

CANYON RIDGE BUSINESS PARK

OFFICE/WAREHOUSE PROPERTY FOR LEASE

12305 Mercantile Ave
±2,640-3,880 SF

EL PASO, TX 79928

FLEXIBLE OFFICE AND WAREHOUSE SPACE WITH
SHARED DOCK ACCESS AND CONVENIENT
CONNECTIVITY TO I-10 AND LOOP 375.

CALL FOR PRICING INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



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PROPERTY FEATURES

PROPERTY DESCRIPTION

Canyon Ridge Business Park is a multi-tenant office-warehouse project in East El Paso designed for a range of industrial flex and operational users. The property offers functional small-bay configurations with refrigerated office space, open warehouse areas, grade-level loading, shared dock access, and convenient connectivity to Interstate 10 and Loop 375. The project is well suited for contractor offices, technical service providers, inventory-based businesses, telecom/security operators, light distribution users, and other businesses requiring a combination of office functionality and warehouse utility.

PROPERTY HIGHLIGHTS

- Office-Warehouse Flex Spaces
- 10' x 12' Overhead Doors
- Shared Dock Access
- Approx. 19' Clear Height
- Refrigerated Office Areas with Warehouse Heating
- Skylit Warehouse Space
- C-4 Zoning
- 3:1,000 Parking Ratio
- Company Signage Available on Building Face
- Access to I-10 & Loop 375
- East El Paso Location

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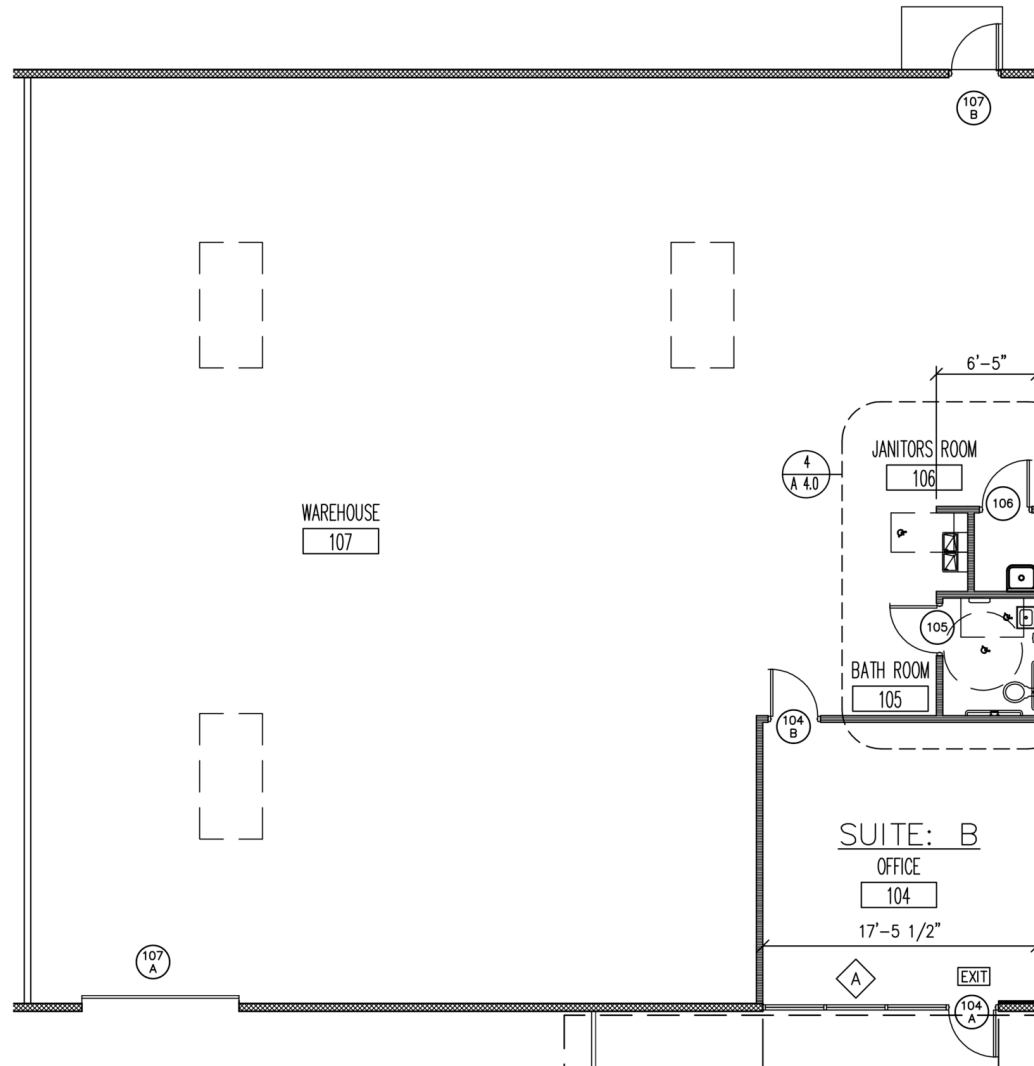
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SUITE B FLOOR PLAN



±3,880 SF

Canyon Ridge Business Park

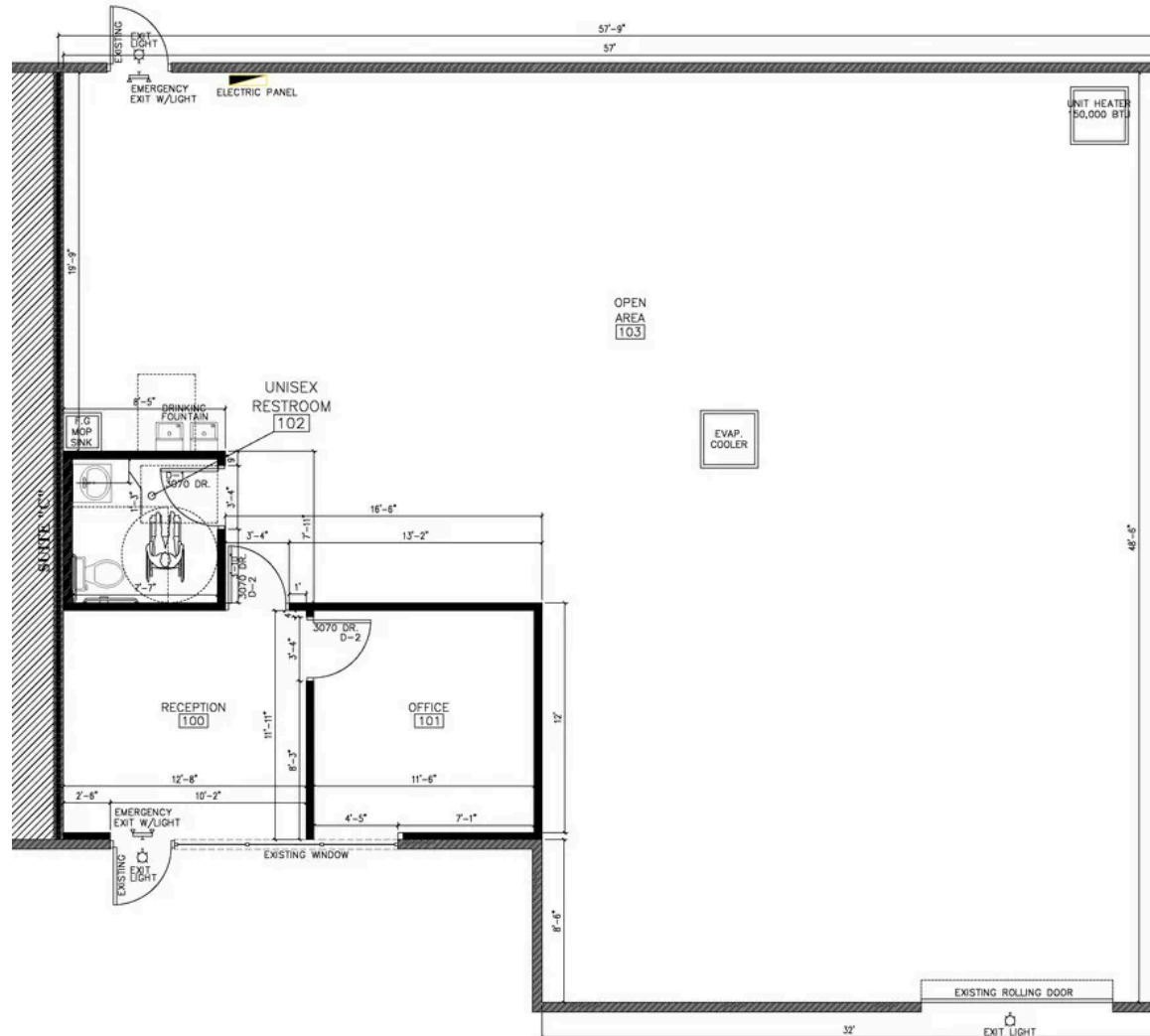
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SUITE S-4 FLOOR PLAN

±2,640 SF



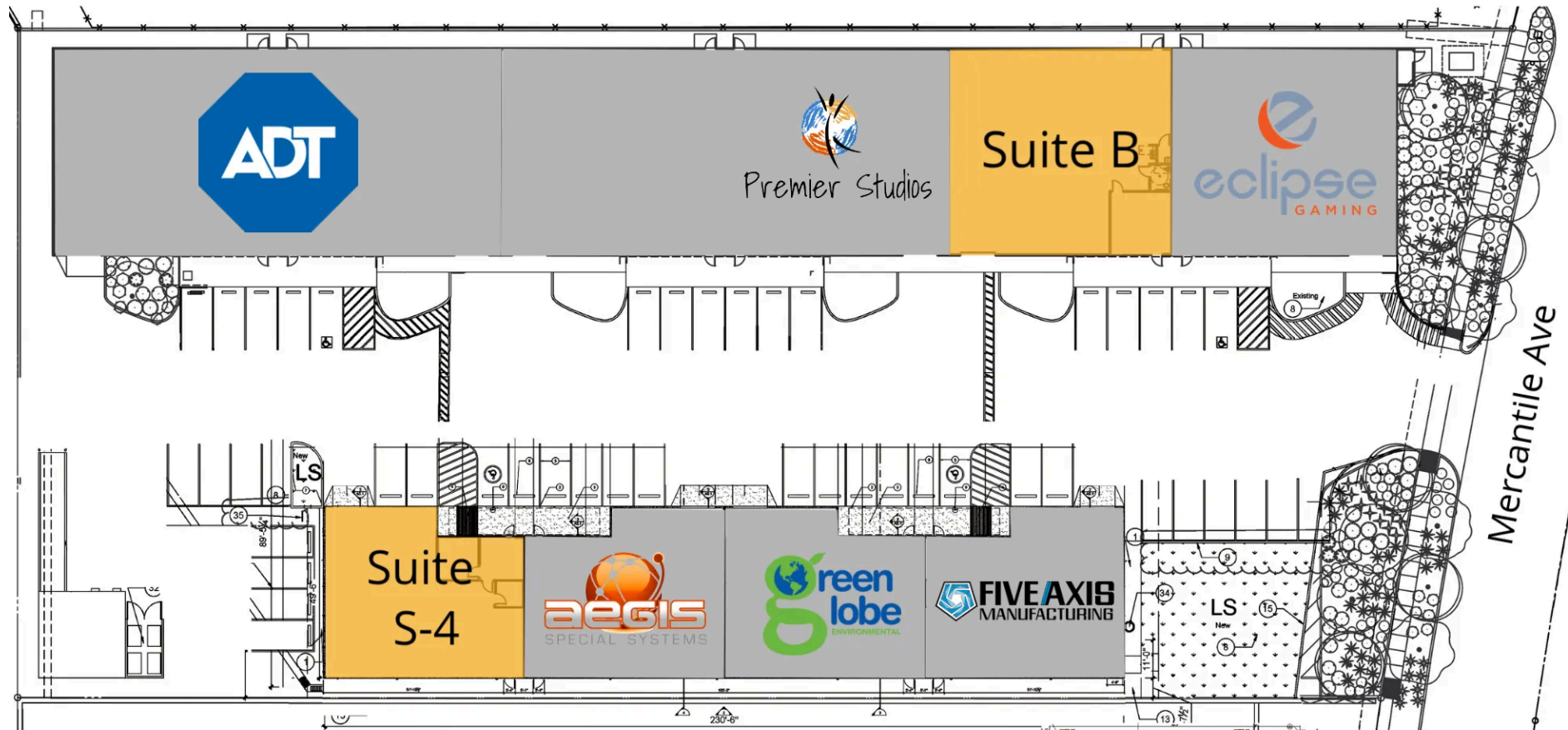
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SITE PLAN



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AERIAL



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ADDITIONAL PHOTOS



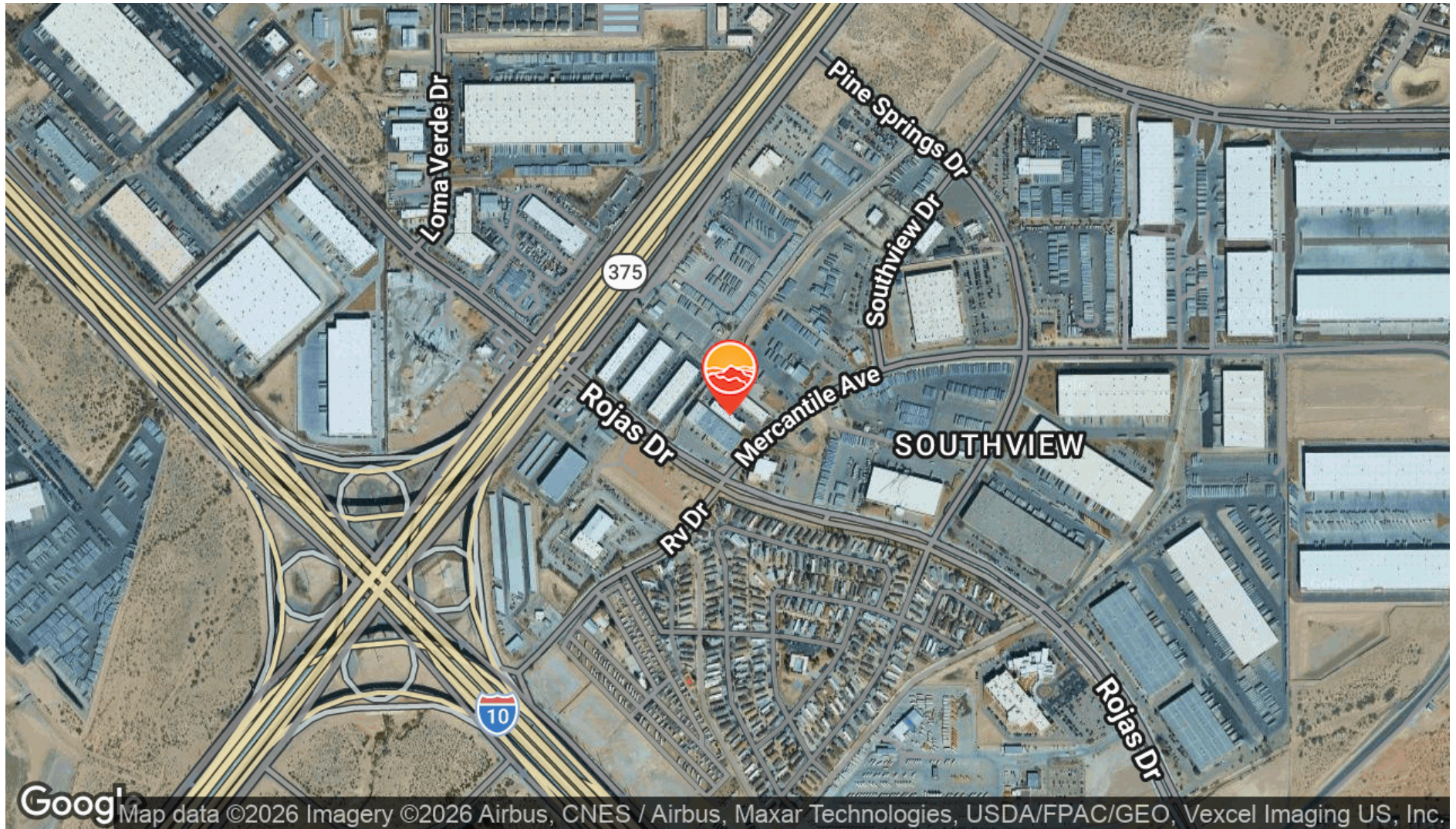
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,044	85,899	227,650
Average Age	34	36	37
Average Age (Male)	33	35	36
Average Age (Female)	35	37	38

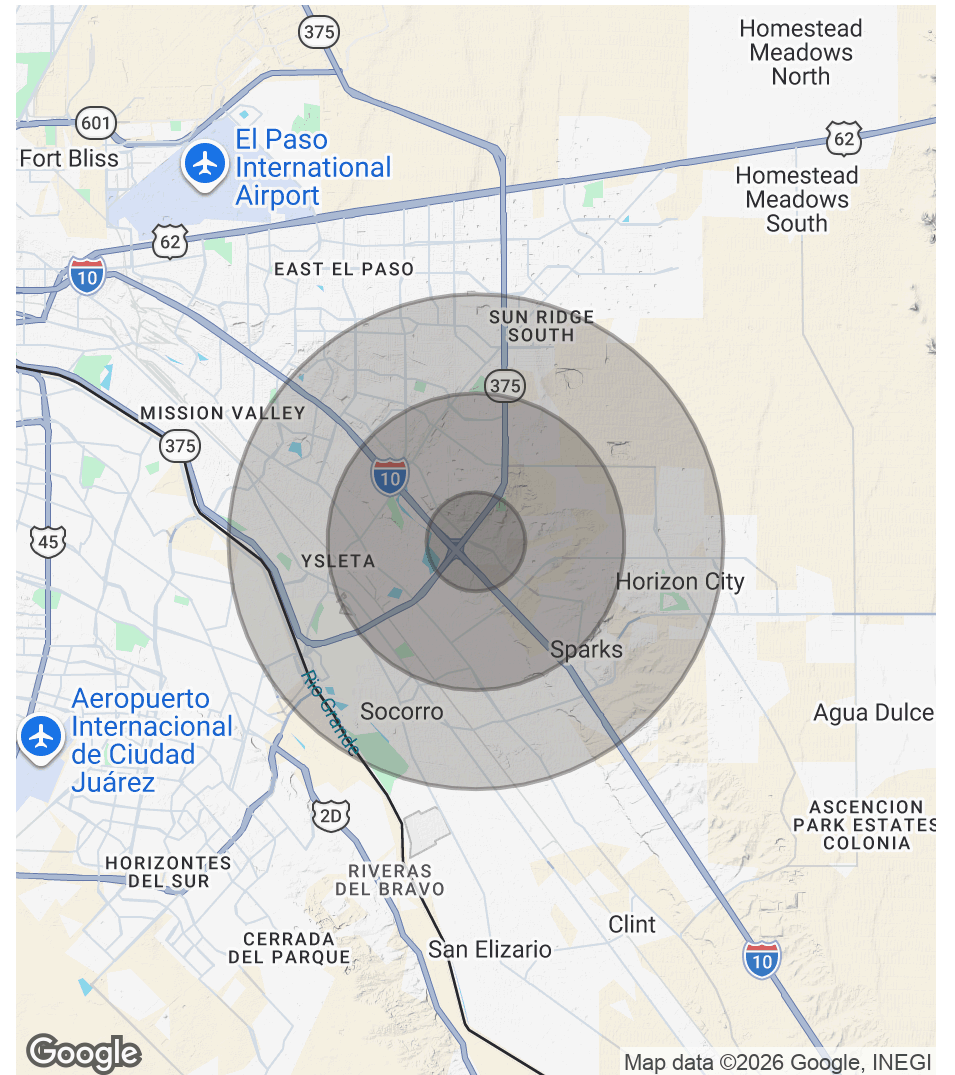
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,237	28,034	75,801
# of Persons per HH	3.3	3.1	3
Average HH Income	\$108,830	\$85,659	\$79,790
Average House Value	\$298,166	\$205,859	\$199,351

2020 American Community Survey (ACS)

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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.

2-10-2025



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.

<u>Sonny Brown Associates</u>	<u>9010301</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov