

OFFSITES COMPLETED | UTILITIES AVAILABLE AND TO SITE | SHOVEL READY

# EASTWIND LOGISTICS CENTER

±115 LAND ACRE PARCEL AVAILABLE FOR  
BUILD-TO-SUIT OR PURCHASE. OWNER WILL  
CONSIDER SUB-DIVIDING THE PROPERTY.



**PROFESSIONALLY MARKETING BY:**

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# PROPOSED SITE PLAN I



## BUILDING A

Square Footage	1,205,280 SF
Nominal Building Dimensions	620' x 1,944'
Docks	256
Drive-In Doors	4
Trailer Parking	300
Auto Parking	368

# PROPOSED SITE PLAN II



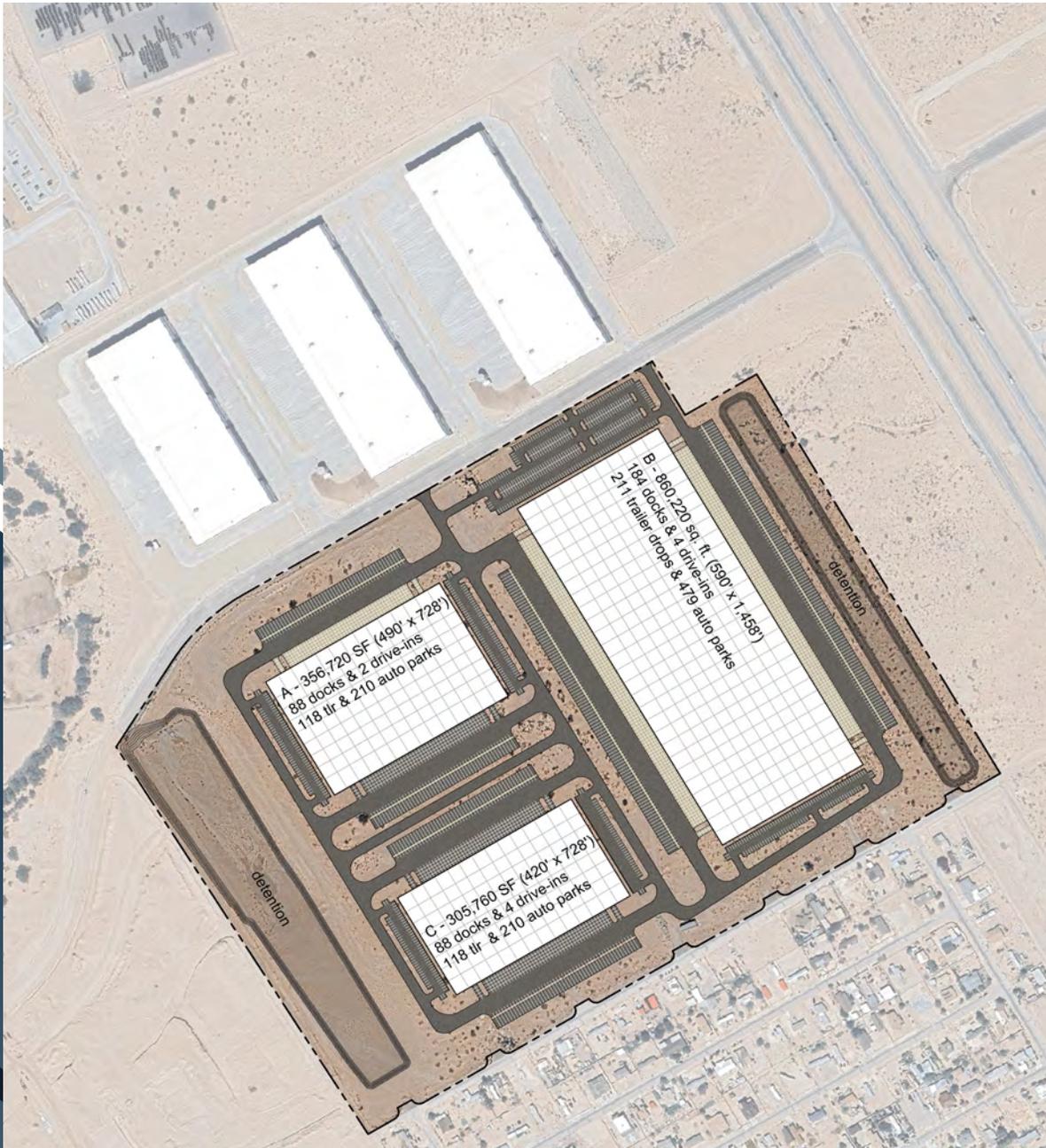
## BUILDING A

Square Footage	599,400 SF
Nominal Building Dimensions	370' x 1,620'
Docks	104
Drive-In Doors	2
Trailer Parking	123
Auto Parking	345

## BUILDING B

Square Footage	1,004,400 SF
Nominal Building Dimensions	620' x 1,620'
Docks	208
Drive-In Doors	4
Trailer Parking	246
Auto Parking	353

# PROPOSED SITE PLAN III



## BUILDING A

Square Footage	356,720 SF
Nominal Building Dimensions	490' x 728'
Docks	88
Drive-In Doors	4
Trailer Parking	118
Auto Parking	210

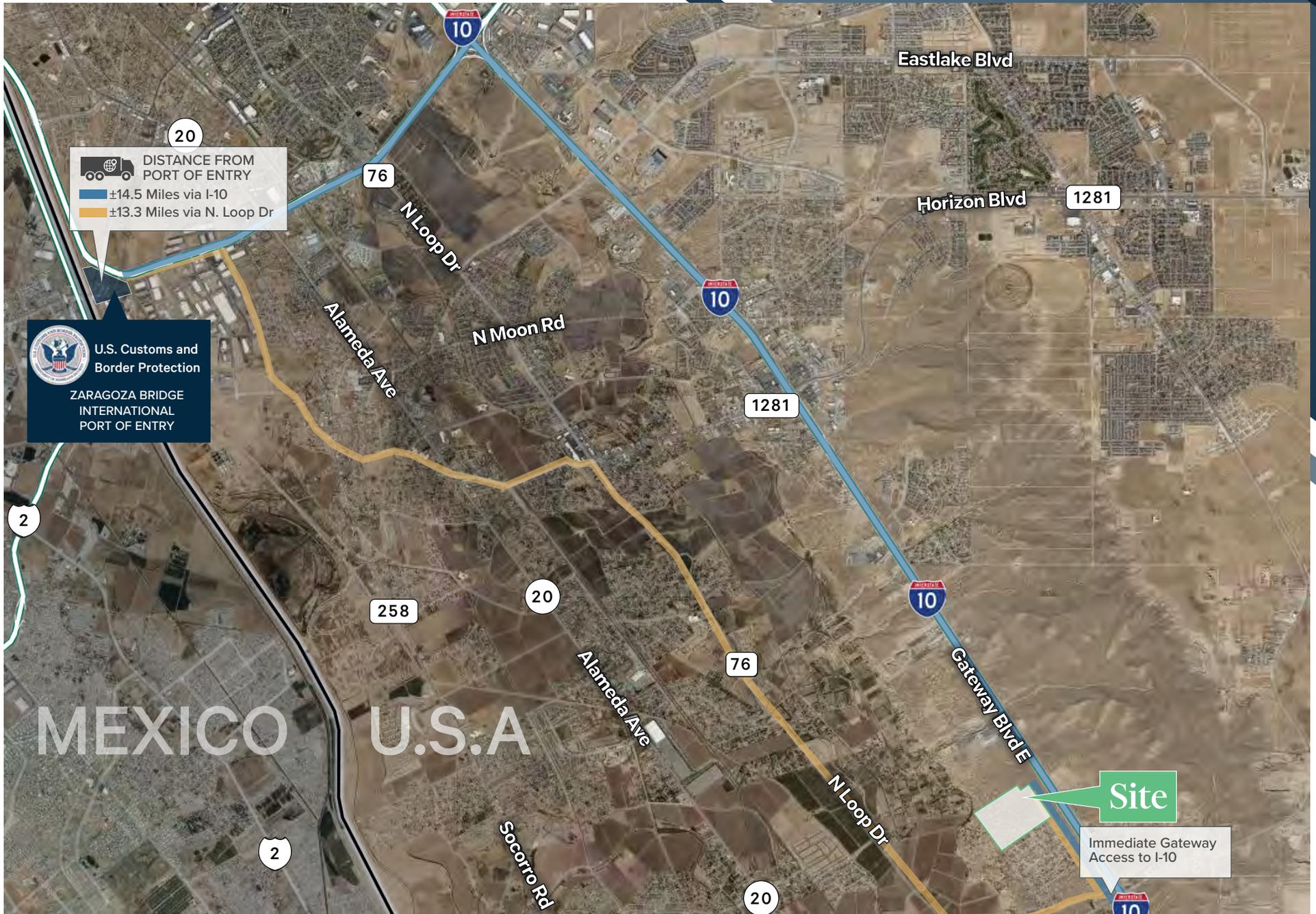
## BUILDING B

Square Footage	860,220 SF
Nominal Building Dimensions	590' x 1,458'
Docks	184
Drive-In Doors	4
Trailer Parking	211
Auto Parking	479

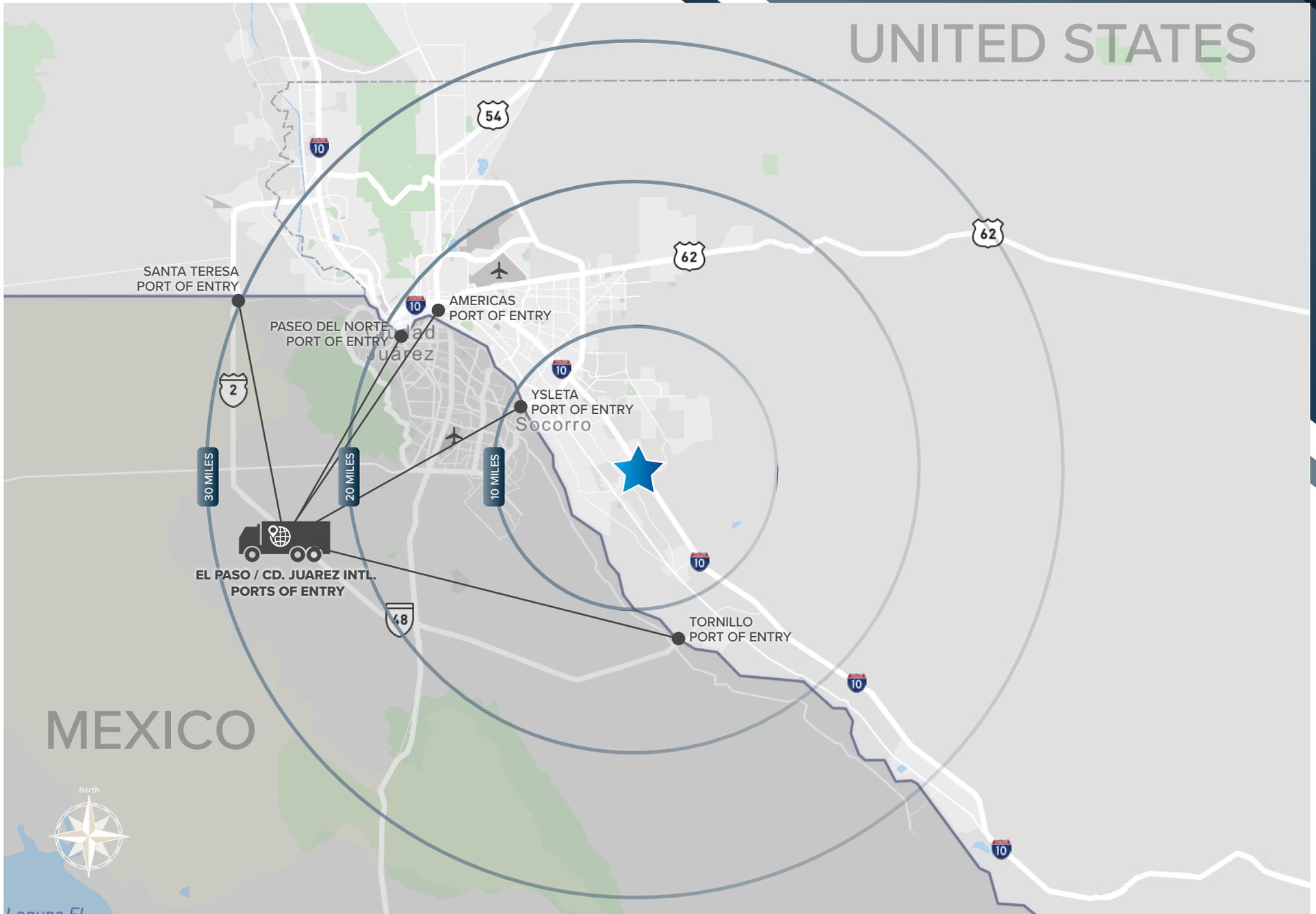
## BUILDING C

Square Footage	305,760 SF
Nominal Building Dimensions	420' x 728'
Docks	88
Drive-In Doors	4
Trailer Parking	118
Auto Parking	210

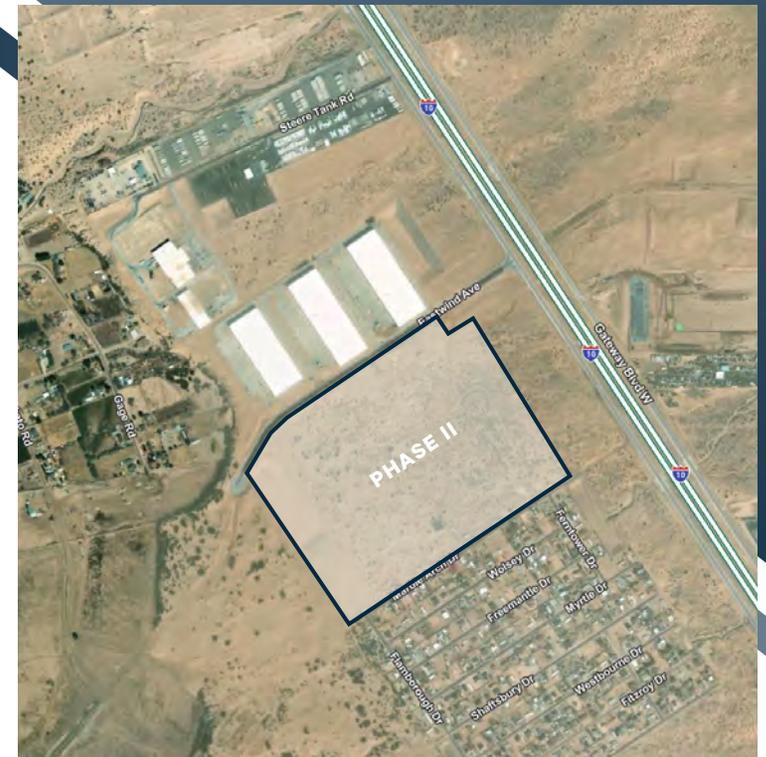
# LOCATION AERIAL



# DISTANCE RADIAL



# EASTWIND LOGISTICS CENTER



## PHASE II

Phase 2 at Eastwind Logistics Center offers prime, build-to-suit industrial land perfectly positioned for your business needs. This strategically located parcel provides unparalleled access and flexibility.

- Available Build-to-Suit Land: Phase 2 presents a rare opportunity for customized industrial development
- Location: Off of Gateway Boulevard East, approximately 1.5 miles from the FM1110 Intersection
- Strategic Advantages: Benefit from excellent transportation links and proximity to key markets
- Flexibility: Design and construct a facility tailored to your precise operational requirements
- Ideal for: Warehousing, distribution, manufacturing, and other industrial uses

# PROJECT HIGHLIGHTS

## THE REGION

- Located in the world's largest border community with 130M square feet of industrial supply
- The area is home to more than 70 Fortune 500 companies

## EL PASO INTERNATIONAL AIRPORT

- Home to the border's largest cargo facility and is emerging as the border's most centralized intermodal hub
- El Paso International Airport Foreign Trade Zone "No. 68" provides a business platform for domestic and foreign trade

## CITY OF SOCORRO FTZ

- Situated in a premier industrial corridor
- Business friendly borderplex region ([www.borderplexalliance.com](http://www.borderplexalliance.com))
- Strategically positioned just a few miles north of the international border
- Large truck courts with ample trailer staging



# EASTWIND LOGISTICS CENTER

AVAILABLE FOR LEASE  
PHASE II • SOCORRO TX

## PROFESSIONALLY MARKETED BY:

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**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.

<b>CBRE, Inc.</b>	<b>299995</b>	<b>texaslicensing@cbre.com</b>	<b>210-225-1000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jeremy McGown</b>	<b>620535</b>	<b>jeremy.mcgown@cbre.com</b>	<b>214-979-6100</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date