



WAREHOUSE PROPERTY FOR LEASE

9717 Carnegie Avenue

±13,700 - 29,188 SF

EL PASO, TX 79925

ASKING PRICE: NEGOTIABLE

FOR MORE INFORMATION, PLEASE CONTACT



Will Brown, SIOR
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Michael McBroom, SIOR
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9717 Carnegie Avenue

9717 CARNEGIE AVENUE, EL PASO, TX 79925

PROPERTY FEATURES

PROPERTY SUMMARY

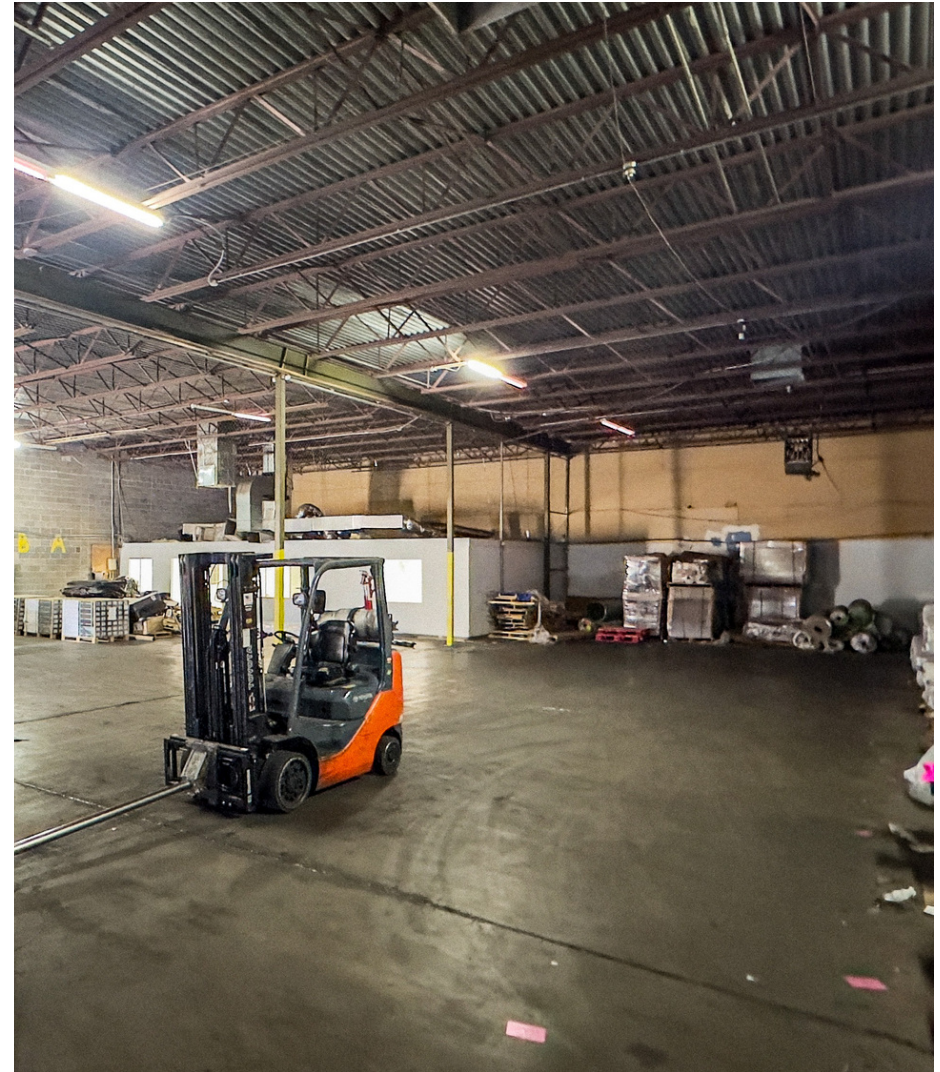
This functional industrial property offers a front-load configuration ideal for warehousing, distribution, or light manufacturing. Strategically located near El Paso International Airport, Montana Ave/US-62, and just minutes from I-10, this site provides excellent connectivity for logistics and transportation needs. A practical option for businesses looking for affordable industrial space in a prime El Paso location. Contact for leasing details.

PROPERTY DESCRIPTION

- **Total Building Size:** 54,743 SF
- **Available Space:** 29,188 SF (Divisible to 15,488 and 13,700 SF)
- **Clear Height:** ±17'
- **Dock High Doors:** 11 (10'x14')
- **Drive-In Ramp:** 4
- **Office Space:** ±10%
- **Zoning:** C-4
- Large secured truck court
- Located in Airport Industrial Park

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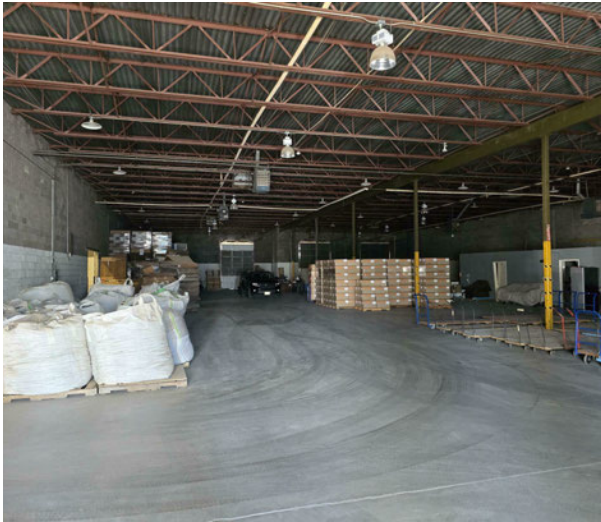
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ADDITIONAL PHOTOS



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WILL BROWN, SIOR, MANAGING PARTNER
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AERIAL VIEW



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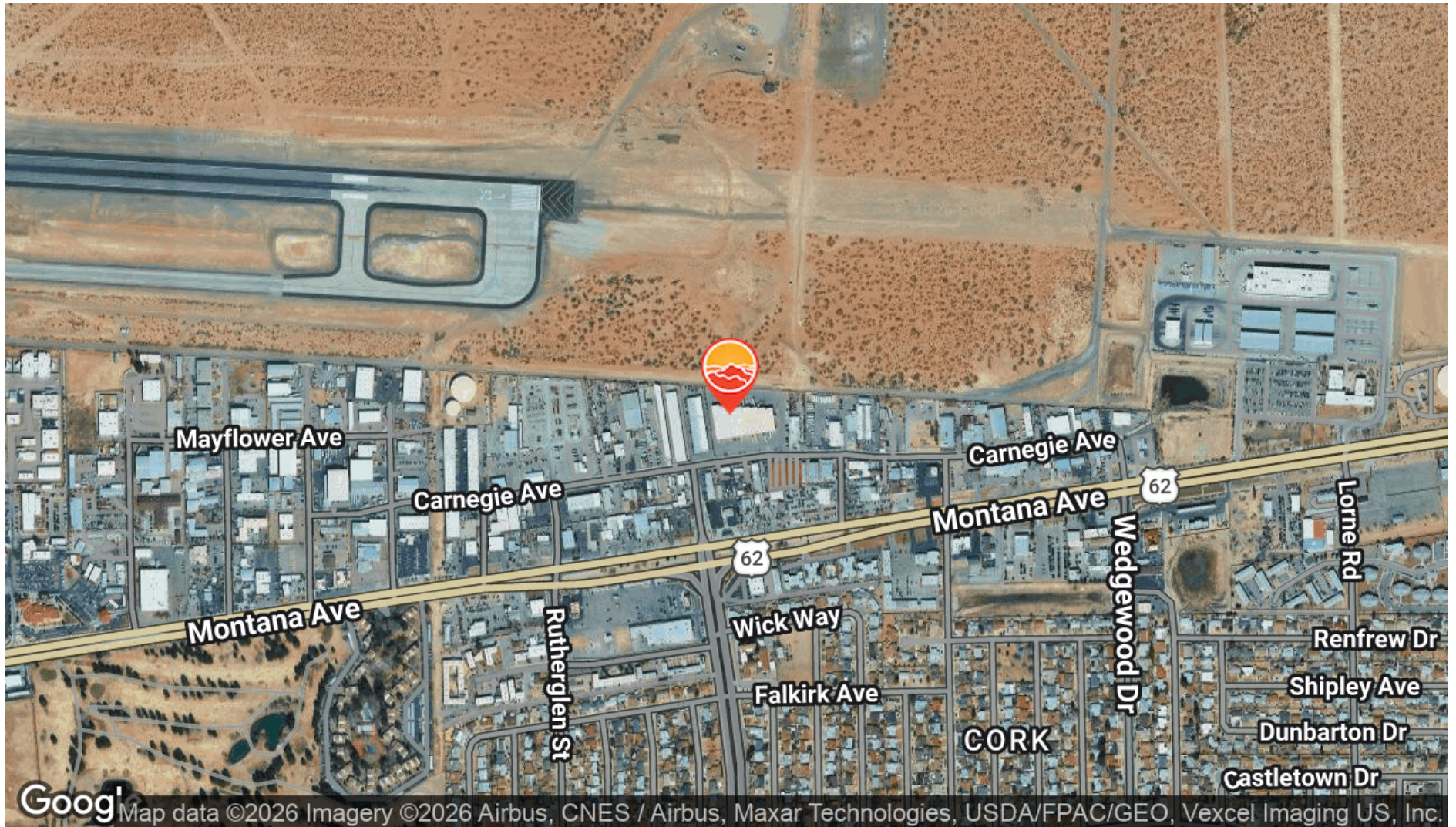
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AERIAL MAP



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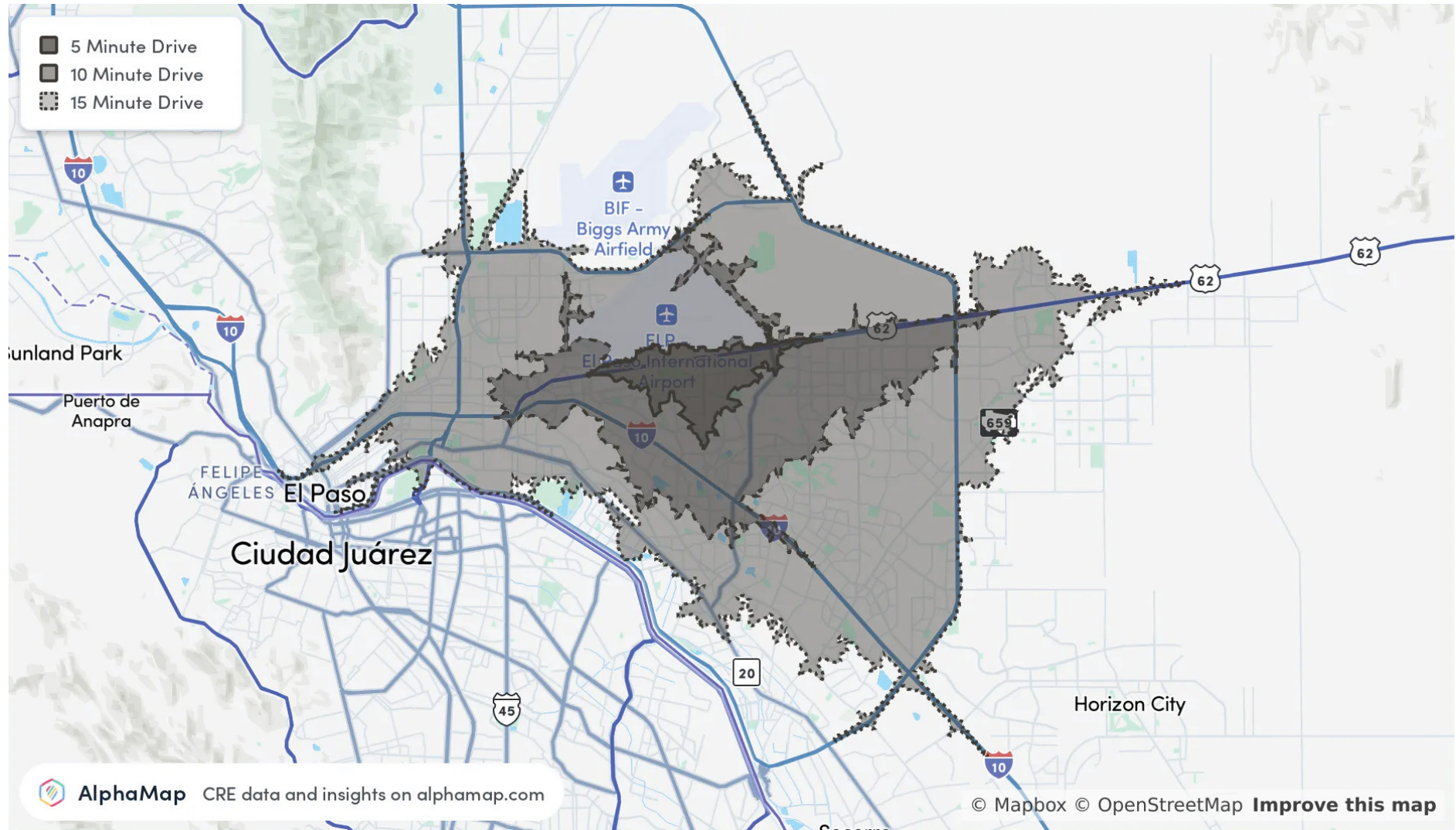
9715 Carnegie Avenue

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AREA ANALYTICS



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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,091	72,194	197,853
Average Age	33.5	36.5	36.6
Average Age (Male)	36.8	36.1	34.5
Average Age (Female)	34.3	37.6	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,554	26,331	69,717
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$66,692	\$75,582	\$68,750
Average House Value	\$182,745	\$184,394	\$162,536

2023 American Community Survey (ACS)



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Information About Brokerage Services

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.

Sonny Brown Associates	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Adin A. Brown, Broker, SIOR	0346104	adin@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael McBroom	648650	michael@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date