

# SOCORRO

## LOGISTICS CENTER

**CROSS-DOCK OPPORTUNITIES**

SOCORRO, TEXAS 79927



Representative Photo

**CBRE**

[www.cbre.com/elpaso](http://www.cbre.com/elpaso)

# SOCORRO LOGISTICS CENTER

Building 1 - Cross-Dock  
392,520 SF



**DELIVERY:**

Q2 2025



**PROPERTY:**

Building 1  
9220 Socorro Logistics Lane  
Socorro, Texas 79927



**BUILDING SIZE:**

392,520 SF - Cross-Dock  
Divisible for multi-tenant



**OFFICE SPACE:**

4,000 SF spec office



**BUILDING  
DIMENSIONS:**

784' x 497'



**COLUMN SPACING:**

56' x 51'  
with 70' speed bays on each end



**CLEAR HEIGHT**

40' at first column line



**DOCK DOORS:**

78 (9' x 10') dock high;  
4 (12' x 14') drive-in ramps;  
2 on each end



**DOCK EQUIPMENT:**

43 - 40,000 lbs mechanical pit  
levelers



**TRUCK COURT:**

195'  
on each end



**POWER:**

3,000 electrical service with main  
switch gear



**FLOOR:**

7" - 3,500 PSI concrete



**LIGHTING:**

30 FC LED high-bay lighting  
Clerestory windows in warehouse



**TRAILER PARKING:**

111 trailer spaces



**AUTO PARKING:**

179 auto spaces

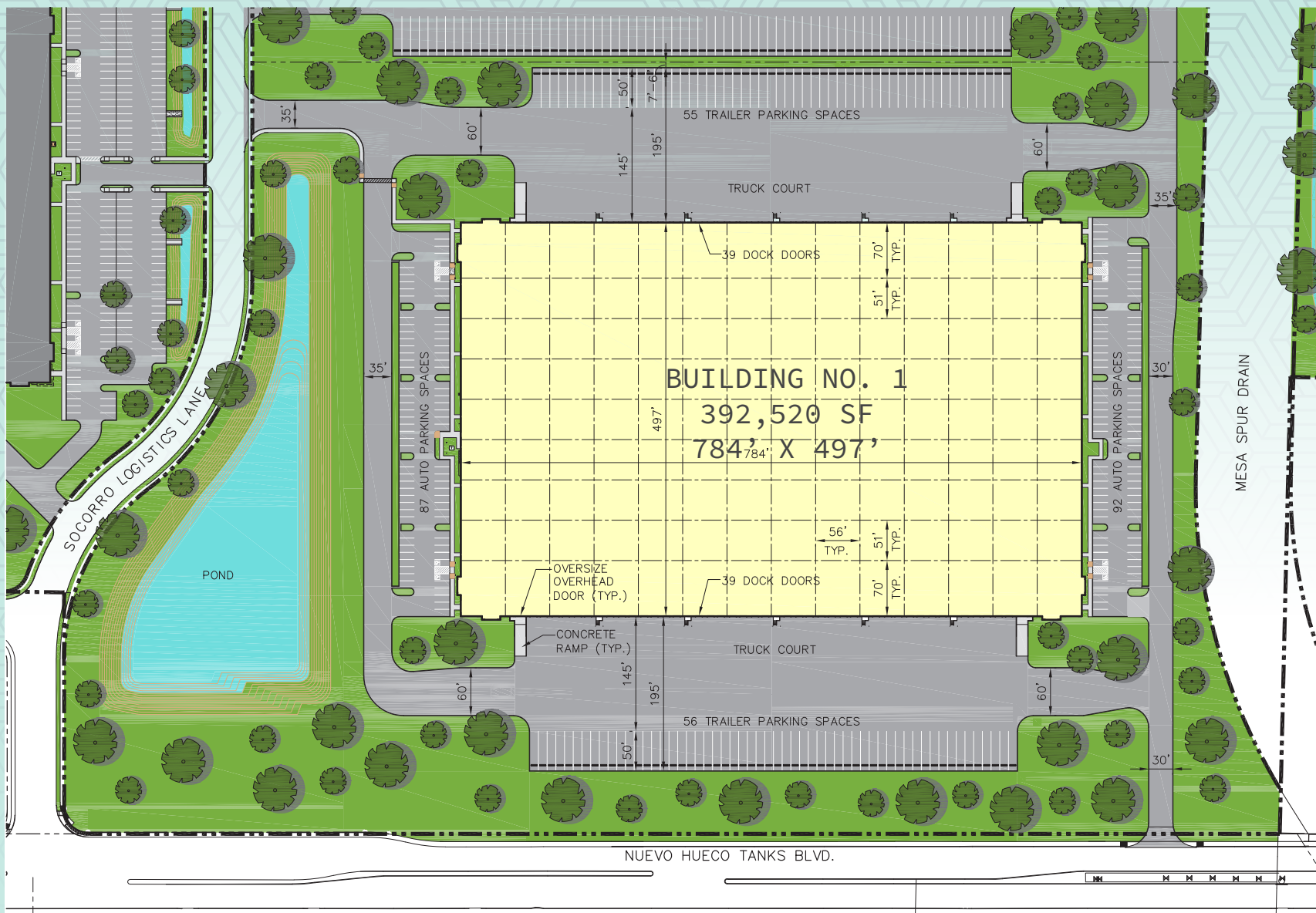


**SPRINKLER:**

ESFR

# SITE PLAN

## Building 1



# SOCORRO LOGISTICS CENTER

## Building 7 - Rear-Load 93,411 SF

**DELIVERY:**

Build-to-suit

**PROPERTY:**

Building 7  
Logistics Center Court  
Socorro, Texas 79927

**AVAILABLE:**

93,411 SF - Rear-Load

**OFFICE SPACE:**

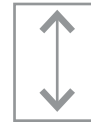
2,000 SF spec office

**BUILDING  
DIMENSIONS:**

416' x 221'

**COLUMN SPACING:**

52' x 52'  
*with 65' speed bays on each end*

**CLEAR HEIGHT**

28' at first column line

**DOCK DOORS:**

20 (9' x 10') dock high;  
1 (12' x 14') drive-in ramps

**DOCK EQUIPMENT:**

7 - 40,000 lbs mechanical pit  
levelers

**TRUCK COURT:**

130'

**POWER:**

2,000 electrical service with main  
switch gear

**FLOOR:**

6" – 3,500 PSI concrete

**LIGHTING:**

30 FC LED high-bay lighting  
Clerestory windows in warehouse

**AUTO PARKING:**

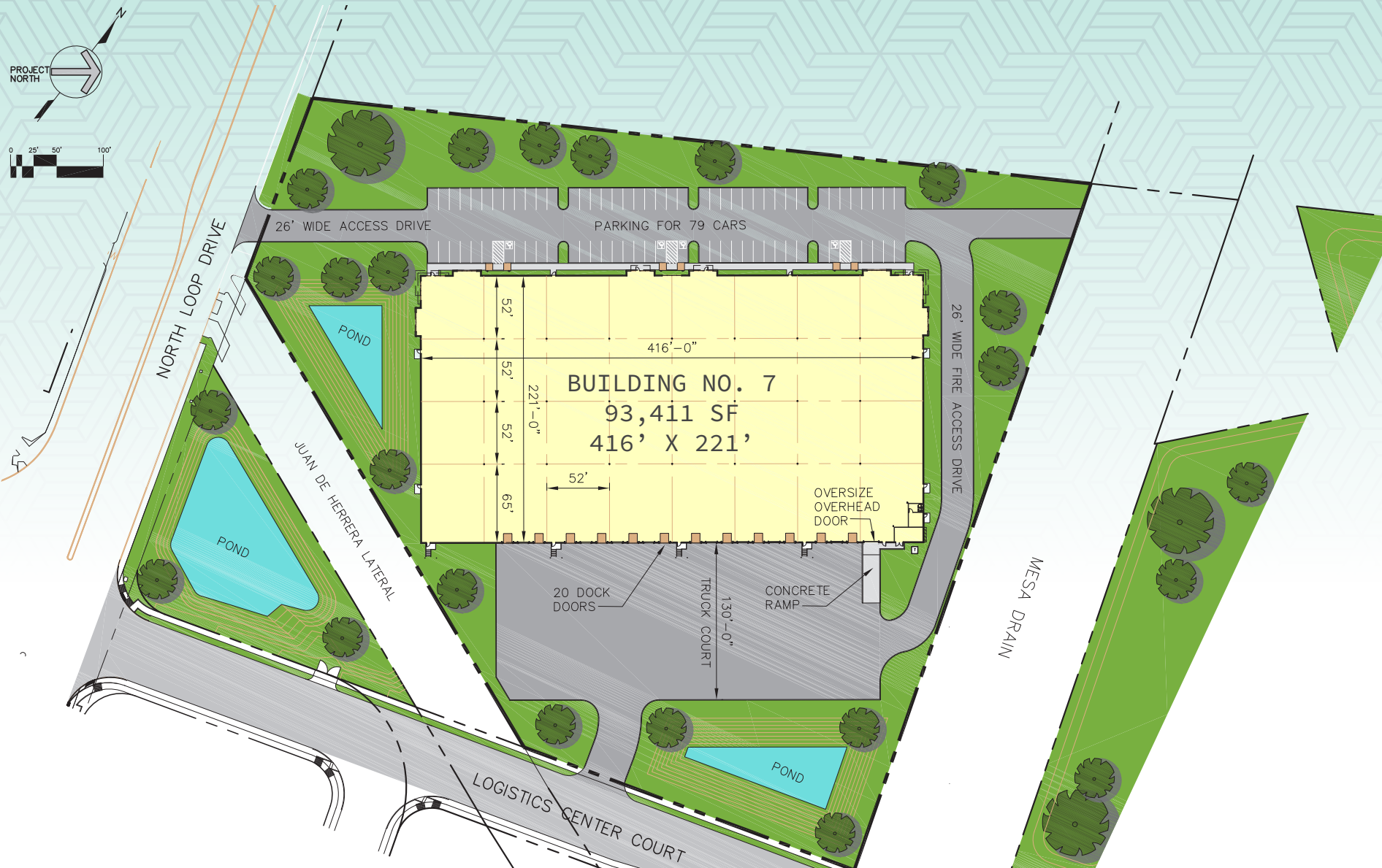
79 auto spaces

**SPRINKLER:**

ESFR

# SITE PLAN

## Building 7



# SOCORRO LOGISTICS CENTER

## Building 8 - Cross-Dock 476,281 SF

**DELIVERY:**

Q2 2025

**PROPERTY:**

Building 8  
9250 Socorro Logistics Lane  
Socorro, Texas 79927

**AVAILABLE:**

476,281 SF - Cross-Dock  
Divisible for multi-tenant

**OFFICE SPACE:**

4,000 SF spec office

**BUILDING  
DIMENSIONS:**

952' x 497'

**COLUMN SPACING:**

56' x 51'  
with 70' speed bays on each end

**CLEAR HEIGHT**

40' at first column line

**DOCK DOORS:**

94 (9' x 10') dock high;  
4 (12' x 14') drive-in ramps;  
2 on each end

**DOCK EQUIPMENT:**

54 - 40,000 lbs mechanical pit  
levelers

**TRUCK COURT:**

195'  
on each end

**POWER:**

3,000 electrical service with main  
switch gear

**FLOOR:**

7" - 3,500 PSI concrete

**LIGHTING:**

30 FC LED high-bay lighting  
Clerestory windows in warehouse

**TRAILER PARKING:**

126 trailer spaces

**AUTO PARKING:**

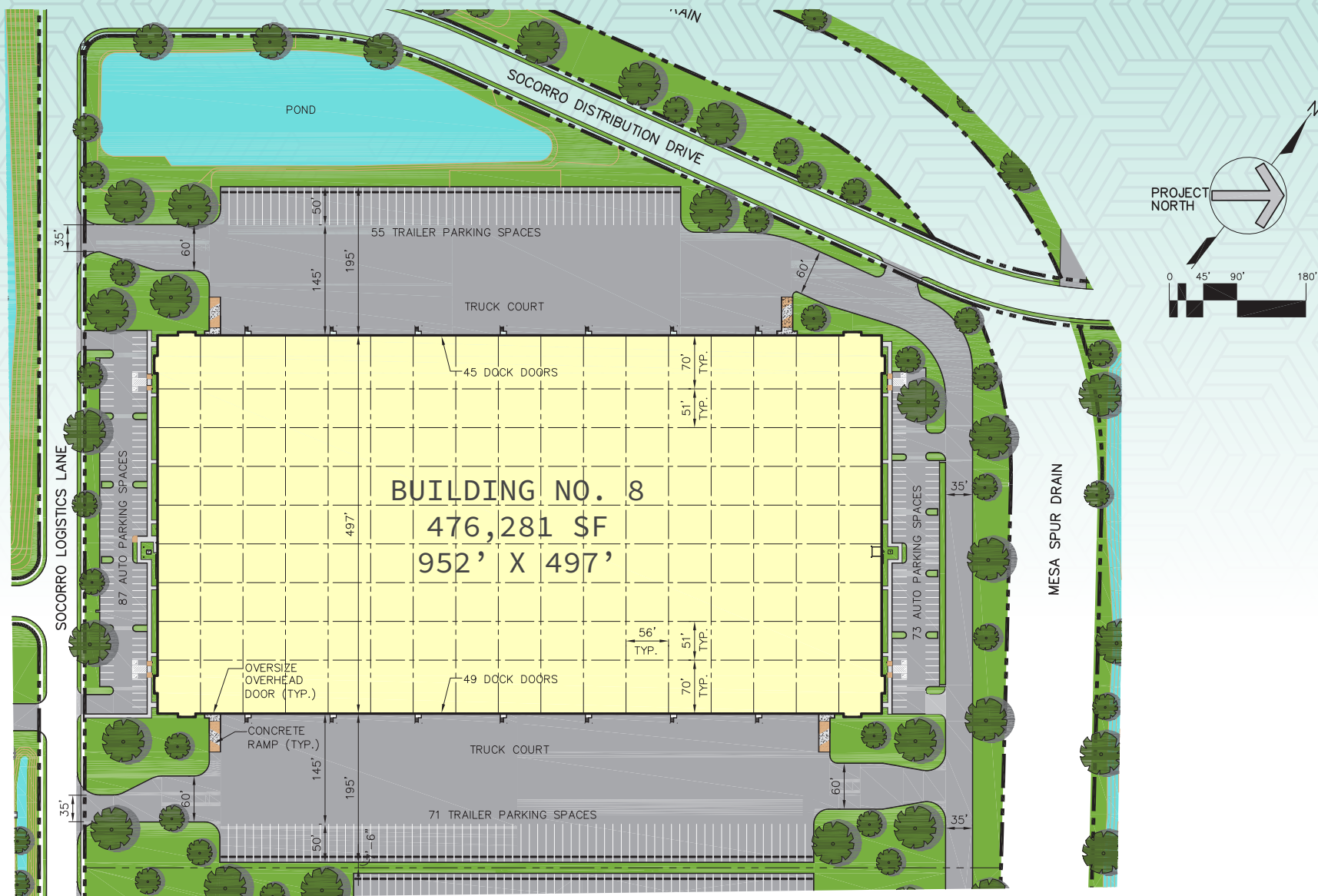
164 auto spaces

**SPRINKLER:**

ESFR

# SITE PLAN

## Building 8



# PROPERTY PHOTOS



Representative Photo



Representative Photo

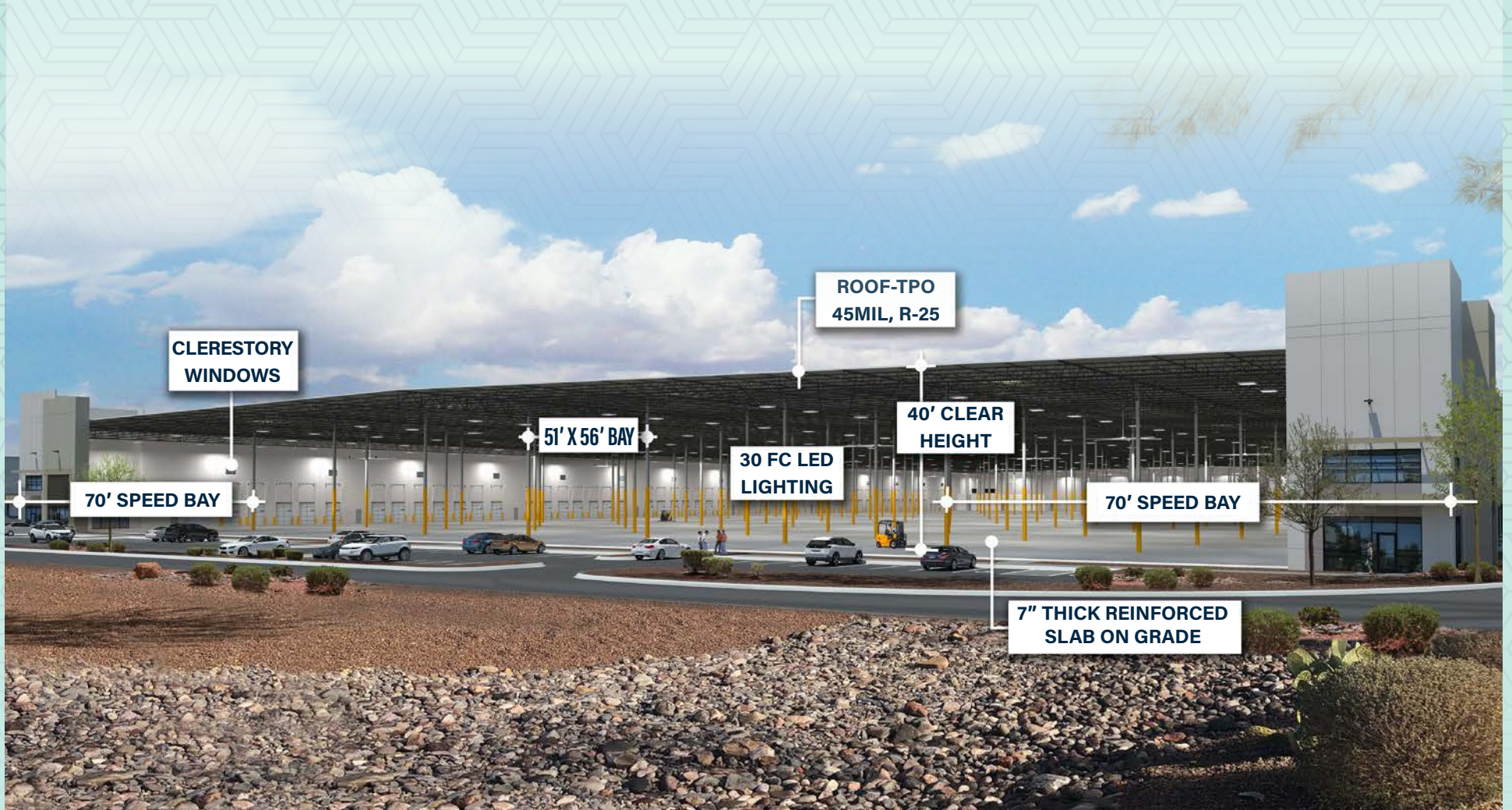


Representative Photo





# ARCHITECTURAL RENDERING



# MASTER PLAN

## PHASE 1 - LEASED

Building 2	772,601 SQ. FT.
Building 3	402,077 SQ. FT.
Building 4	335,239 SQ. FT.

## PHASE 2 - AVAILABLE

Building 1	392,520 SQ. FT.	Q2 '25
Building 7	93,411 SQ. FT.	BTS
Building 8	476,281 SQ. FT.	Q2 '25

## PHASE 3 - PLANNED

Building 5	316,160 SQ. FT.
Building 6	432,640 SQ. FT.



# OVERVIEW

## SOCORRO LOGISTICS CENTER

Socorro Logistics Center is located at the epicenter of El Paso's industrial market. The project sits at the intersection of Interstate 10 and Loop 375, which is three miles from the Zaragoza Port of Entry that handles 70% of the loaded northbound trucks coming from Cd. Juárez, México. The project has sufficient land to meet the requirements of any industrial tenant looking for Class A industrial, distribution or manufacturing space in the El Paso MSA.

## EL PASO OVERVIEW

El Paso is located at the western tip of Texas and is the geographic center of the 2,000 mile U.S. / México border. The city is roughly equidistant to Houston and Los Angeles on Interstate 10. El Paso, combined with its sister city Cd. Juárez, México, plays a vital role in the global manufacturing supply chain with many of the world's top manufacturing and logistics firms located in the region. The total industrial supply on both sides of the border is over 165 million SF.

### POPULATION:

El Paso is the 22nd largest city in the U.S. & 6th largest in Texas.  
The bi-national region is home to over 2.5 million people.  
El Paso Metro Population is 839,238.  
Cd. Juárez, México population is 1,501,500.

### TRADE:

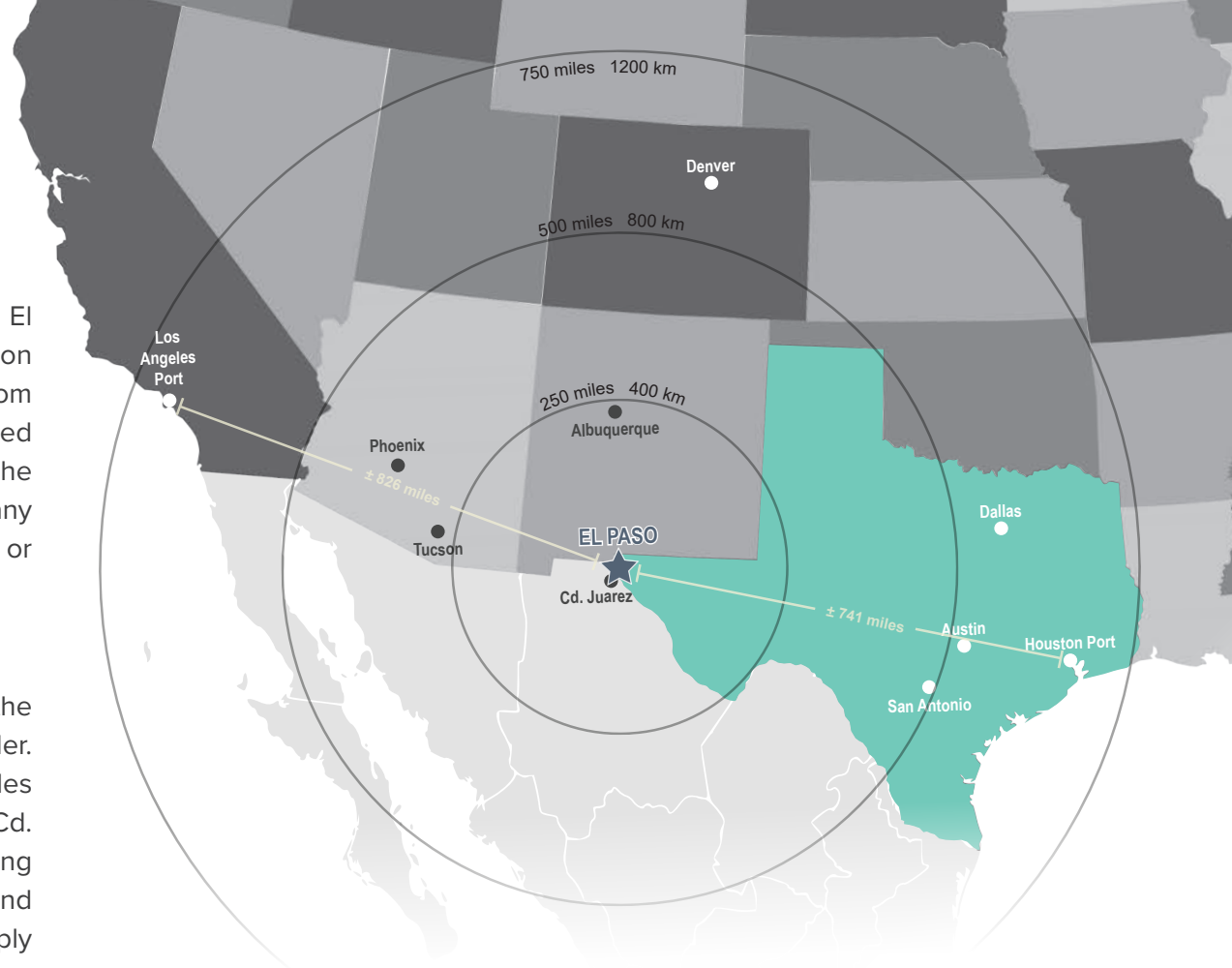
In 2023, trade crossing through the El Paso regions' Port of Entries had a value of \$127.8 billion with over 902,588 northbound trucks crossing into El Paso.

### LOCATION:

Less than 1 mile to Interstate 10  
Less than 1 mile to Loop 375  
± 3 miles to the Zaragoza Port of Entry  
± 12 miles to the El Paso International Airport  
± 38 miles to Union Pacific Intermodal Yard  
± 741 miles to Port of Houston  
± 826 miles to Port of LA / LB

### MAJOR COMPANIES IN EL PASO:

Amazon | TJ Maxx | Honeywell | Expeditors | Cardinal Health



# FOR MORE INFORMATION, PLEASE CONTACT:

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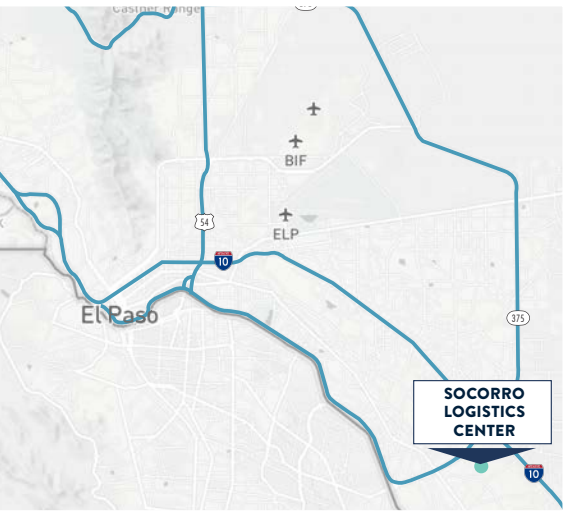
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