

AVAILABLE

# 4500 DONIPHAN: PRIME INDUSTRIAL PROPERTY IN EL PASO, TX

DEC. 1ST, 2024



## 4500 | Doniphan Dr. EL PASO, TX 79922

- ✓ 1.5 miles from I-10
- ✓ 22 minutes from Santa Teresa Port of Entry
- ✓ 35 minutes from Zaragoza



### Features:

- Located in the highly desirable West El Paso
- Total space 123,737 sqft - Subdividing option available.
- 4" insulation (Double Industry Standard)
- 40'-36' Clear height
- 3-Story Elevator Preparation
- Mezzanine Preparation Ready
- Class A
- Plentiful Trailer Parking (38 spaces + 43 docks)
- Building Type: Class A

FOR MORE  
INFORMATION  
CONTACT:

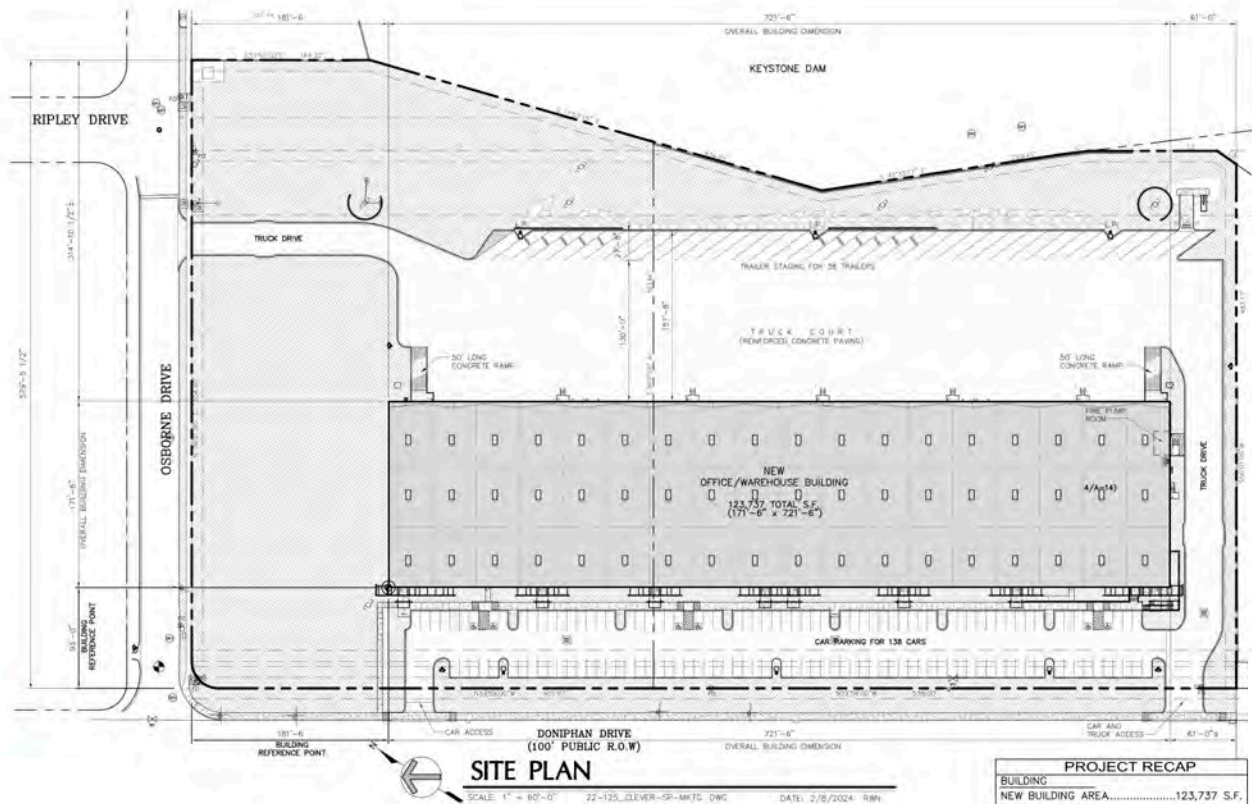
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## DEMOGRAPHICS MAP & REPORT

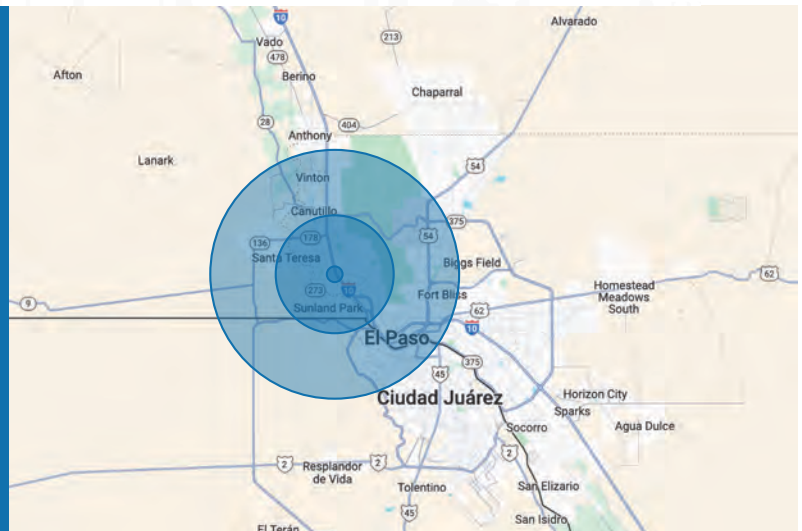
### POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,345	138,145	299,883
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	39	38	38
AVERAGE AGE (FEMALE)	41	40	40

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,902	52,388	113,250
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$94,044	\$103,752	\$80,955
AVERAGE HOUSE VALUE	\$276,975	\$295,216	\$240,640

Demographics data derived from AlphaMap



**FOR MORE INFORMATION CONTACT:**

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