



**BLUE ROAD** INVESTMENTS

INDUSTRIAL PARK DEVELOPMENT



IMMEDIATE OCCUPANCY AVAILABLE

# Westpark Logistics Center

## ±60,750 SF

950 INDUSTRIAL AVE, SANTA TERESA NM 88008

FOR LEASING INFORMATION, PLEASE CONTACT



**Will C. Brown, SIOR (QB)**  
+1 915-213-7791 Office  
+1 915-479-5511 Mobile  
will@sonnybrown.com



**Adin A. Brown, SIOR**  
+1 915-213-7792 Office  
+1 915-549-5511 Mobile  
adin@sonnybrown.com

**NEW REAR-LOAD INDUSTRIAL SPACE**  
WITH 60' SPEED BAYS, 14 DOCK HIGH  
DOORS, AND CLOSE PROXIMITY ACCESS  
TO UNION PACIFIC INTERMODAL TERMINAL  
AND SANTA TERESA PORT OF ENTRY

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 leasing plans represent conditions followed proposed improvements and are not representative of existing conditions. All images shown are conceptual and designs are subject to change.



# Westpark Logistics Center: Bldg 4

950 INDUSTRIAL AVE, SANTA TERESA NM 88008

## INDUSTRIAL SPACE FOR LEASE:

±60,750 SF | IMMEDIATE OCCUPANCY AVAILABLE

### PROPERTY FEATURES

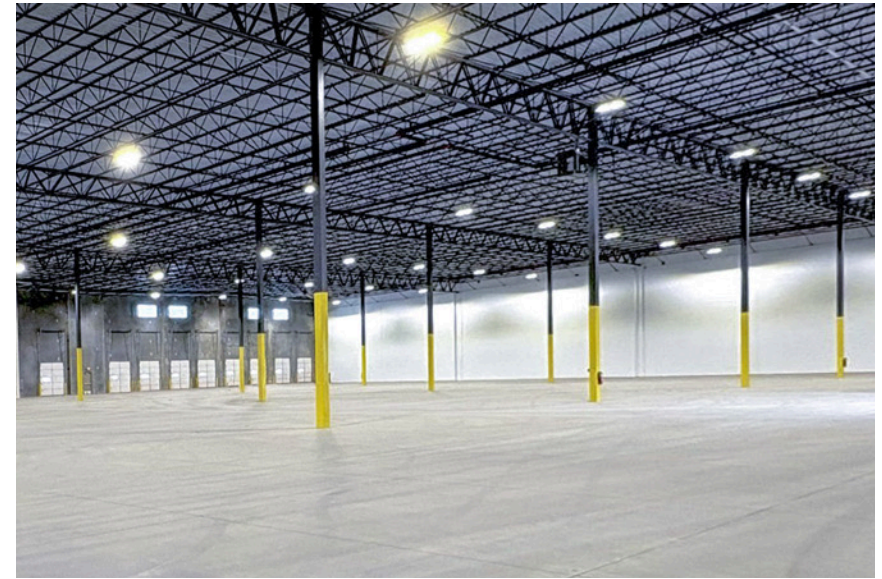
#### PROPERTY DESCRIPTION:

950 Industrial Ave features the last remaining space in Westpark Logistics Center: a master-planned, currently five-building industrial hub developed by Blue Road Investments in Santa Teresa, NM.

The 60,750 SF vacancy is an inline space within Building 4, positioned between major national tenants Thyssenkrupp and Ross Dress for Less. This state-of-the-art distribution space features 32' clear height, 14 dock-high doors, and a deep 185' truck court with fenced access potential. With best-in-class specs and immediate occupancy, this opportunity is ideal for logistics, manufacturing, or warehouse users seeking scale, infrastructure, and speed to market.

#### AVAILABLE SPACE HIGHLIGHTS:

- **60,750 SF (Suite 2)** available in the Class A, institutional-grade distribution center
- Rear-load configuration with **14 dock doors** with bumpers and z-guards
- **32' clear height** with **54' x 54' typical column spacing** and **60' speed bays**
- **7" superflat concrete slab**, FF60/FL45, designed for heavy industrial use
- Deep 185' truck court with **22 trailer spaces** and fencing options
- **ESFR sprinkler system** and **R-25 insulation** for operational efficiency
- Close proximity access to **Union Pacific Intermodal Terminal** and **Santa Teresa Port of Entry**
- Co-tenancy with major national brands (Thyssenkrupp, Ross Dress for Less)





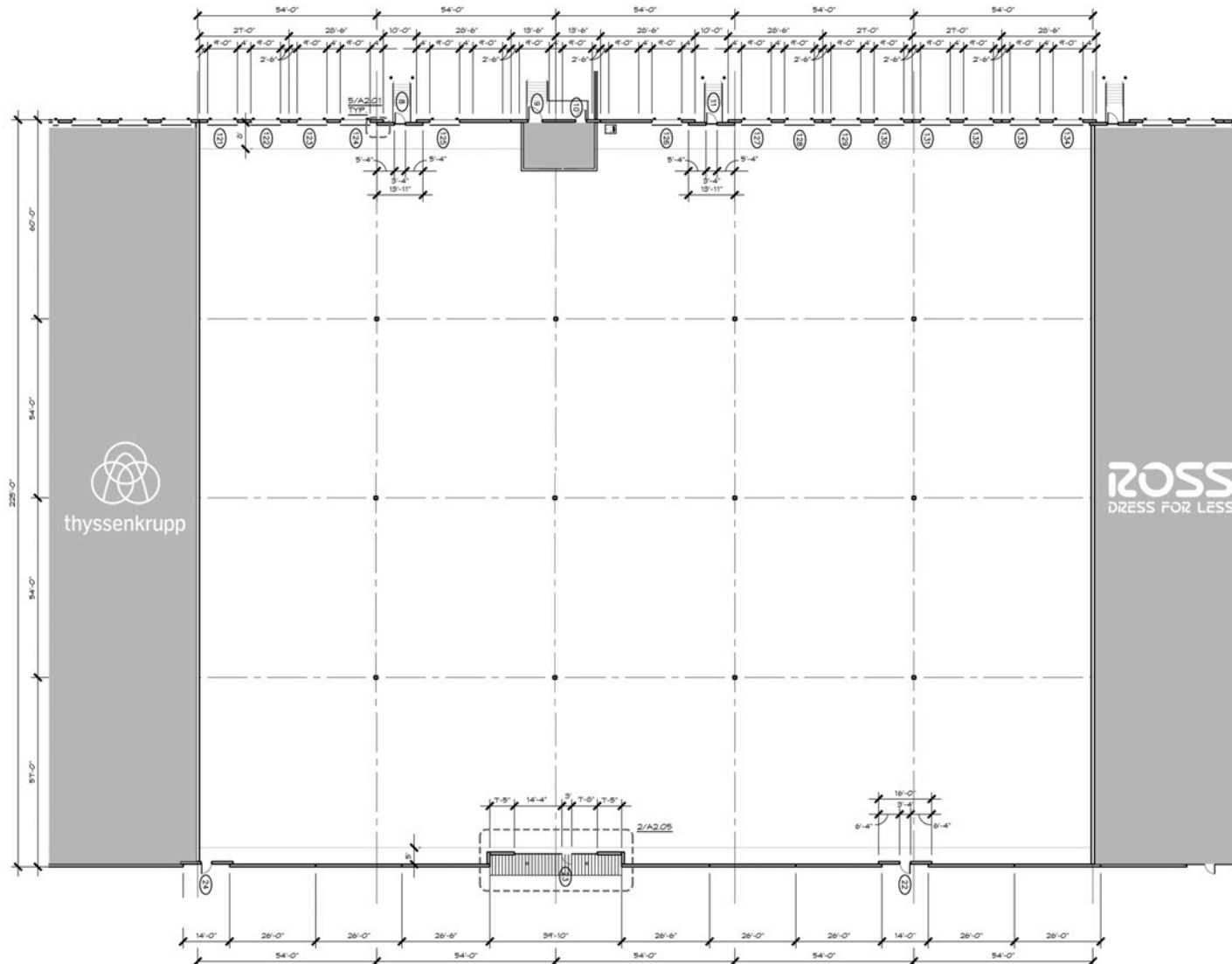
# Westpark Logistics Center: Bldg 4

950 INDUSTRIAL AVE, SANTA TERESA NM 88008

## INDUSTRIAL SPACE FOR LEASE:

±60,750 SF | IMMEDIATE OCCUPANCY AVAILABLE

### AVAILABLE SPACE: SUITE 2



### FEATURES:

- **AVAILABLE SPACE:** 60,750 SF
- **COLUMN SPACING:** 54' X 54' (TYP)  
COLUMN SPACING WITH 60' SPEED BAYS
- **TRAILER PARKING:** 22 SPACES
- **TRUCK COURT DEPTH:** 185'
- **CLEAR HEIGHT:** 32'
- **ROOF:** 60 MIL TPO
- **SLAB:** 7" REINFORCED, 4000 PSI, FF60/FL45
- **DOCK DOORS:** (14) 9' X 10' DOORS WITH VISION PANEL, BUMPERS, AND Z-GUARDS WITH (2) DOORS OUTFITTED WITH 35,000 LB LEVELER AND SEAL
- **SPRINKLERS:** ESFR
- **LIGHTING:** HIGH BAY LED WAREHOUSE LIGHTS WITH MOTION SENSORS (25' FC AT 3' AFF)
- **INSULATION:** R-25 - RIGID INSULATION
- **HEATING & COOLING:** (1) HVLS FAN AND HANGING HEATERS FOR FREEZE PROTECTION
- **POWER:** ~1,306 KVA OF AVAILABLE CAPACITY SUPPORTED BY A 2,500 KVA TRANSFORMER WITH 1200 AMP METERING INFRASTRUCTURE

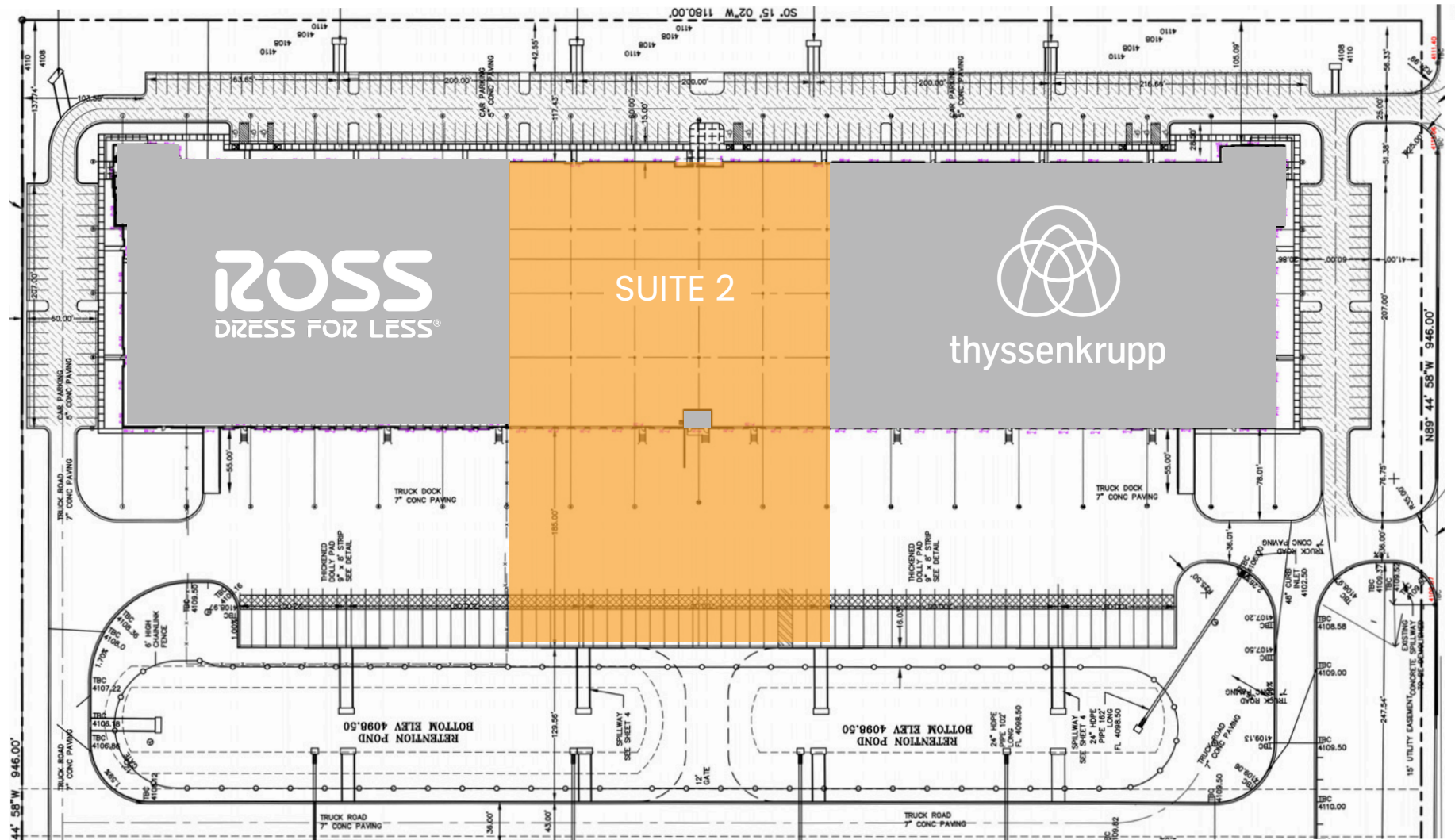
# Westpark Logistics Center: Bldg 4

950 INDUSTRIAL AVE, SANTA TERESA NM 88008

INDUSTRIAL SPACE FOR LEASE:

±60,750 SF | IMMEDIATE OCCUPANCY AVAILABLE

## SITE PLAN



# Westpark Logistics Center: Bldg 4

950 INDUSTRIAL AVE, SANTA TERESA NM 88008

## INDUSTRIAL SPACE FOR LEASE:

±60,750 SF | IMMEDIATE OCCUPANCY AVAILABLE

## STRATEGIC COST ADVANTAGES

### LOGISTICAL SAVINGS:

While proximity to logistical drivers is important, how it affects a tenant's bottom line is key:

- **Union Pacific Intermodal:** A short 4 miles away, Westpark allows for significant drayage savings.
- **Drayage:** Average costs within Santa Teresa are \$100 – \$150 roundtrip v. \$300 – \$350 to East El Paso.
- **Overweight Freight Zone:** Allows for truck loading capacity up to 96,000 lbs. vs. the U.S. standard of 84,000 lbs. As a result, six truck loads in Santa Teresa is equivalent to seven in El Paso equating to transportation savings of ~14%.
- **U.S. – Mexico Border:** The Santa Teresa Port of Entry averages under 15 minutes of wait time per border crossing compared to the unpredictability of the Zaragoza Bridge in East El Paso (wait times can range from 45 minutes to over six hours). The Santa Teresa crossing is also free compared to a \$14 fee at the Zaragoza entry.
- **FedEx Ground:** Located next to a FedEx Ground facility, Westpark can offer extensive shipping savings to FedEx customers.
- **Doña Ana County International Jetport:** Only 2.5 miles away, recent renovations allow for increases in air freight and cargo plane shipments.

### OPERATIONAL SAVINGS:

- **Property Taxes:** Real estate taxes and personal property taxes are ~67% lower in Santa Teresa than El Paso. As a result, real estate operating costs in Santa Teresa are typically \$0.90 PSF less than El Paso.
- **Foreign Trade Zone/Inventory Tax:** While both El Paso and Santa Teresa are located in a foreign trade zone, only Santa Teresa offers no inventory tax, creating a competitive advantage to operators in Westpark.
- **No Sales Tax for Trade Companies:** New Mexico does not have a sales tax, and instead charges a Gross Receipts Tax. There are advantages associated with this subject to certain uses and operations.



# Westpark Logistics Center: Bldg 4

950 INDUSTRIAL AVE, SANTA TERESA NM 88008

INDUSTRIAL SPACE FOR LEASE:

±60,750 SF | IMMEDIATE OCCUPANCY AVAILABLE

## SURROUNDING AREA

