



DEVELOPED BY:



RANCHO DEL REY

LOGISTICS PARK



Available
Power: 5MW



FTZ
Ready



Direct Access to Loop
375 & 1 mile from I-10



~3 Miles from Zaragoza
Port of Entry



12 Miles from El
Paso Intl. Airport



36-40' Clear
Heights

RANCHO DEL REY LOGISTICS PARK AVAILABLE | 235 ACRE (MASTER-PLANNED)

WAREHOUSE/DISTRIBUTION/MANUFACTURING
SEQ I-10 & LOOP 375 | EL PASO, TEXAS 79936

EXCLUSIVE BROKERAGE TEAM:

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CBRE

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PHASE I

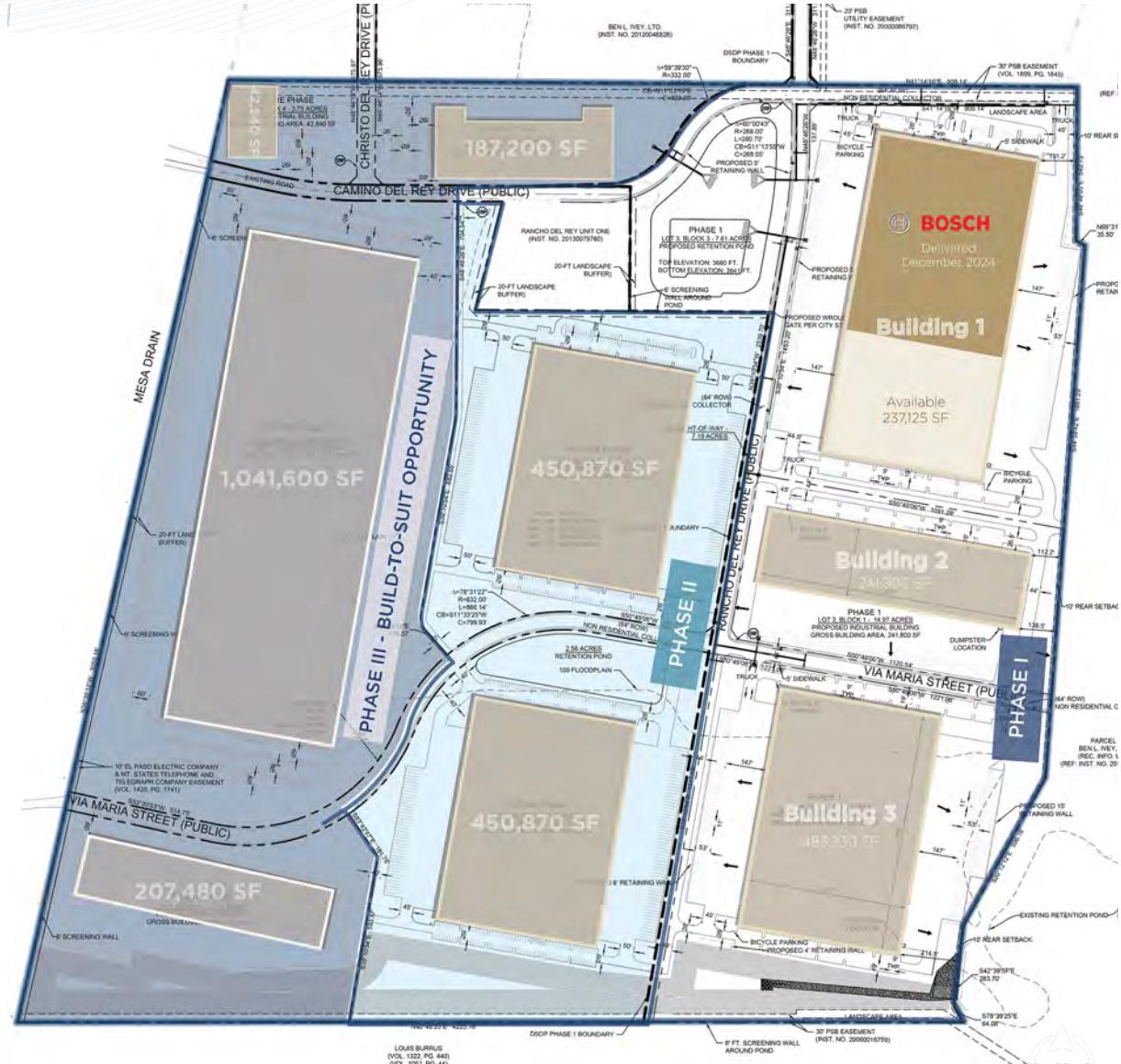
| | | |
|--|-----------------------------------|------------|
| 970 Camino Del Rey Drive (Building 1): | Available for Immediate Occupancy | 237,120 SF |
| 9715 Rancho Del Rey Drive (Building 2): | Available for Immediate Occupancy | 241,800 SF |
| 1030 Via Maria Street (Building 3): | Q2 2026 | 483,930 SF |

PHASE II

| | | |
|--|---------|------------|
| 1020 Rancho Del Rey (Building 4): | Q3 2026 | 450,870 SF |
| 1020 Via Maria (Building 5): | Q3 2026 | 450,870 SF |

PHASE III

| | | |
|--------------------|-----------------------------|--------------|
| Building 6: | Available for Immediate BTS | 42,840 SF |
| Building 7: | Available for Immediate BTS | 187,200 SF |
| Building 8: | Available for Immediate BTS | 1,041,600 SF |
| Building 9: | Available for Immediate BTS | 207,480 SF |



RANCHO DEL REY LOGISTICS PARK

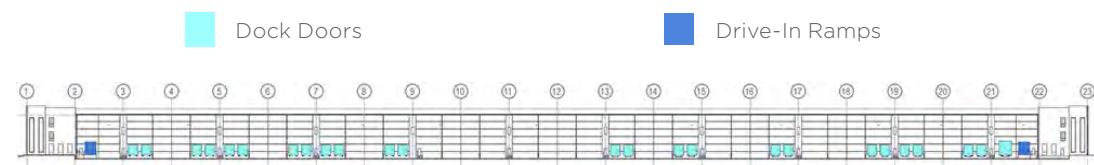
BUILDING 1

970 CAMINO DEL REY DRIVE
EL PASO, TEXAS 79907

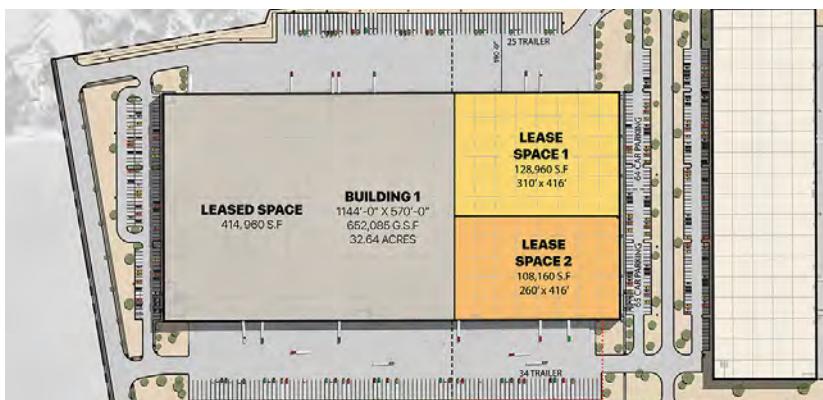


BUILDING SPECIFICATIONS

| | |
|-----------------------------|---|
| Available: | For Immediate Occupancy |
| Total Size: | 237,120 SF (Divisible) |
| Building Dimensions: | 416'x570' |
| Office: | 1,788 SF |
| Ceiling Height: | 40' Clear at the first column line |
| Sprinkler: | ESFR |
| Power: | 800A, 480/277 3PH |
| Column Spacing: | 50' x 52' (typ.); 60' speed bays |
| Loading: | 25 Truck Docks; 2 Drive-in Doors 14 fully equipped |
| Car Parking: | 129 spaces |
| Trailer Parking: | 59 spaces |
| Security: | Truck court is fenced and secured |



The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



RANCHO DEL REY LOGISTICS PARK

BUILDING 2

9715 RANCHO DEL REY DRIVE
EL PASO, TEXAS 79907



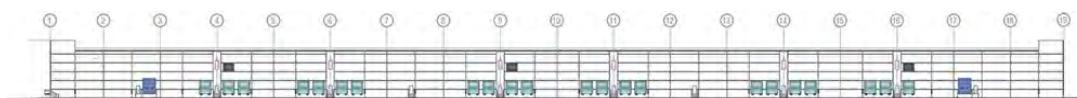
BUILDING SPECIFICATIONS

| | |
|-----------------------------|--|
| Available: | For Immediate Occupancy |
| Total Size: | 241,800 SF (Divisible) |
| Building Dimensions: | 260'x884' |
| Office: | 1,509 |
| Ceiling Height: | 36' Clear at the first column line |
| Sprinkler: | ESFR |
| Power: | 2600A, 480/277 3PH |
| Column Spacing: | 50' x 52' (typ.); 60' speed bays |
| Loading: | 22 Truck Docks; 2 Drive-in Doors 11 fully equipped with 22 additional knockouts |
| Car Parking: | 149 spaces |
| Trailer Parking: | 80 spaces |
| Security: | Truck court is fenced and secured |

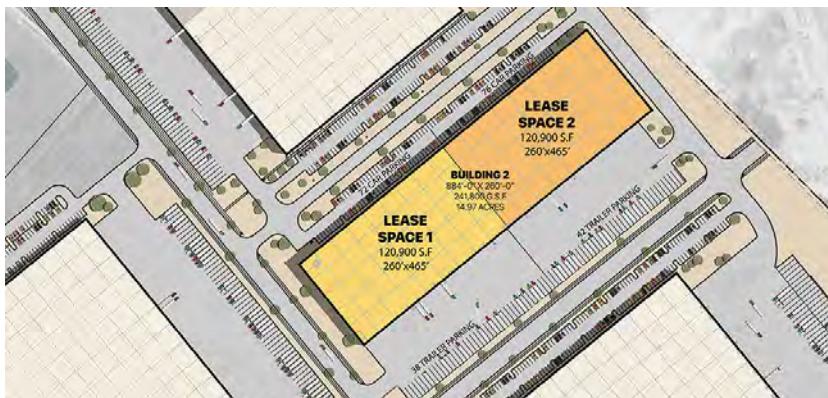


Dock Doors

Drive-In Ramps



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BUILDING 3

1030 VIA MARIA STREET
EL PASO, TEXAS 79907



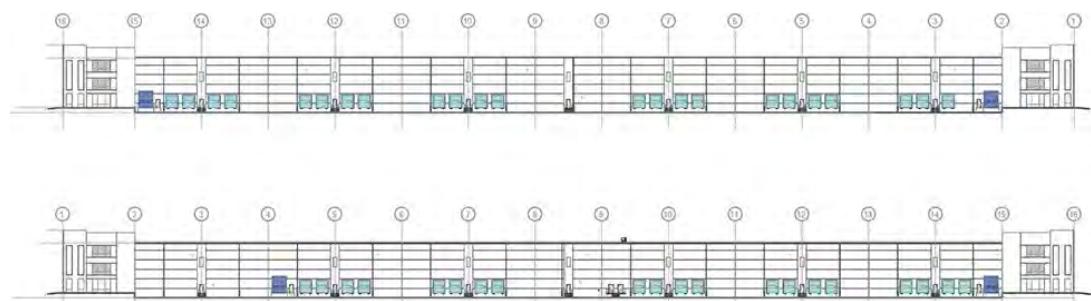
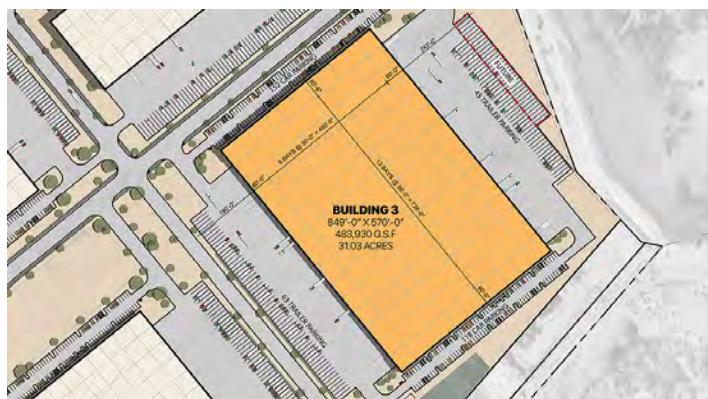
BUILDING SPECIFICATIONS

| | |
|----------------------|---|
| Available: | Q2 2026 |
| Total Size: | 483,930 SF (Divisible) |
| Building Dimensions: | 570'x849' |
| Office: | 1,505 |
| Ceiling Height: | 40' Clear at the first column line |
| Sprinkler: | ESFR |
| Power: | 2600A, 480/277 3PH |
| Column Spacing: | 50' x 56' (typ.); 60' speed bays |
| Loading: | 43 Truck Docks; 4 Drive-in Doors 22 fully equipped |
| Car Parking: | 270 spaces |
| Trailer Parking: | 108 spaces 35 future trailer parking spaces |
| Security: | Truck court is fenced and secured |



Dock Doors

Drive-In Ramps



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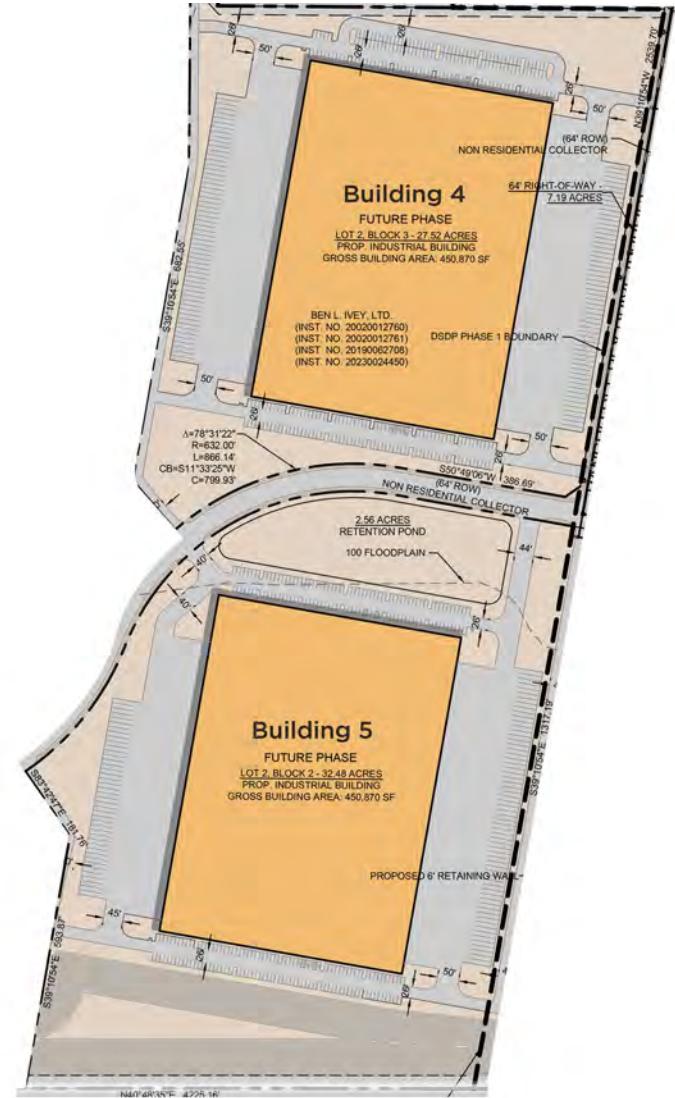
PHASE II

EL PASO, TEXAS 79907



BUILDING SPECIFICATIONS

| | BUILDING 4 | BUILDING 5 |
|------------------------|---------------------------------------|---------------------------------------|
| Available: | Q3 2026 | Q3 2026 |
| Total Size: | 450,870 SF (Divisible) | 450,870 SF (Divisible) |
| Ceiling Height: | 40' Clear at the first column line | 40' Clear at the first column line |
| Sprinkler: | ESFR | ESFR |
| Power: | 2600A, 480/277 3PH | 2600A, 480/277 3PH |
| Column Spacing: | 50' x 56' (typ.); 60' speed bays | 50' x 56' (typ.); 60' speed bays |
| Security: | Truck court is fenced and secured | Truck court is fenced and secured |



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SANSONE
group

CBRE



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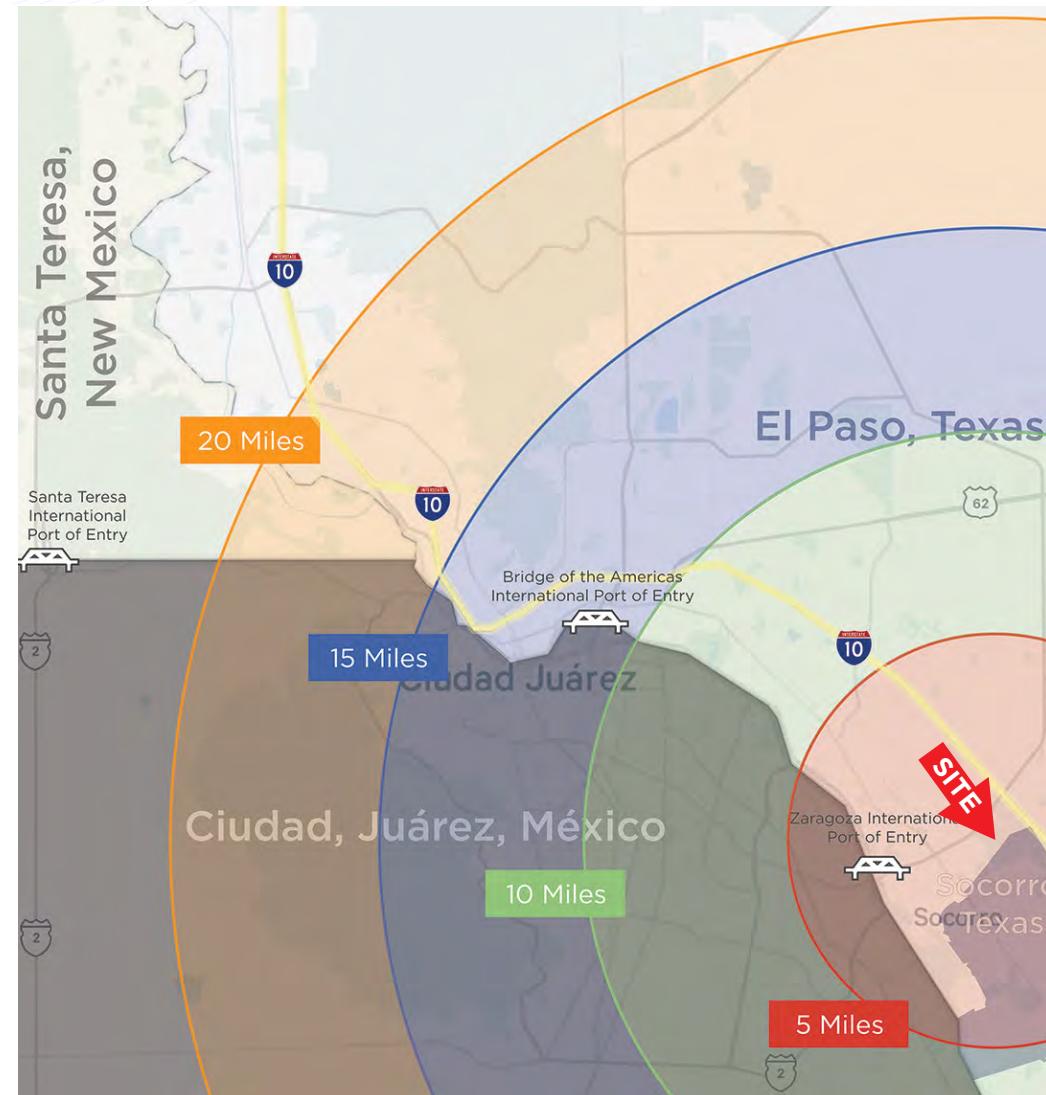
Workforce & Demographics

| Distance | Estimated Population | Labor Force | Transportation & Warehousing Workers | Median HH Income |
|-------------|----------------------|-------------|--------------------------------------|------------------|
| 0-5 miles | 209K | 105K | 8,504 | \$64,104 |
| 6-10 miles | 500K | 242K | 17,891 | \$62,503 |
| 11-15 miles | 645K | 300K | 20,444 | \$58,037 |
| 16-20 miles | 813K | 385K | 24,994 | \$60,675 |

- Labor Force includes individuals actively working or seeking work.
- Transportation & Warehousing Workers include truck drivers, warehouse laborers, material movers, and logistics personnel.
- Data is modeled from regional averages using U.S. Census and BLS statistics (2024), adjusted for urban/suburban concentration within each zone.

Distances from Rancho Del Rey Logistics Park

| | |
|-------------------------------|-----------|
| Interstate 10 | 2 miles |
| Loop 375 | 2 miles |
| Zaragoza Port of Entry | 3 miles |
| El Paso International Airport | 12 miles |
| Union Pacific Intermodal Yard | 38 miles |
| Phoenix | 448 miles |
| Denver | 644 miles |
| Oklahoma | 699 miles |
| Port of Houston | 741 miles |
| Port of LA / LB | 826 miles |



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PHASE I

DEVELOPED BY:



Sansone Group is a family-owned, nationally recognized commercial real estate and development firm specializing in industrial, retail, and multi-family projects. Headquartered in St. Louis, the firm and its team has developed over 50 million square feet across 32 states. With a proven track record of high-quality, strategic developments, Sansone Group is dedicated to creating lasting value for clients and communities. Rooted in teamwork, creativity, hard work, faith, and professionalism, the firm takes a hands-on approach to development, asset management, property management, and brokerage - building strong relationships and shaping the future of commercial real estate.

www.sansonegroup.com

FOR SALE/LEASE INFORMATION, PLEASE CONTACT:

EXCLUSIVE BROKERAGE TEAM:

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Tina Wolfe
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CBRE

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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.

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

| | | | |
|--|-------------|-------------------------|--------------|
| CBRE, Inc. | 299995 | texaslicensing@cbre.com | 210-225-1000 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Jeremy McGown | 620535 | jermy.mcgowan@cbre.com | 214-979-6100 |
| 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 | |