

CBRE

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

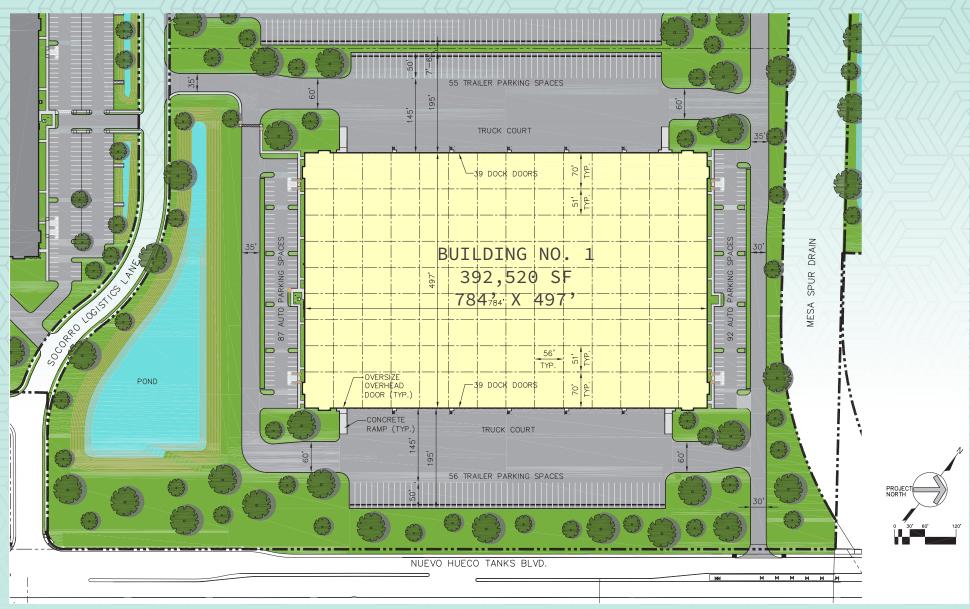


SPRINKLER:

ESFR

STEPIN

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

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

STEPIN

Building 8



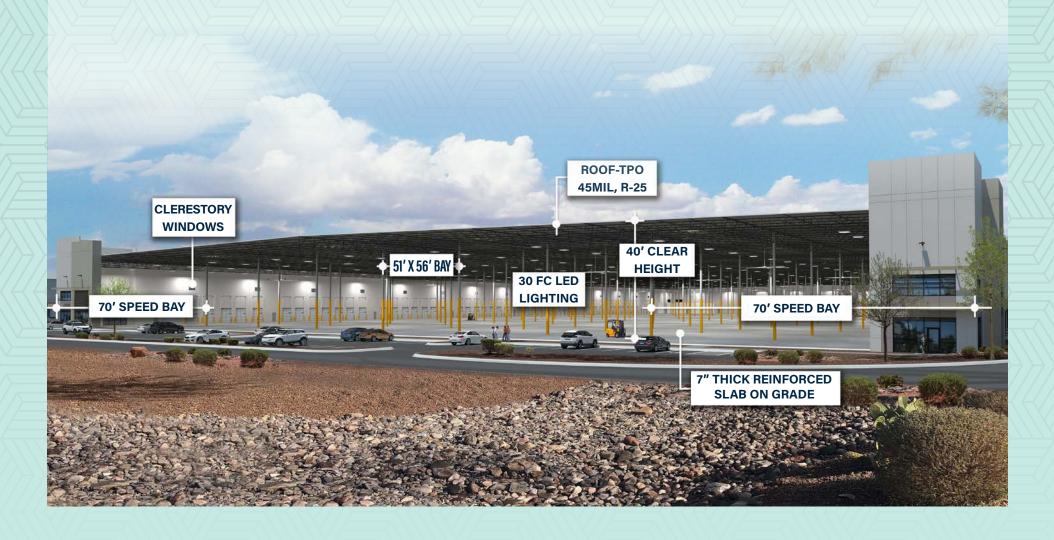
PROPERTY PHOTOS







ARCHIECTURAL RENDERING



MASTERPAN

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 1392,520 SQ. FT.Q2 '25Building 793,411 SQ. FT.BTSBuilding 8476,281 SQ. FT.Q2 '25

PHASE 3 - PLANNED

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



OVERWIEW

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.

750 miles 1200 km Denver 500 miles 800 km 250 miles 400 km Albuquerque Phoenix **EL PASO** Cd. Juarez

El Paso is the 22nd largest city in the U.S. & 6th largest in Texas.

POPULATION:

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.

Less than 1 mile to Interstate 10 Less than 1 mile to Loop 375

 \pm 3 miles to the Zaragoza Port of Entry

LOCATION: \pm 12 miles to the El Paso International Airport

 $\pm\,38$ miles to Union Pacific Intermodal Yard

 \pm 741 miles to Port of Houston \pm 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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Information About Brokerage Services

ESPACE HOUSING

Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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			31