

East El Paso Industrial

Available: 254,845 SF

47 Butterfield Circle
El Paso, Texas 79906
www.cbre.com/elpaso

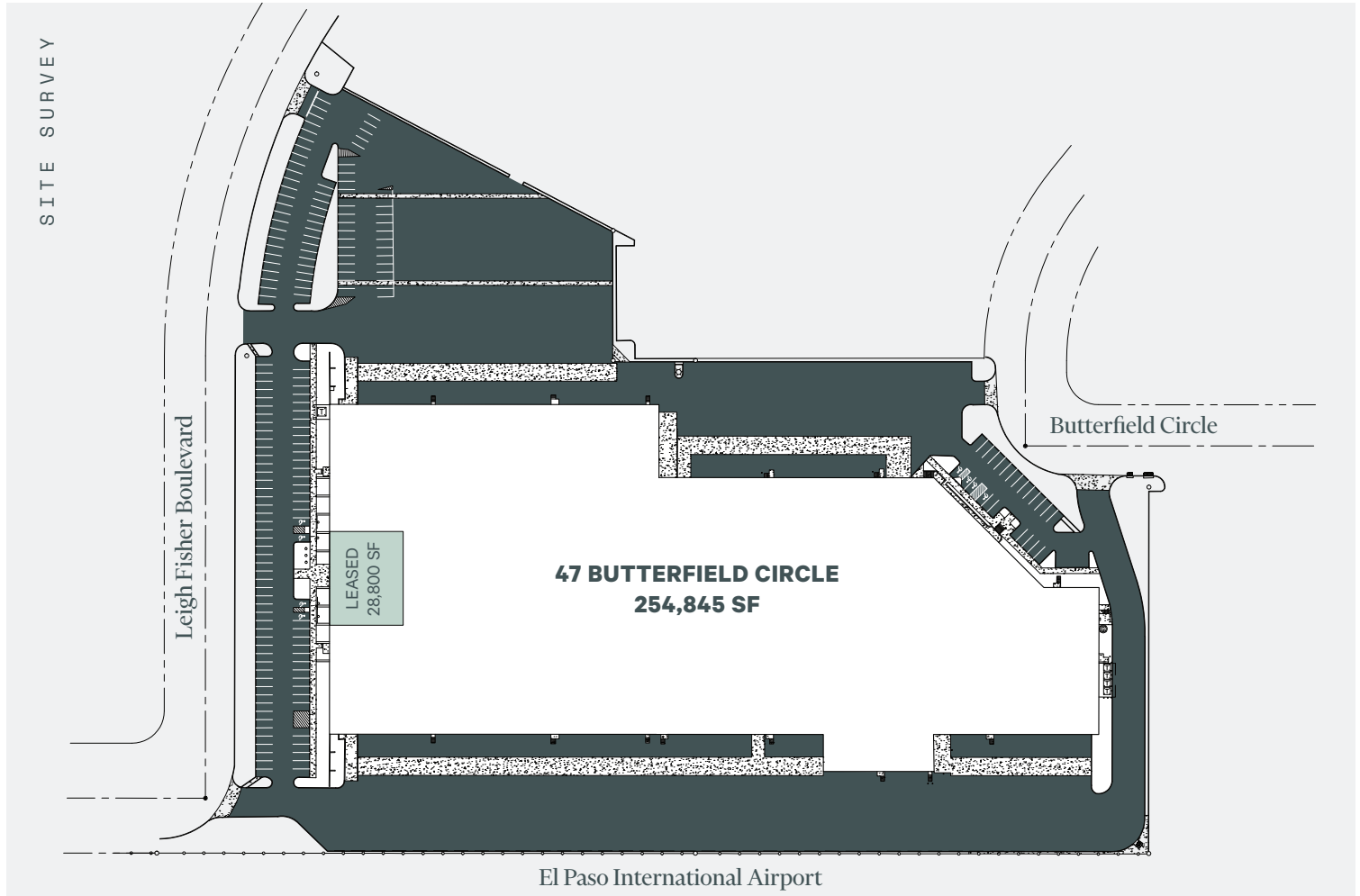
Located ± 3 Miles from I-10 and ± 4 Miles from I-54



East El Paso Industrial

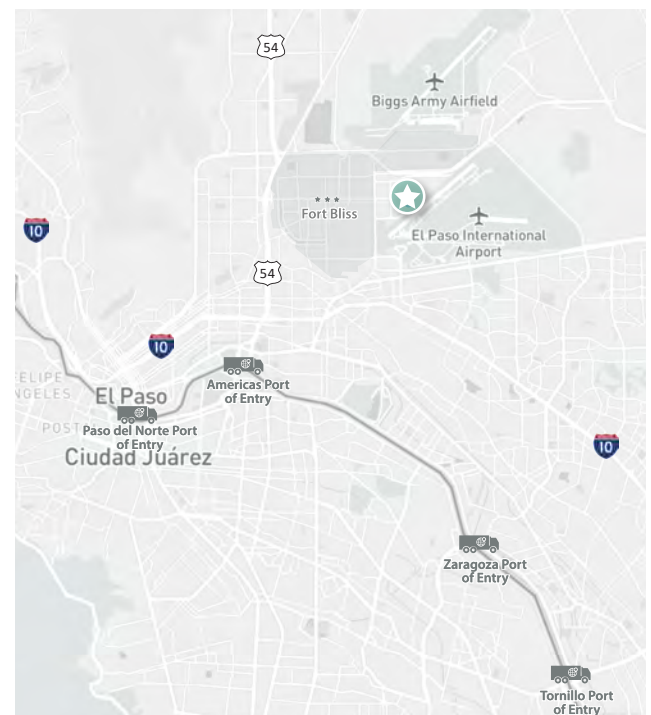
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For Lease



47 Butterfield Circle

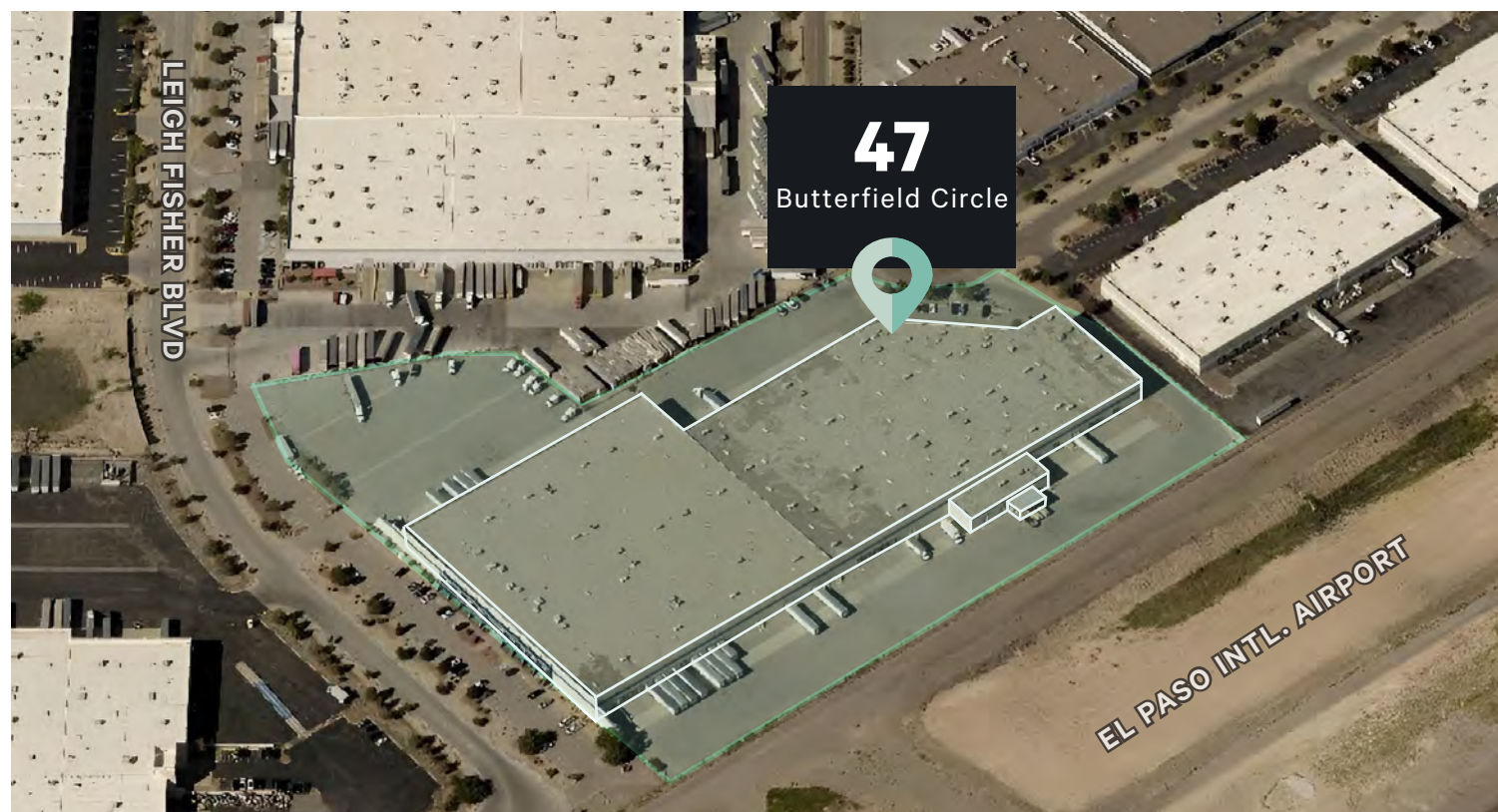
This well-maintained 254,845 SF industrial building, offers an exceptional location for businesses seeking proximity to major transportation routes and key commercial hubs. Uniquely positioned between the El Paso International Airport, Fort Bliss and Biggs Army Airfield, the property is roughly 3 miles from I-10 and about 4 miles from I-54. Built in 1995 and expanded in 1997, this facility provides ample space and well-kept amenities to support various industrial operations. Contact us today to schedule a tour of 47 Butterfield Circle.



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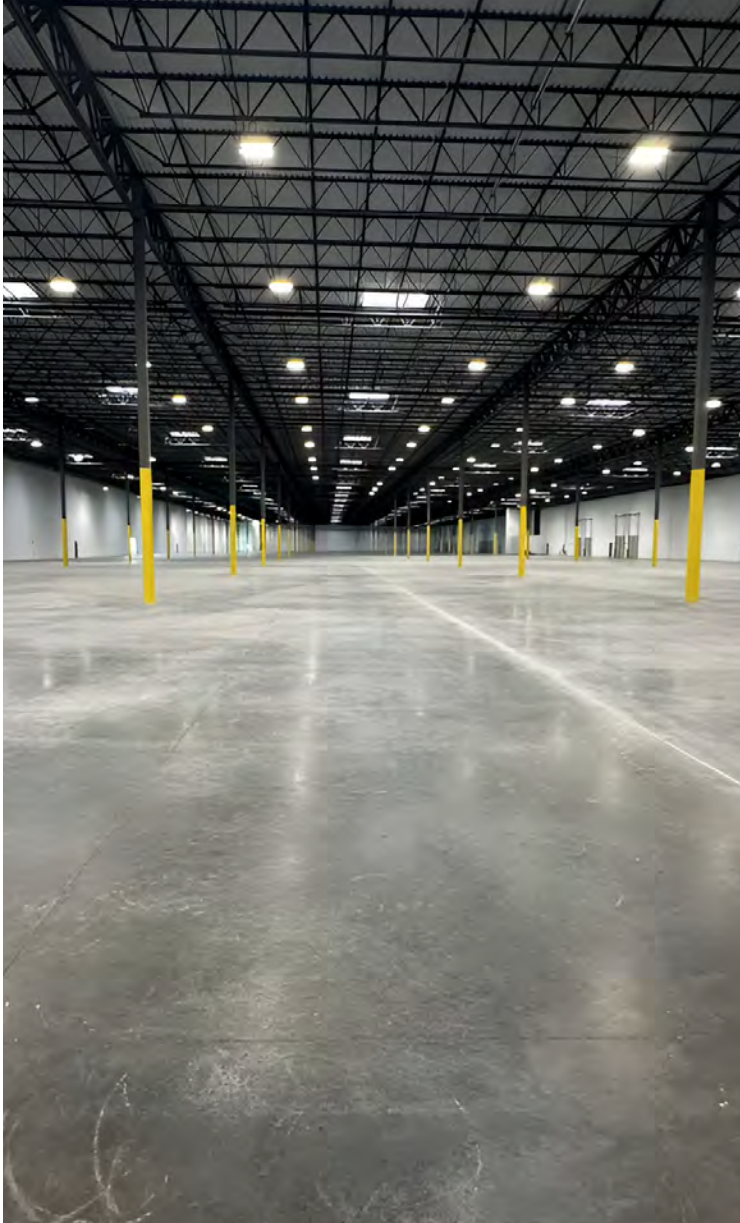
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Property Information

Clear Height	26'-8"
Column Spacing	Depth: 40' Width: 60'
Dock Doors	40
Drive-In Dock Doors	3
Car Parking Spaces	195
Accessible Parking Spaces	6
Trailer Parking	Available on NW property Side
Load Type	Northwest and Southeast
Loading Dock Pavement	Asphalt
Sprinkler Type	Wet
Fire Pump	1,500 GPM Electric Fire Pump
Warehouse HVAC	Rooftop mounted evaporative units. Suspended units heaters provided
Office HVAC	Roof mounted package units
Electric	1,200 amp 277/480 volt, 3-phase, 4-wire 1,600 amp, 277/480 volt, 3-phase, 4-wire
Interior Lighting	Metal halide light fixtures in warehouse and T-8 fluorescent dropin fixtures in office
Exterior Lighting	Building mounted lights and streetlights

Contact Us

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