



INDUSTRIAL PROPERTY FOR LEASE

9565 Plaza Circle
±34,261 SF

EL PASO, TX 79927

FOR MORE INFORMATION, PLEASE CONTACT



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+/-4.95 ACRES
LOW COVERAGE IOS SITE
NEAR ZARAGOZA CROSSING

***RENDERING**

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9565 Plaza Circle

9565 PLAZA CIR, EL PASO, TX 79927

PROPERTY DESCRIPTION



*Rendering



INDUSTRIAL PROPERTY FOR LEASE:

±34,261 SF | 4.95 ACRES

PROPERTY DESCRIPTION

Available for lease is a 34,261 SF industrial facility situated on ±4.95 acres, offering a rare low-coverage IOS configuration ideal for yard-intensive and trade-oriented users. The expansive site provides substantial outdoor storage, equipment staging, fleet parking, and laydown yard capacity, well-suited for contractors, logistics operators, distributors, and cross-border support users.

Building Highlights:

- Heavy power: 277/480, 3 phase with 1,200 amps
- 60'x40' column spacing
- 4.95 acres fully secured
- 26' to 28' clear
- 5 dock doors
- 1 grade level ramp

LOCATION DESCRIPTION

9565 Plaza Circle is strategically positioned in East El Paso within an established industrial pocket that is highly functional for Industrial Outdoor Storage (IOS) and trade-oriented users. The location offers quick access to Interstate 10, providing efficient east-west connectivity across El Paso and direct routes to regional and interstate distribution corridors serving Texas, New Mexico, Arizona, and California.

The Plaza Circle submarket is characterized by a dense concentration of warehouse, yard-oriented, contractor, and logistics users, making it well-suited for equipment storage, fleet parking, materials staging, and transload-adjacent operations. The surrounding industrial zoning and wide road network support truck circulation while minimizing conflicts with retail or residential uses.

The property benefits from proximity to international border crossings and maquiladora manufacturing hubs, positioning it as an ideal support site for cross-border trade, drayage, and last-mile industrial operations. El Paso's role as a major U.S.-Mexico trade gateway drives consistent demand for secure yard space, flexible outdoor storage, and functional industrial facilities—making this location especially attractive for IOS users seeking scalable, cost-efficient operations near the border.

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ADDITIONAL PHOTOS *RENDERING



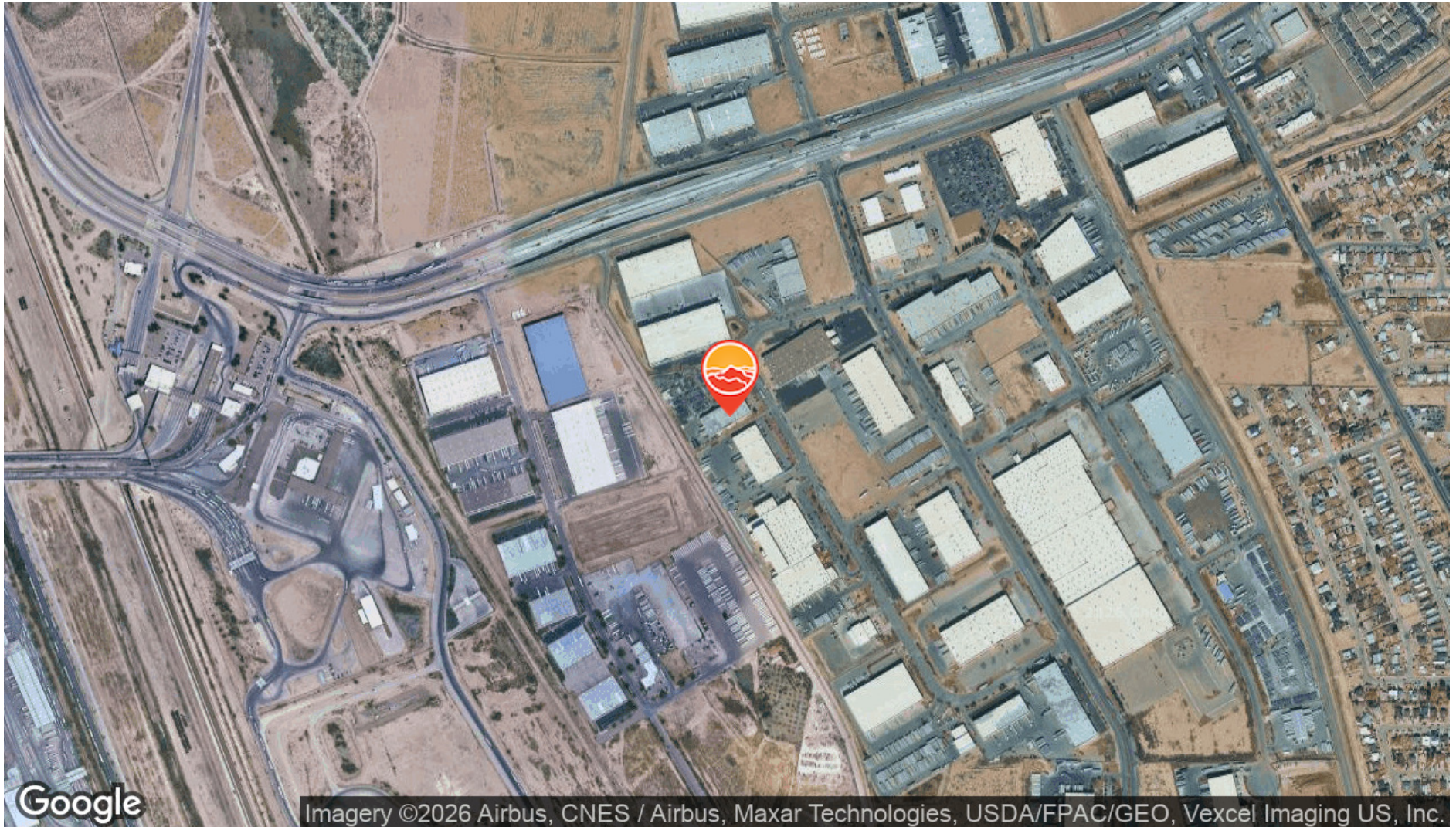
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±34,261 SF | ACRES

AERIAL MAP





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	-	915.584.5511
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Michael McBroom, SIOR	TX #648650	michael@sonnybrown.com	915.350.7986
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date