

# FOR LEASE

Office/Warehouse Flex Space

## SPECTRUM BUSINESS CENTER

11540 PELLICANO DRIVE  
EL PASO, TX 79936

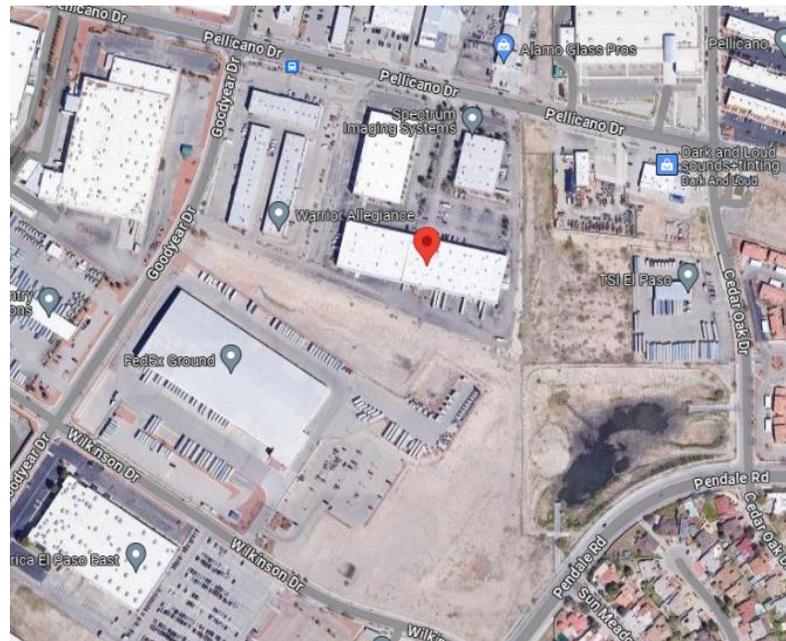


### PROPERTY HIGHLIGHTS

- Located on Pellicano, a block from Goodyear Dr.
- Easy access to I-10
- Fire sprinklers
- Dock high overhead doors
- Zoning C-4
- NNN \$2.50 PSF

**SPACE AVAILABLE:**

**Suite C – 13,680 SF**



**Francis Properties**

Prime Capital  
MANAGEMENT

For more information, call  
**Adrian at 915-351-8000**

1701 E. Yandell  
El Paso, TX 79902  
PrimeCapital-EP.com