

9490 GATEWAY EAST BOULEVARD, EL PASO, TEXAS 79907

AMERICAS TRADE CENTER



CBRE



CAVALRY
REAL ESTATE PARTNERS



EL PASO OVERVIEW

El Paso is located at the western tip of Texas and is the geographic center of the 2,000 mile U.S. / México border. The city is roughly equidistant to Houston and Los Angeles on Interstate 10. El Paso, combined with its sister city Cd. Juárez, México, plays a vital role in the global manufacturing supply chain with many of the world's top manufacturing and logistics firms located in the region. The total industrial supply on both sides of the border is over 180 million SF.

POPULATION

El Paso is the 22nd largest city in the U.S. and & 6th largest in Texas. The bi-national region is home to over 2.5 million people, El Paso Metro Population is 839,238 and the Cd. Juárez, México population is 1,501,500.

TRADE

In 2024, trade crossing through the El Paso region's Port of Entries had a value of \$145.1 billion with over 994,500 northbound trucks crossing into El Paso.

LOCATION

This location is approximately 5 miles from the Zaragoza Bridge International Port of Entry and within the rapidly expanding Eastside market. This building is ideal for a transportation / logistics user.

PROPERTY HIGHLIGHTS



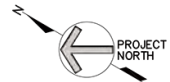
CLEAR HEIGHT
40'



68 FULLY EQUIPPED
DOCK DOORS



APPROX. 5 MILES FROM
THE INTERNATIONAL
PORT OF ENTRY



SITE PLAN – AMERICAS TRADE CENTER

SCALE: 1" = 200'-0"

PROPERTY OVERVIEW

BUILDING SIZE	502,608 SF
SPEC OFFICE AREA	3,694 SF
CONFIGURATION	Cross-dock
DOCK DOORS	124 dock positions 68 positions fully equipped
POWER	3MW+
AUTO PARKING	232
TRAILER STAGING	142 73 future trailer spaces
BUILDING CONFIGURATION	1,269' X 395'
COLUMN SPACING	55' X 56' with 60' speedbays on each end
ROOF	R20, 45 Mil, with 20-year warranty
FLOOR	7" reinforced slab

<p>Q1 '26 GROUND BREAKING</p>	<p>Q1 '27 DELIVERY DATE</p>	<p>38.53 AC LAND AREA</p>
<p>ESFR FIRE PROTECTION</p>	<p>40' CLEAR HEIGHT</p>	<p>185' TRUCK COURT DEPTH on both sides</p>

ZARAGOZA
PORT OF ENTRY

AMERICAS
TRADE CENTER

375

375

375

10

AMERICAS TRADE CENTER

KUEHNE + NAGEL

DB SCHENKER

DSV

ESILLA VALLEY TRANSPORTATION

BOSCH

WERNER

amazon

wiwynn

MAERSK

Honeywell

wiwynn

ZARAGOZA
PORT OF ENTRY

APPROXIMATELY 5 MILES (10 MINUTES) FROM
THE ZARAGOZA INTERNATIONAL PORT OF ENTRY.

AMERICAS

TRADE CENTER

EL PASO, TEXAS

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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.

11-2-2015



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
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