://DyerIndustrialPark.com)



# Dyer Industrial Park

EL PASO, TX 79934

## PROPERTY OVERVIEW

- Dyer Industrial Park has been subdivided into 24 warehouse suites.
- The buildings recently received fresh exterior paint, updated exterior lighting, and a full parking lot repaving and re-striping.
- Secured fencing and gated entries have been recently installed.
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.

## AVAILABLE SUITES & YARD SPACE

**Available suites range in size from 1,000 SF to 4,700 SF**

- Some suites feature private yard spaces
- All warehouses have roll up doors, private offices and a private restroom

**Yard space is also available for lease**

- Spaces range in size from 5,000 SF to 50,000 SF

**This property is ideal for warehouse, storage, or light manufacturing/production.**



# Secure Gated Yard Space - 51,000 RSF (1.2 Acres) – El Paso, TX

**51,000**  
SQUARE FEET

**\$0.58 /yr**  
RENT / SF

**\$2,500.00**  
RENT

(915) 206-3960  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - Yard Space - Entire Yard - Site 3  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**      AVAILABLE: **Now**

## DESCRIPTION

Located in NE El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park is made up of 3 sites (10885, 11060, and 11109 Dyer Street) and comprises approximately 103,000 square feet of leasable space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

The Site 3 Yard Space is 1.2 acres of secure, fenced, access controlled graveled yard space. Site 3 is secure. The yard space is fenced on three sides and a Tenant can easily install fence on the 4th side, making the yard secure from the rest of the already secure Site 3.

One year minimum lease. Extensions beyond one year are available.

The first-year rent rate is \$2,500.00 per month.

Serious inquiries only. Courtesy to brokers.

## AMENITIES

- Gravel Yard Space
- Yard Space
- Ample Parking
- Trailer Parking

## RENTAL TERMS

Rent	\$2,500.00
Security Deposit	\$5,000.00
Application Fee	\$0.00



View this listing online:



# Yard Space For Lease - El Paso, TX

**17,260**  
SQUARE FEET

**\$0.70 /yr**  
RENT / SF

**\$1,000.00**  
RENT

(915) 206-3960  
www.DyerIndustrialPark.com



## PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - Yard Space - Site 1  
El Paso, TX 79934

LEASE TYPE: **Gross**      AVAILABLE: **Now**

## DESCRIPTION

View Full Property Website here: [www.DyerIndustrialPark.com](http://www.DyerIndustrialPark.com)

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Site Address: 10885 Dyer Street. EASY Hwy 54/Dyer Street Access

Approximately 17,260 SF, this large gravel yard space is available to lease for parking and storage. Ideal use for car parking, truck/trailer parking, equipment, and shipping containers. (No storage of derelict vehicles will be allowed.)

The yard is fenced on the North, West, South, and East sides. The tenant would have the ability to install temporary power masts at the tenant's expense.

In the next thirty days, the Landlord will be clearing this space of all vehicles and laying down 2" of compacted 1 inch minus gravel. In the next ninety days, the Landlord will be installing a controlled access gate at the site entrance along Dyer Street to provide additional security to the entire 10885 Dyer Street site.

The lease rate is \$1,000.00/month with a 1-year minimum lease.

View Full Property Website here: [www.DyerIndustrialPark.com](http://www.DyerIndustrialPark.com)

## AMENITIES

- Gravel Yard Space
- Trailer Parking
- Car parking
- Semi Parking

## RENTAL TERMS

Rent	\$1,000.00
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



# Warehouse - Roll Up Door + Attached Yard Space

**3,900**  
SQUARE FEET

**\$10.15** /yr  
RENT / SF

**\$3,298.75**  
RENT

(915) 206-3960  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - 10885 - J  
10885 - J  
El Paso, TX 79934

LEASE TYPE: **NNN**    AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

3,900 SqFt. Warehouse Suite with mezzanine, kitchenette, a private restroom, yard space, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space.

Suite 10885 J is located on Site 1 in a metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 3,600 SF on the first floor and 300 SF in the mezzanine area. The mezzanine features a full bathroom and kitchenette.

Directly attached to the warehouse is a secure yard space that measures 4,400 SF that will be fully fenced prior to the new tenant move-in.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$2,518.75 per month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$780.00 per month), resulting in all-in lease costs of \$3,298.75 per month for year 1 with 5% annual increases on base rent.

Tenants will also pay their own electricity, internet, garbage, and phone bills.

## AMENITIES

- Yard Space
- Existing Mezzanine Build-Out
- High Ceiling Clearance
- Warehouse
- Ample Parking

## RENTAL TERMS

Rent	\$3,298.75
Security Deposit	\$5,000.00
Application Fee	\$0.00



View this listing online:



# Spacious Warehouse - 2 Roll Up Doors - High Ceilings

**2,266**  
SQUARE FEET

**\$10.15** /yr  
RENT / SF

**\$1,916.66**  
RENT

(915) 206-3960  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - 10893 - L/M  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **11/19/24**

## DESCRIPTION

View the Full Property Website here:  
[www.dyerindustrialpark.com](http://www.dyerindustrialpark.com)

Click here to apply: <https://tinyurl.com/GridPMAApplication>

2,266 RSF. Warehouse Suite, with 2 private restrooms, 2 roll-up doors, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 10893 - L/M is located in a metal-frame, metal-siding structure with a metal standing-seam pitched roof. The suite is a total of 2,266 square feet.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$1,463.46 per month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$453.20 per month), resulting in all-in lease costs of \$1,916.66 per month for year 1 with 3% annual increases on base rent.

Tenants will also pay their own electricity, internet, garbage, and phone bills.

## AMENITIES

- High Ceiling Clearance
- Warehouse
- 2 Drive-In Roll Up Doors
- 2 Private Restrooms

## RENTAL TERMS

Rent	\$1,916.66
Security Deposit	\$3,000.00
Application Fee	\$0.00



View this listing online:



# Storage Space— 4,500 Rentable Square Feet – El Paso, TX

**4,500**  
SQUARE FEET

**\$5.40 /yr**  
RENT / SF

**\$2,025**  
RENT

(915) 206-3960  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

10885 Dyer St  
Suites - E  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in NE El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park is made up of 3 sites (10885, 11060, and 11109 Dyer Street) and comprises approximately 103,000 square feet of leasable space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite 10885-E is on Site 1 at 10885 Dyer Street. The premises has 4,500 RSF of storage space with a small bathroom.

Suite 10885-E features one 12' roll-up door and multiple standard entry doors.

The suite has ample power and ample lighting.

Please note that Suite 10885-E is ideally suited for storage and is to be leased in as-is condition.

All tenants have assigned parking.

One-year minimum lease. Extensions beyond one year are available.

The first-year base rent rate is \$3.00 per year per square foot (\$1,125.00 per month) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$900.00 per month),

## RENTAL TERMS

Rent	\$2,025
Security Deposit	\$3,000
Application Fee	\$0



View this listing online:



# 1,500 SqFt. Warehouse Suite with office, private restroom- El Paso, TX

**1,500**  
SQUARE FEET

**\$10.15** /yr  
RENT / SF

**\$1,268.75**  
RENT

(915) 206-3960  
www.DyerIndustrialpark.com



## PROPERTY ADDRESS

11060 Dyer St  
Suite 1  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

## DESCRIPTION

View the Full Property Website here:  
[www.dyerindustrialpark.com](http://www.dyerindustrialpark.com)

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,500 SqFt. Warehouse Suite with office, private restroom and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 11060 - 1 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,500 square feet.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$968.75 per month) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$300.00 per month), resulting in all-in lease costs of \$1,268.75 per month for year 1 with 5% annual increases on base rent.

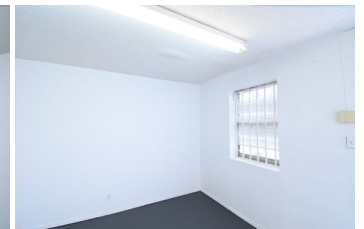
HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

## AMENITIES

- Assigned Outdoor Parking
- High Ceiling Clearance
- 1 Drive-In Roll Up Door
- Warehouse
- Private Restroom

## RENTAL TERMS

Rent	\$1,268.75
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:





# Warehouse Suite with Office, Private Restroom - 1,500 SqFt.

**1,500**  
SQUARE FEET

**\$10.15** /yr  
RENT / SF

**\$1,268.75**  
RENT

(915) 206-3960  
www.DyerIndustrialpark.com



PROPERTY ADDRESS

11060 Dyer St  
Suite 6  
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**  
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

View the Full Property Website here:  
www.dyerindustrialpark.com

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,500 SqFt. Warehouse Suite with office, private restroom, storage, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 11060 - 6 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,500 square feet.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$968.75 per month) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$300.00 per month), resulting in all-in lease costs of \$1,268.75 per month for year 1 with 5% annual increases on base rent.

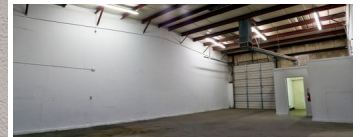
HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

AMENITIES

- Private Restroom
- High Ceiling Clearance
- Warehouse
- Roll up door
- Assigned Outdoor Parking
- Open Floor Plan
- Private Office

RENTAL TERMS

Rent	\$1,268.75
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



# Dyer Industrial Park

10885010893, 11060, 11109-11135 DYER STREET  
EL PASO, TX 79934

WAREHOUSE SPACE IDEAL FOR LIGHT  
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?  
Let's talk today.**

LeasingTeam@GridPropertyManagement.com  
915-206-3960

Individual suite information is available at  
[DyerIndustrialPark.com](http://DyerIndustrialPark.com)



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.