

SUN CITY BUSINESS CENTER

11394 JAMES WATT DRIVE
EL PASO, TX 79936

FOR LEASE

Office/Warehouse Flex Space



PROPERTY HIGHLIGHTS

- Great eastside location off of Lee Trevino and James Watt
- Grade level overhead doors
- Zoning C-4
- NNN \$3.25 PSF

SPACE AVAILABLE:

Suite 106 – 1,250 SF

Suite 310 – 1,500 SF

Suite 109 – 1,750 SF

Suite 311 – 1,500 SF

Suite 204 – 1,250 SF

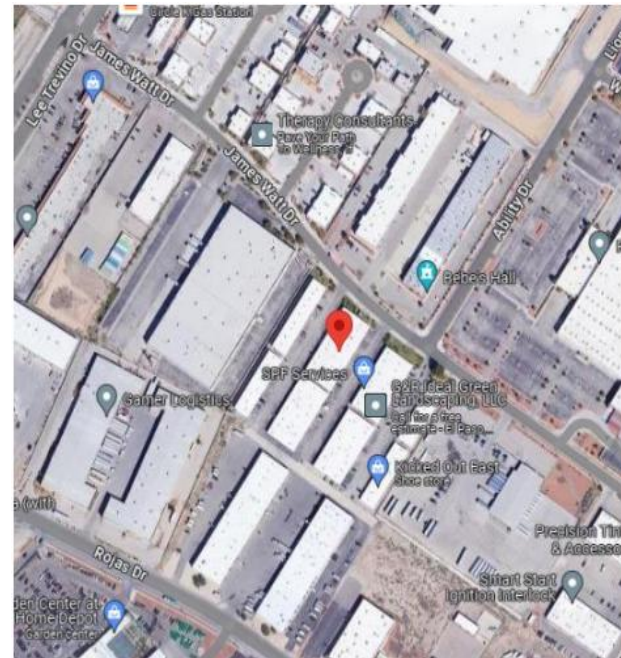
Suite 516 – 1,500 SF

Suite 205 – 1,250 SF

Suite 601 – 1,250 SF

Suite 304 – 1,000 SF

Suite 708 – 1,250 SF



Francis Properties

915.351.8000
info@PrimeCapital-EP.com
www.PrimeCapital-EP.com

Prime Capital MANAGEMENT