

EASTWIND LOGISTICS CENTER

CLASS "A" WAREHOUSE/DISTRIBUTION PARK

AVAILABLE FOR LEASE
PHASE I • SOCORRO, TX



PROFESSIONALLY MARKETING BY:

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CBRE

FLINT
DEVELOPMENT

PHASE I CONSTRUCTION PROGRESS



Eastwind Logistics Center



Building 1



Building 2



Building 3

PHASE I BUILDING SPECS

BUILDINGS 1

Square Footage	296,220 SF
Nominal Building Dimensions	320' x 918'
Clear Height	36' clear
Column Spacing	54' x 50' 54' x 70' Speed Bay
Auto Parking	170 Spaces
Trailer Parking	51 Spaces 0 Future Spaces 51 Total
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Reinforced (4,000 PSI)
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Potential Office Areas
Dock Doors	30 Built 22 Future 52 Total
Drive-In Doors	2
LED Lighting	30 FC Minimum Average
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/227V
Office	Build to Suit

BUILDING 2

Square Footage	296,220 SF
Nominal Building Dimensions	320' x 918'
Clear Height	36' clear
Column Spacing	54' x 50' 54' x 70' Speed Bay
Auto Parking	179 Spaces
Trailer Parking	51 Spaces 0 Future Spaces 51 Total
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Reinforced (4,000 PSI)
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Potential Office Areas
Dock Doors	30 Built 22 Future 52 Total
Drive-In Doors	2
LED Lighting	30 FC Minimum Average
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/227V
Office	Build to Suit

PHASE I BUILDING SPECS

BUILDINGS 3

Square Footage	261,340 SF
Nominal Building Dimensions	320' x 810'
Clear Height	36' clear
Column Spacing	54' x 50' 54' x 70' Speed Bay
Auto Parking	155 Spaces
Trailer Parking	53 Spaces 0 Future Spaces 53 Total
Exterior Walls	Reinforced Tilt-Up Concrete Wall Panels with Textured Painted Finish
Structural Steel	10 x 10 Columns / Steel Bar Joists / White Roof Deck
Slab Construction	7" Reinforced (4,000 PSI)
Vapor Barrier	15 Mil Vapor Barrier Under the Slab at Potential Office Areas
Dock Doors	26 Built 18 Future 44 Total
Drive-In Doors	2
LED Lighting	30 FC Minimum Average
Roofing	45 Mil White TPO with R-25 Insulation
HVAC	Make-Up Air Units to Maintain 55 Degrees Minimum
Fire Protection	ESFR
Electrical Service	4000 Amps 480/227V
Office	Build to Suit

PHASE I SECTION EXHIBIT

BUILDINGS 1 AND 2

exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

36'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

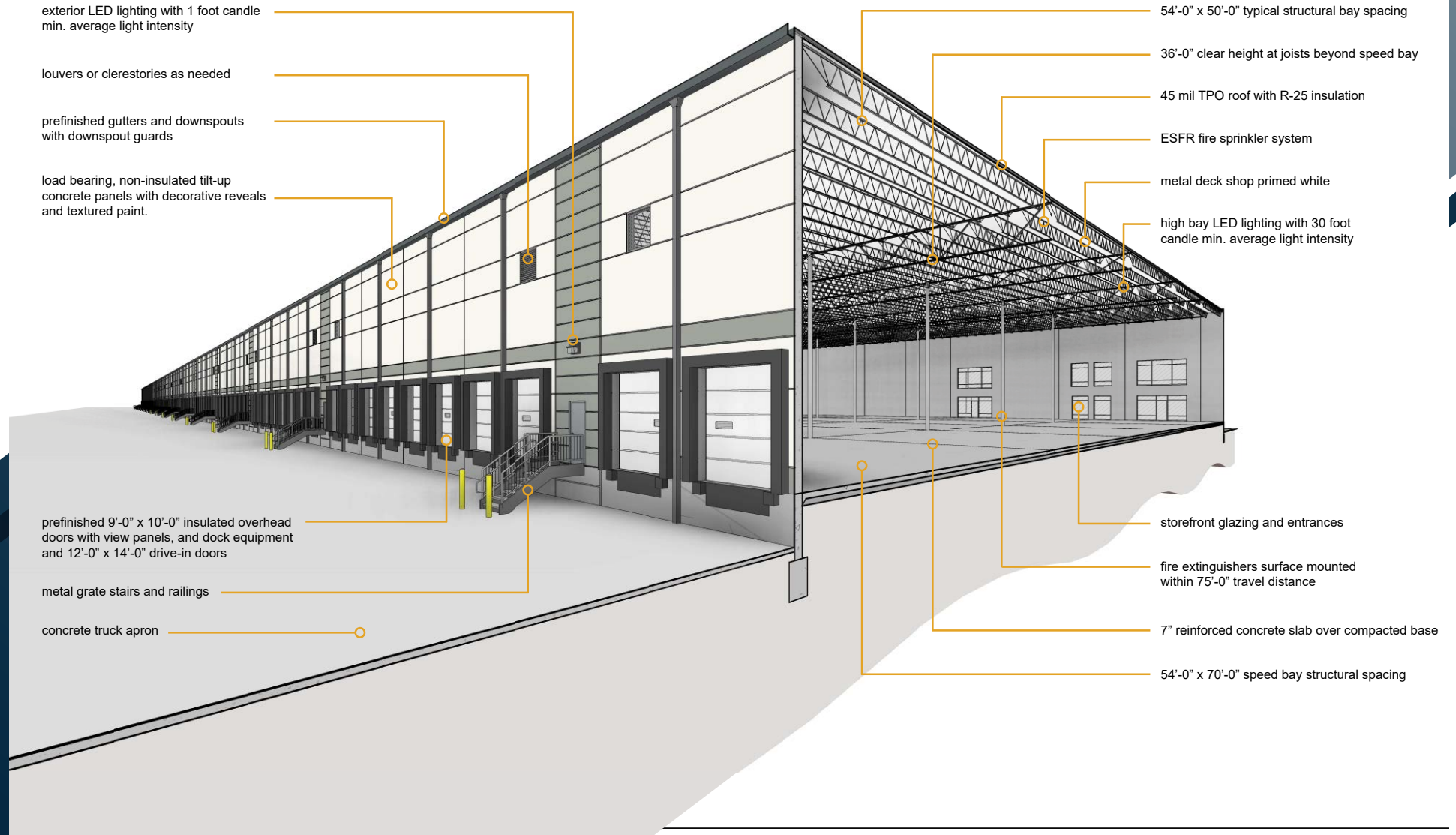
high bay LED lighting with 30 foot candle min. average light intensity

storefront glazing and entrances

fire extinguishers surface mounted within 75'-0" travel distance

7" reinforced concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing



PHASE I SECTION EXHIBIT

BUILDING 3

exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

36'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min. average light intensity

storefront glazing and entrances

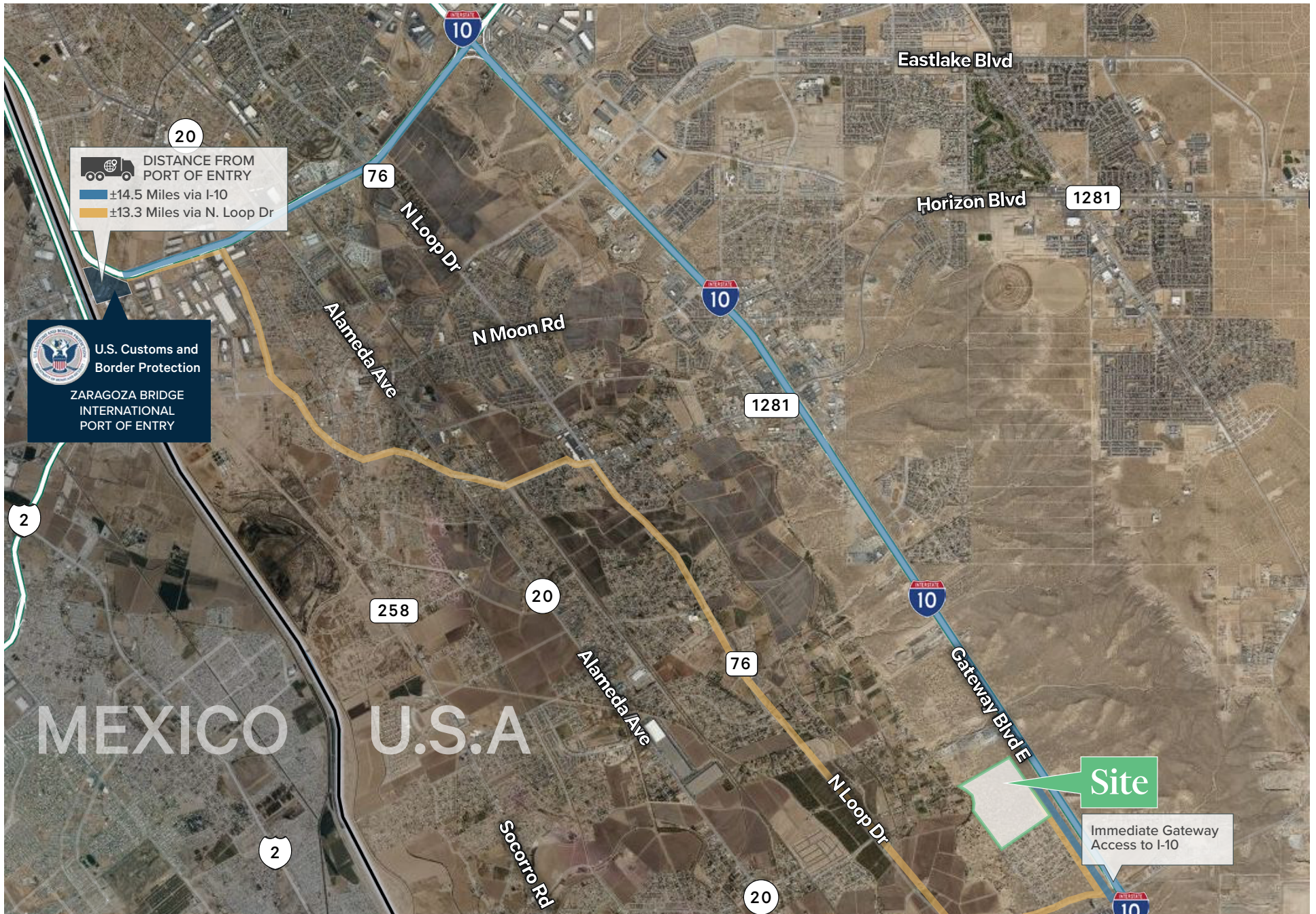
fire extinguishers surface mounted within 75'-0" travel distance

7" reinforced concrete slab over compacted base

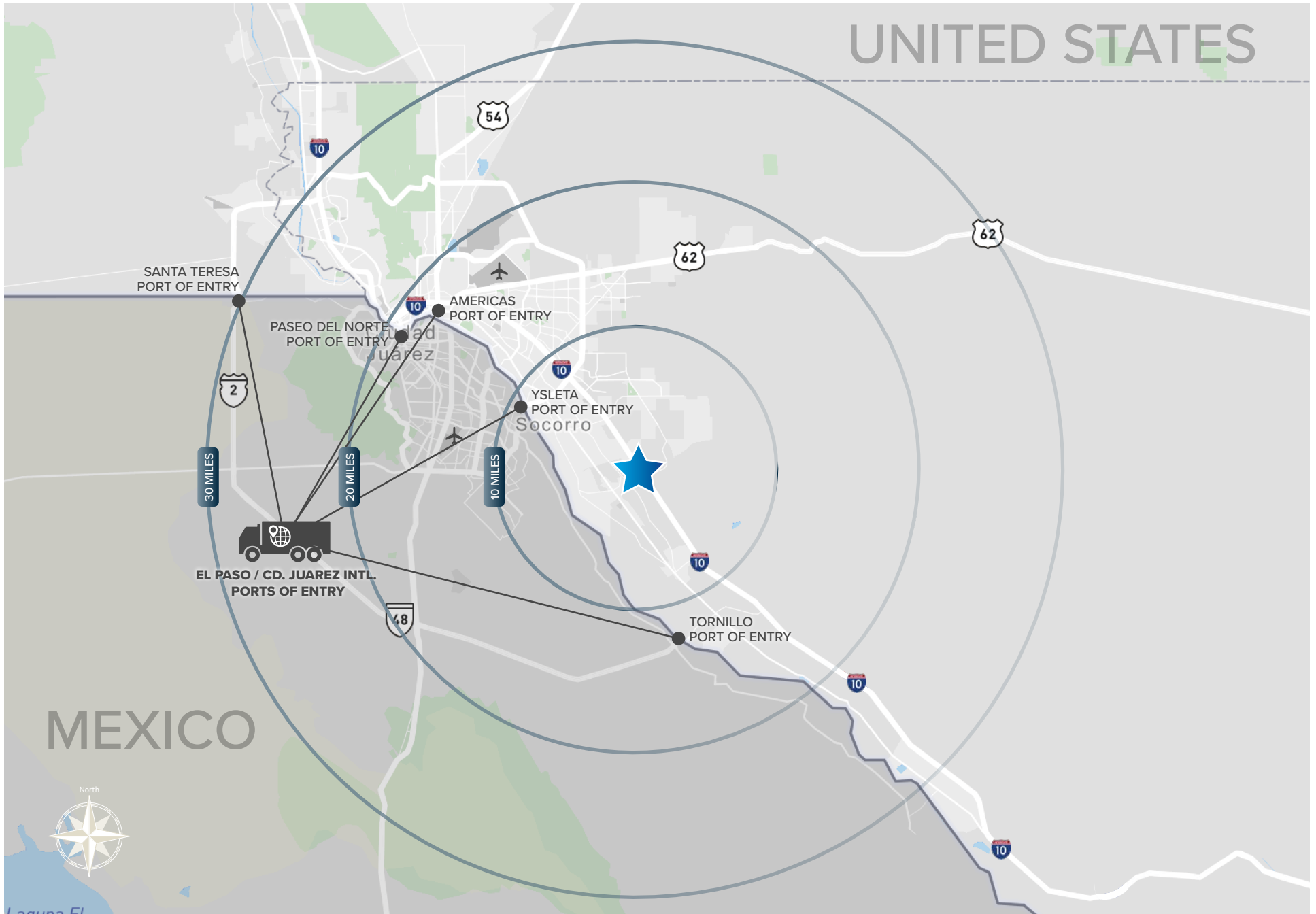
54'-0" x 70'-0" speed bay structural spacing



LOCATION AERIAL



DISTANCE RADIAL



PHASE I SITE PLAN



PROJECT HIGHLIGHTS

THE REGION

- Located in the world's largest border community with 130 M square feet of industrial supply
- The area is home to more than 70 of the Fortune 500 companies

EL PASO INTERNATIONAL AIRPORT

- Home to the border's largest cargo facility and is merging as the border's most centralized intermodal hub
- El Paso International Airport Foreign Trade Zone "No. 68" provides a business platform for domestic and foreign trade

CITY OF SOCORRO FTZ

- High image corporate industrial construction
- Situated in premier industrial corridor
- Business friendly borderplex region (www.borderplexalliance.com)
- Strategically positioned just a few miles north of the international border
- Large truck courts with ample trailer staging



Building 2



Development Overview



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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.



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.

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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