



WAREHOUSE/OFFICE PROPERTY FOR SALE & LEASE

6941 Commerce Ave
±6,584 SF

EL PASO, TX 79915

FOR MORE INFORMATION, PLEASE CONTACT



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GREAT OPPORTUNITY FOR OWNER/USER OR
BUSINESS NEEDING I-10 ACCESS AND CLOSE
PROXIMITY TO INDUSTRIAL HUBS

ASKING PRICE: SUBJECT TO OFFER

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



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PROPERTY FEATURES

PROPERTY DESCRIPTION

Located at 6941 Commerce Ave, El Paso, TX, this standalone flex industrial property offers a great opportunity in the Hawkins Industrial Park with excellent connectivity to major transportation routes. Situated on approximately 0.55 acres, the property features a fully fenced lot, providing added security and functionality for various industrial operations.

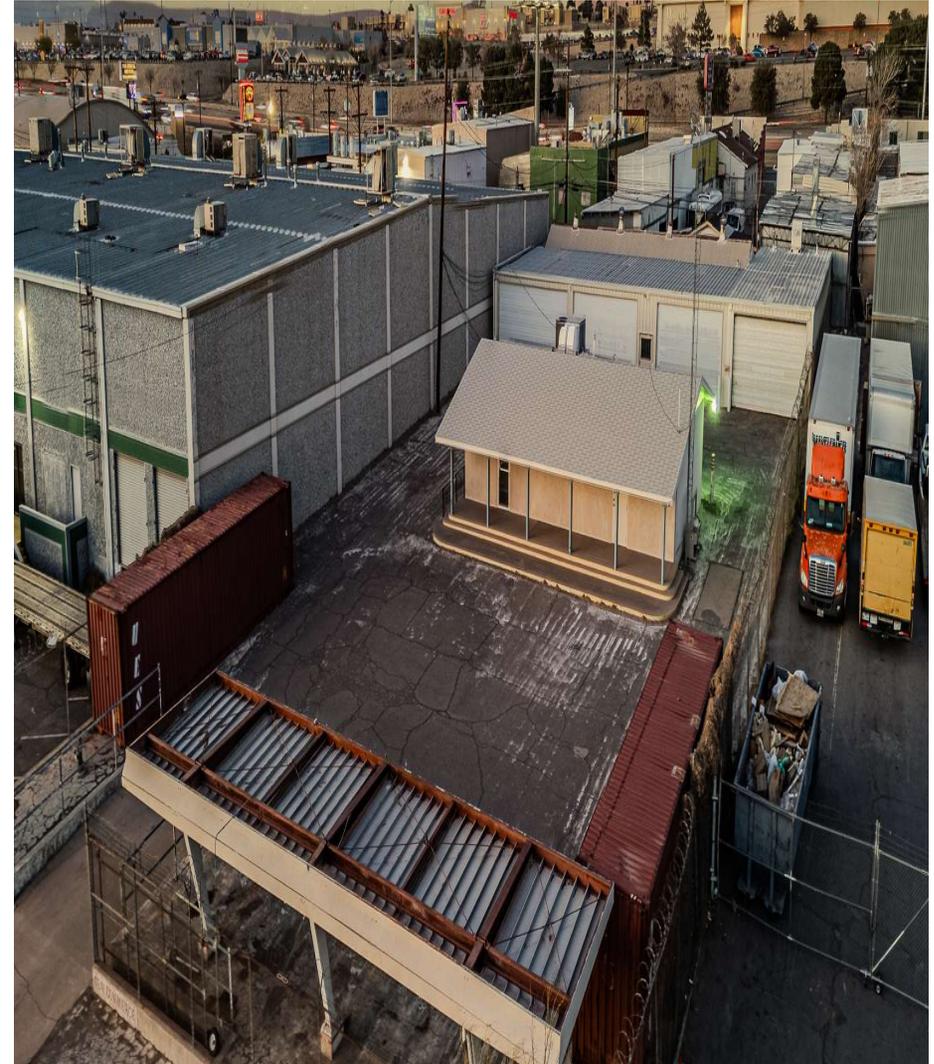
The site includes a 1,584 SF standalone office building, separate from the warehouse space, offering dedicated administrative or operational areas. The warehouse is equipped with four oversized grade-level doors and covered parking, making it well-suited for manufacturing, logistics, or distribution.

This property offers convenient access to I-10, Loop 375, Montana Ave (US-62/180), and Airway Blvd, ensuring seamless transportation to key commercial and industrial hubs, as well as El Paso International Airport. Available for sale or lease, this property provides a flexible layout in a strategic industrial location.

FEATURES

- **Land Size:** ±0.551 AC
- **Office Building:** ±1,250 SF
- **Warehouse Buildings:** ±5,334 SF
- **Zoning:** M-1 SC
- **Parking:** 6 covered spaces

WAREHOUSE/OFFICE BUILDING FOR SALE & LEASE:
±5,334 SF WAREHOUSE | ±1,250 SF OFFICE



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PHOTOS - WAREHOUSE



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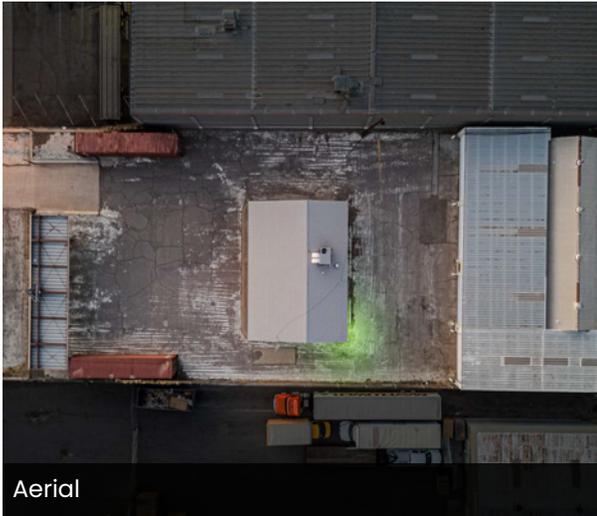
Office exterior



Open warehouse space



Private office spaces



Aerial



Warehouse



Office exterior

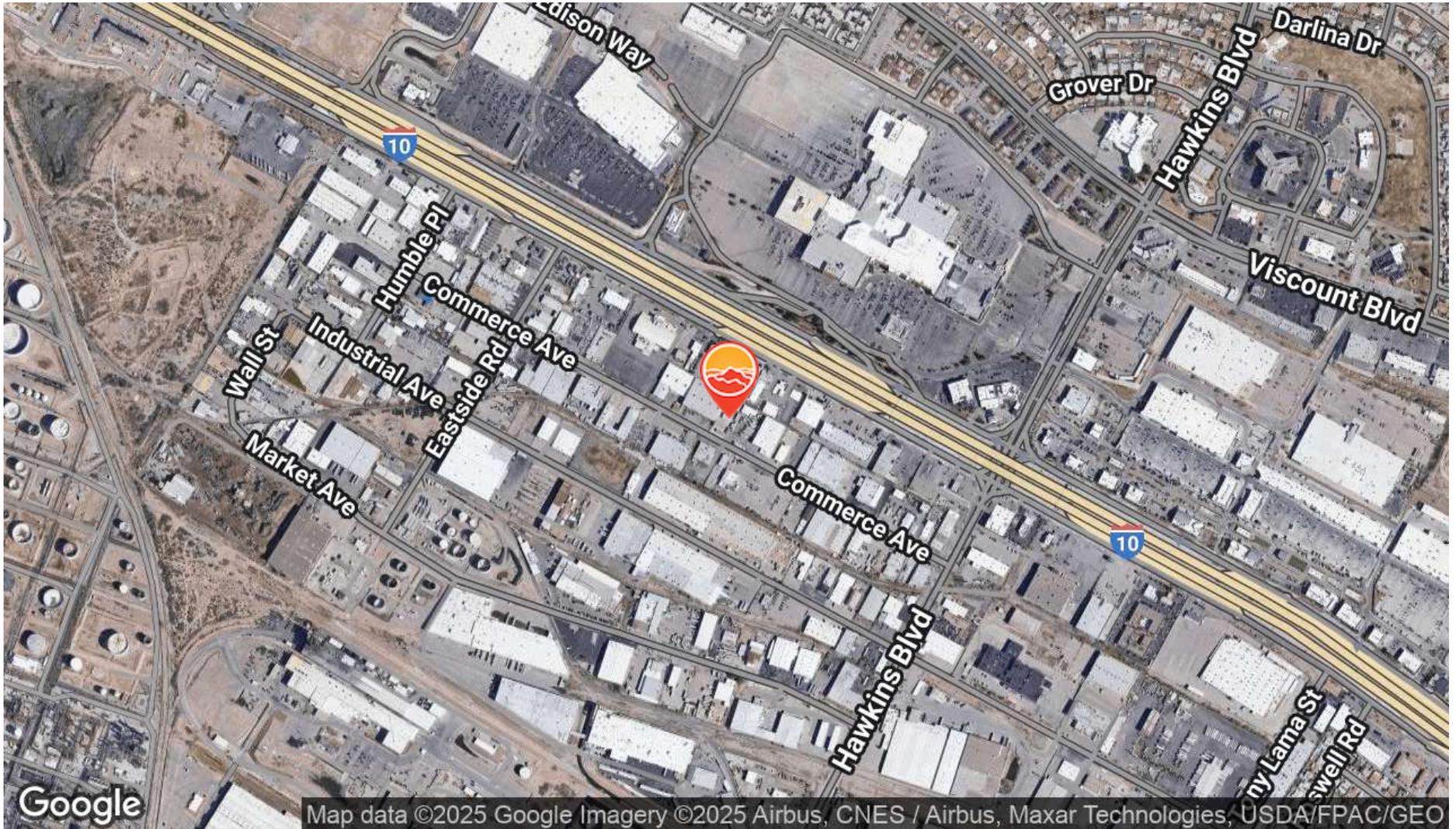
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±5,334 SF WAREHOUSE | ±1,250 SF OFFICE

AERIAL MAP



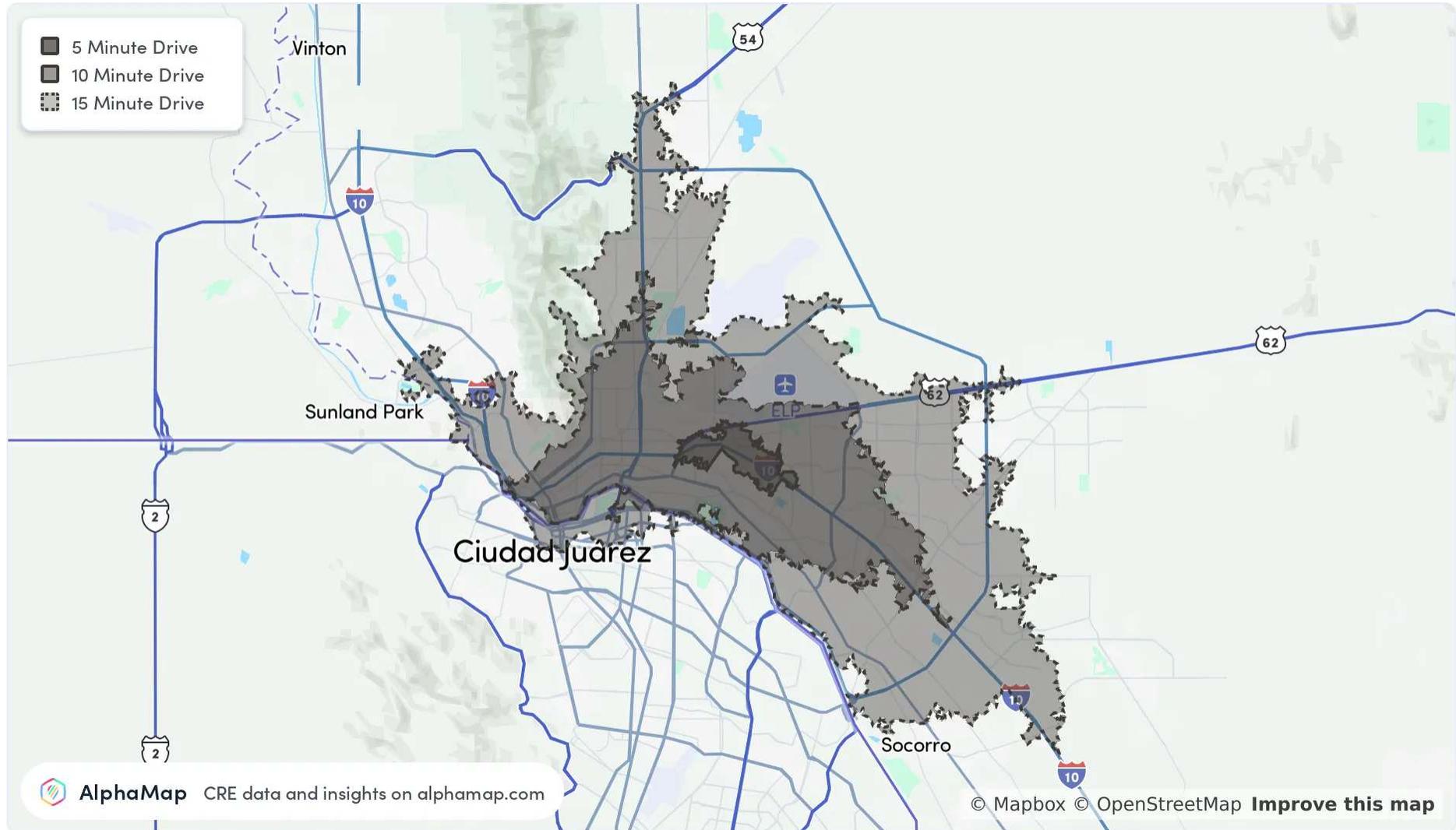
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AREA ANALYTICS



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AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,985	157,058	402,027
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	43	43	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,748	61,680	149,299
Persons per HH	2.4	2.5	2.7
Average HH Income	\$53,933	\$57,582	\$66,799
Average House Value	\$136,745	\$184,360	\$189,609
Per Capita Income	\$22,472	\$23,032	\$24,740

Map and demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

Sonny Brown Associates	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Adin A. Brown, Broker, SIOR	0346104	adin@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael McBroom	648650	michael@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date