



WAREHOUSE/OFFICE PROPERTY FOR LEASE

10481 Railroad Dr
±6,560 SF

EL PASO, TX 79924

FOR MORE INFORMATION, PLEASE CONTACT



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FLEX BUILDING WITH SECURED YARD
AVAILABLE NOW

CALL FOR PRICING INFORMATION

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**SONNY
BROWN**
CONSULTANTS IN REAL ESTATE

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PROPERTY FEATURES

PROPERTY DESCRIPTION

Located at 10481 Railroad Dr, this M-1 zoned industrial property offers an exceptional opportunity for tenants requiring large yard, storage, and work areas. The site features a ±6,580 SF flex warehouse/office building, complemented by ±8,100 SF of secured yard space, ideal for logistics, construction, or industrial operations.

Positioned near Loop 375, the property ensures seamless connectivity to key transportation corridors. Additionally, it benefits from the upcoming TXDOT Borderland Expressway, a major infrastructure project designed to enhance regional mobility by creating a new east-west connection across the El Paso metro area, improving access to I-10, US-54, and other critical routes. With the ongoing growth and infrastructure improvements in the region, this site provides a strategic advantage for businesses looking to establish or expand their footprint in El Paso.

PROPERTY SUMMARY

- Building Size:** ±6,560 SF
- Office Space:** ±380 SF
- Year Built:** 2020
- Zoning:** M-1 (Warehouse, manufacturing)
- Parking:** 26 Spaces
- Warehouse Door:** (2) 12'x14' roll-up doors
- Yard Area:** ±8,100 SF secured yard area
- Lighting:** LED warehouse lights and side windows for natural light
- Ceiling Height:** ±16'
- Heating:** Gas space heater
- Signage:** Prominent building face signage

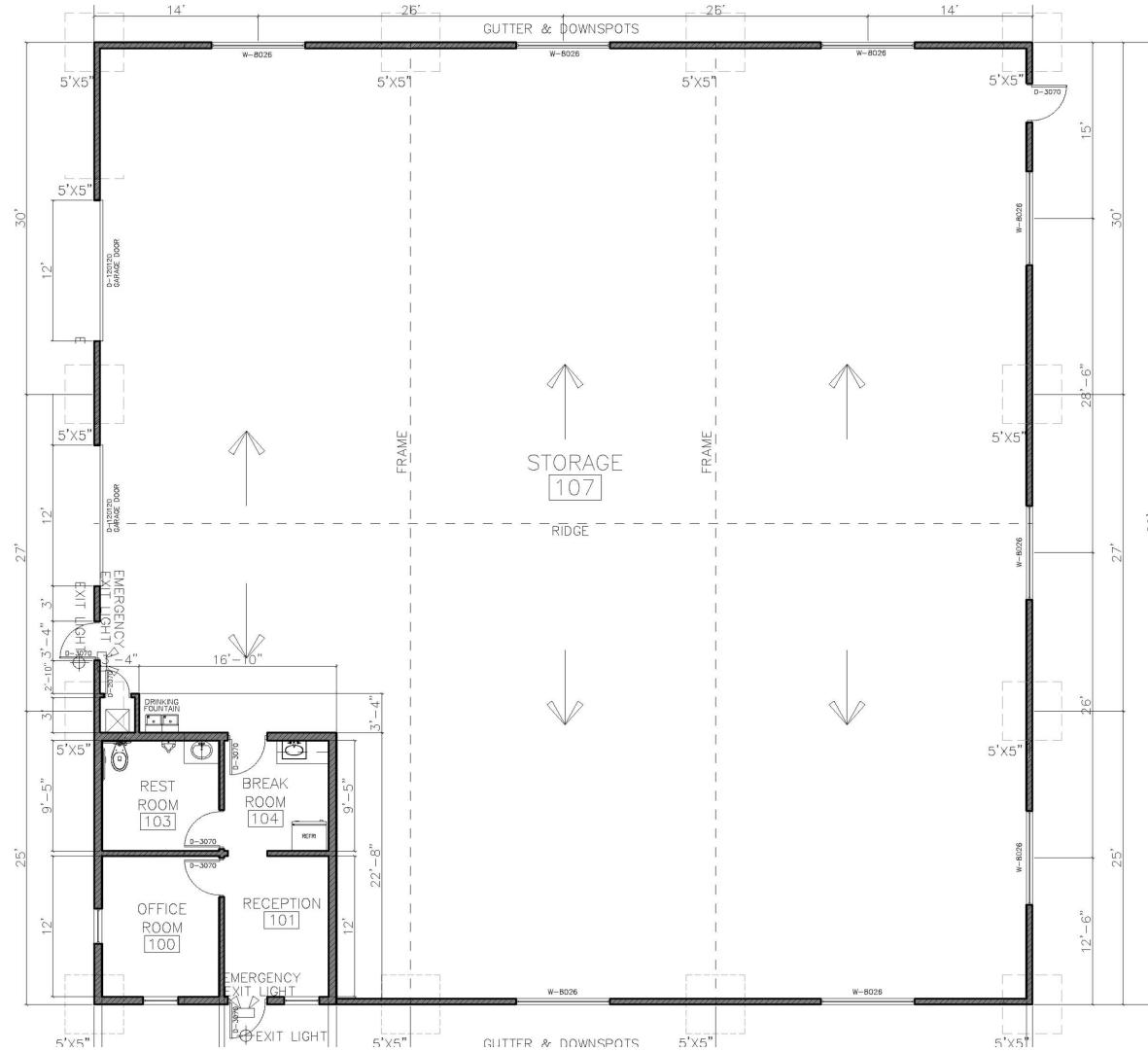


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FLOOR PLAN

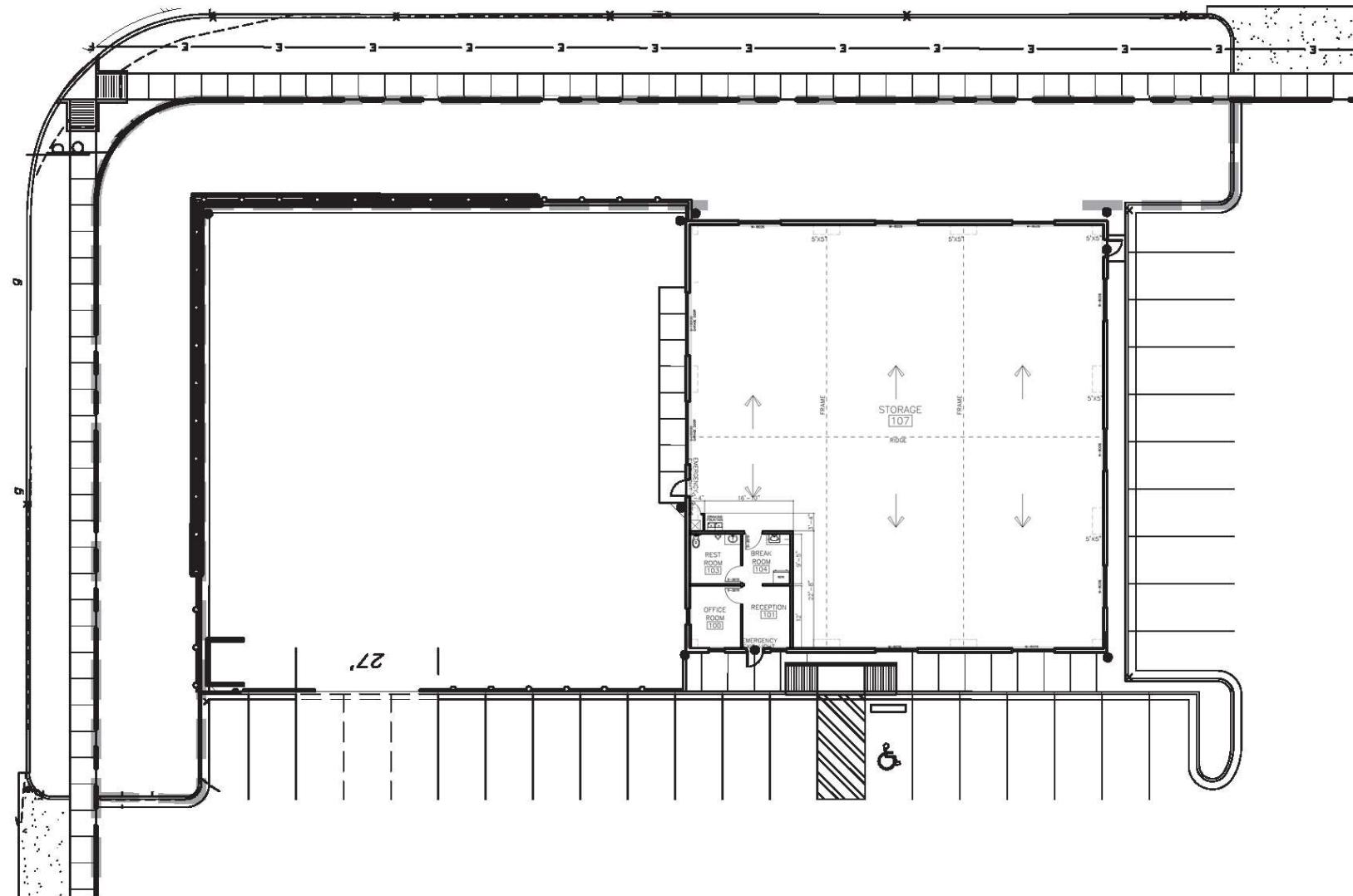


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BUILDING & YARD LAYOUT

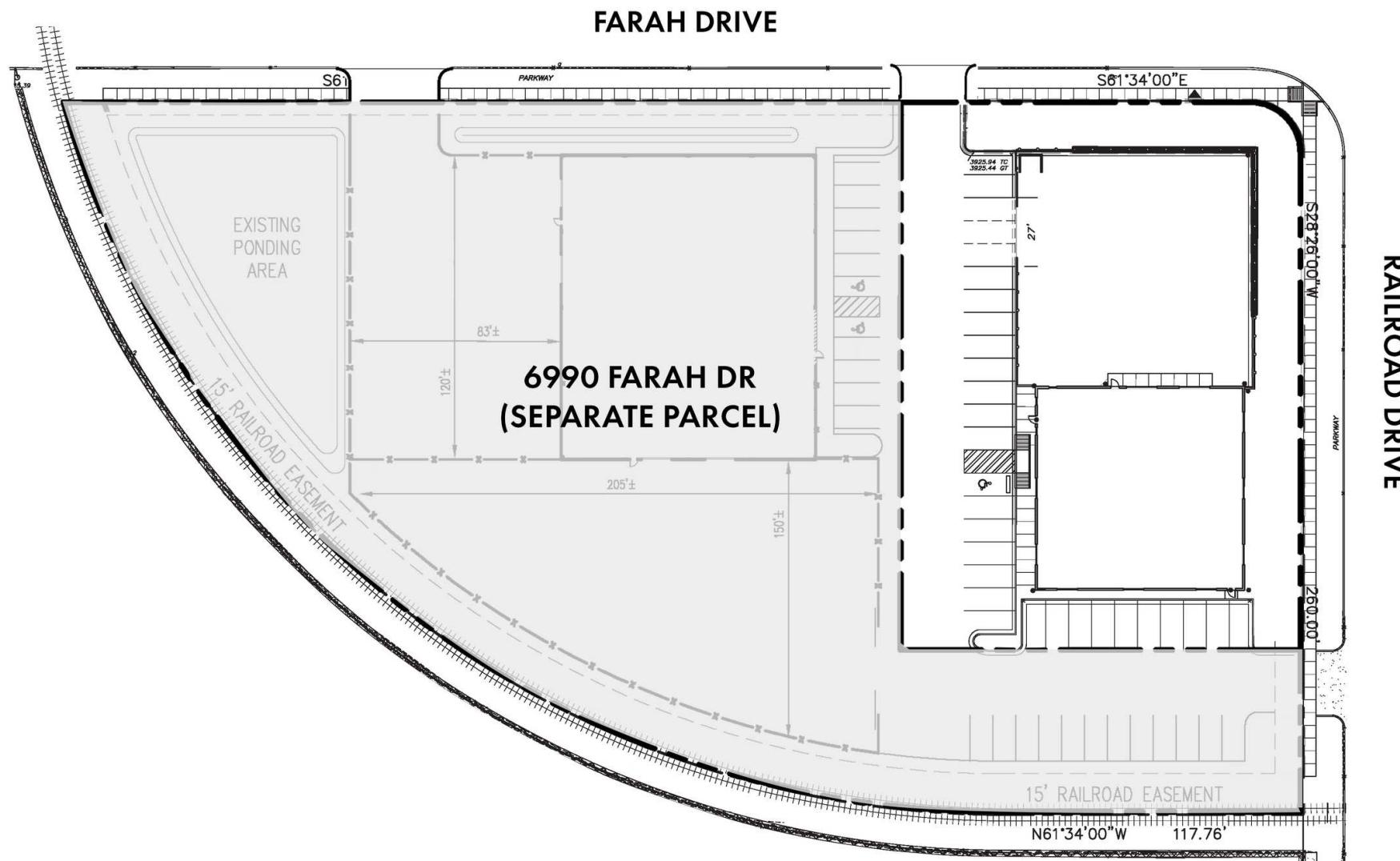


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SITE PLAN

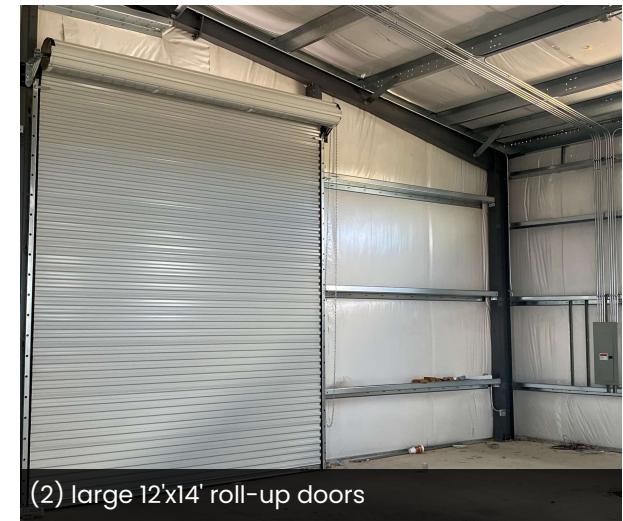


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ADDITIONAL PHOTOS

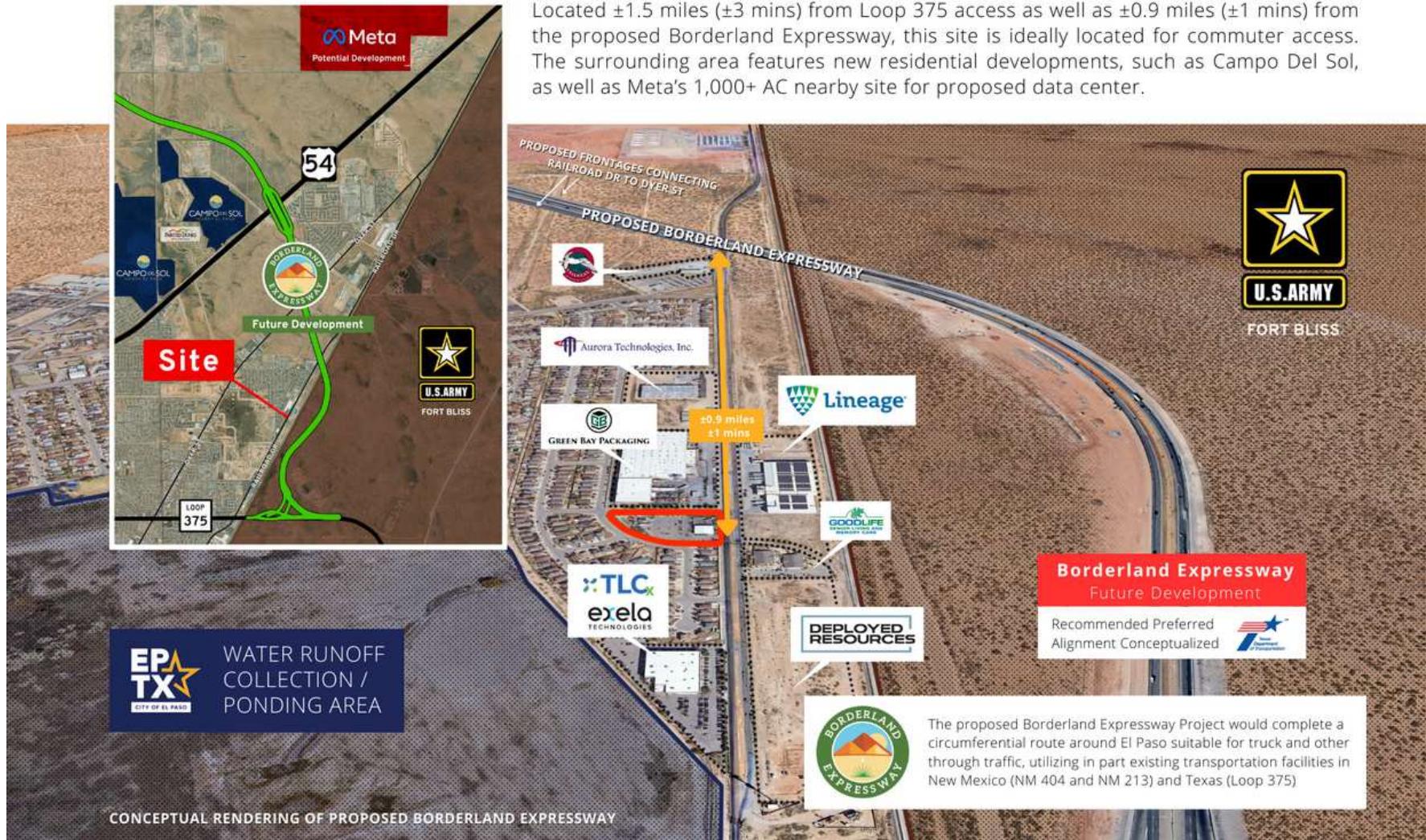


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LOCATION HIGHLIGHTS

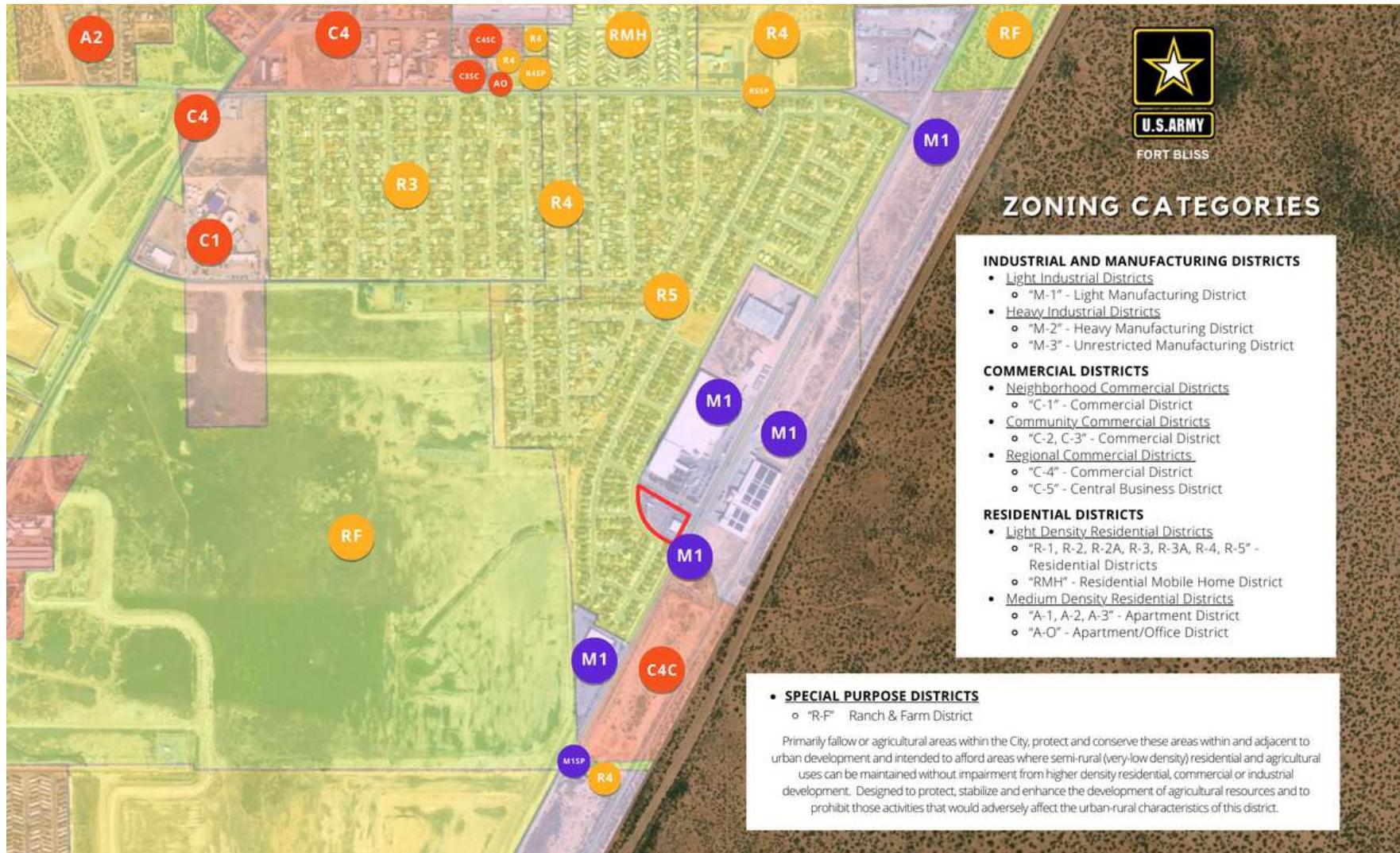


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ZONING MAP

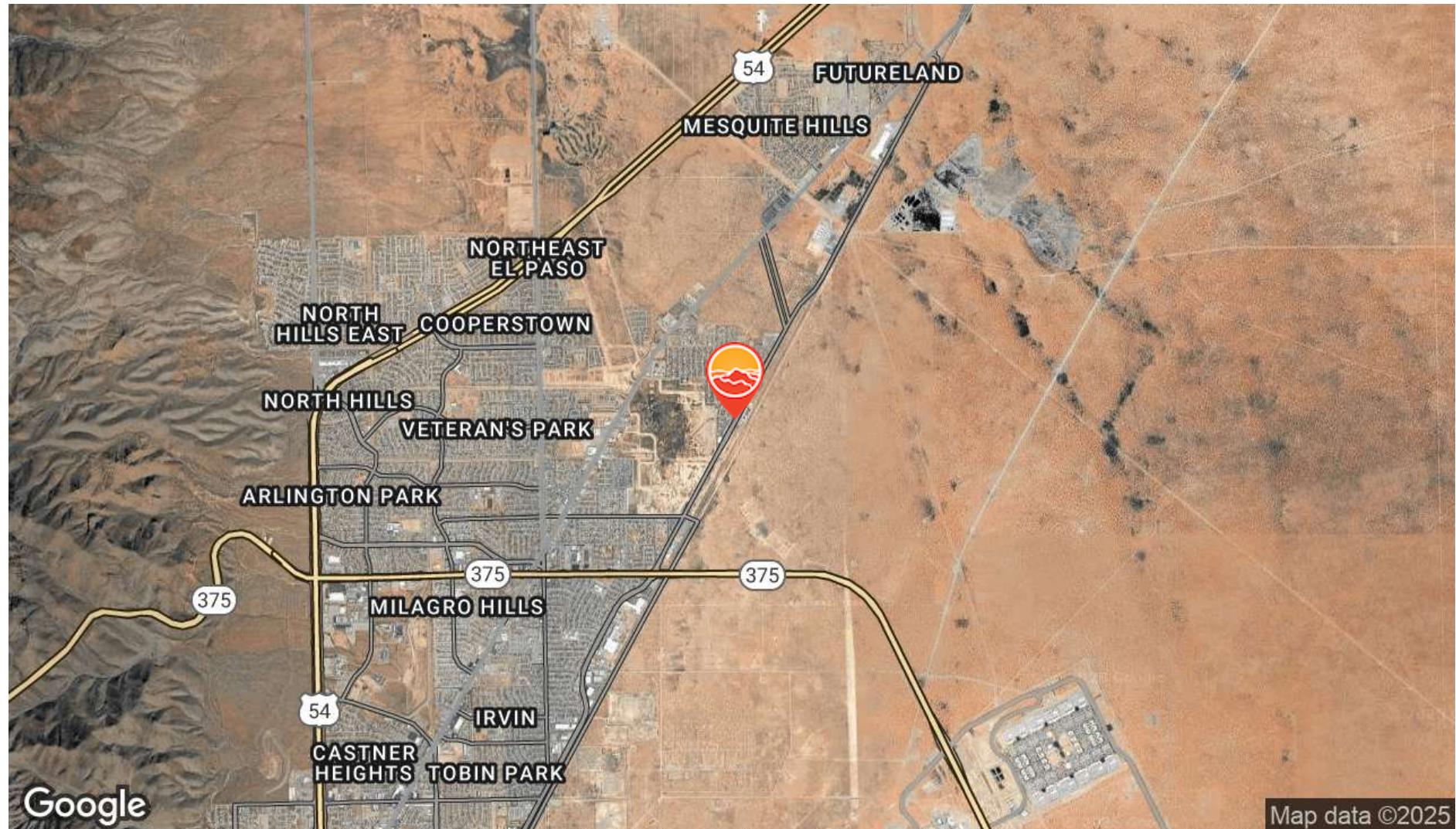


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AERIAL MAP

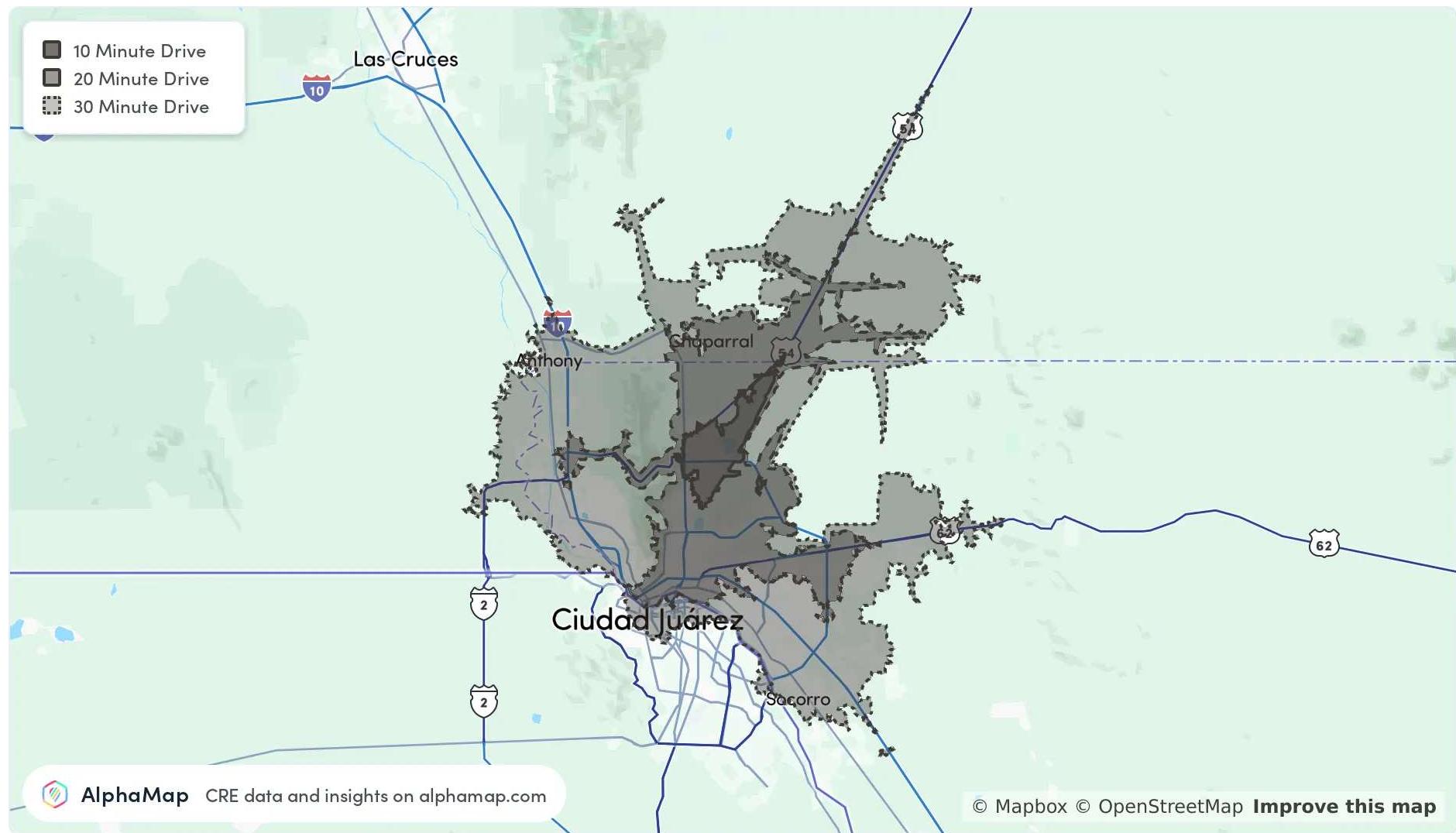


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AREA ANALYTICS



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AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	10,043	75,894	138,449
Average Age	35	37	37
Average Age (Male)	33	36	35
Average Age (Female)	37	39	38

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,507	27,338	49,511
Persons per HH	2.9	2.8	2.8
Average HH Income	\$62,623	\$67,315	\$68,441
Average House Value	\$138,143	\$165,419	\$178,179
Per Capita Income	\$21,594	\$24,041	\$24,443

Map and demographics data derived from AlphaMap

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.

Sonny Brown Associates, LLC	TX #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	TX #042911	will@sonnybrown.com	915.584.5511
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