

# Industrial Spec Building

100,786 Square Feet

9701 Joe Rodriguez Drive  
El Paso, Texas 79927  
[www.cbre.com/elpaso](http://www.cbre.com/elpaso)

Delivery Date: Q2 2026





# Property Overview

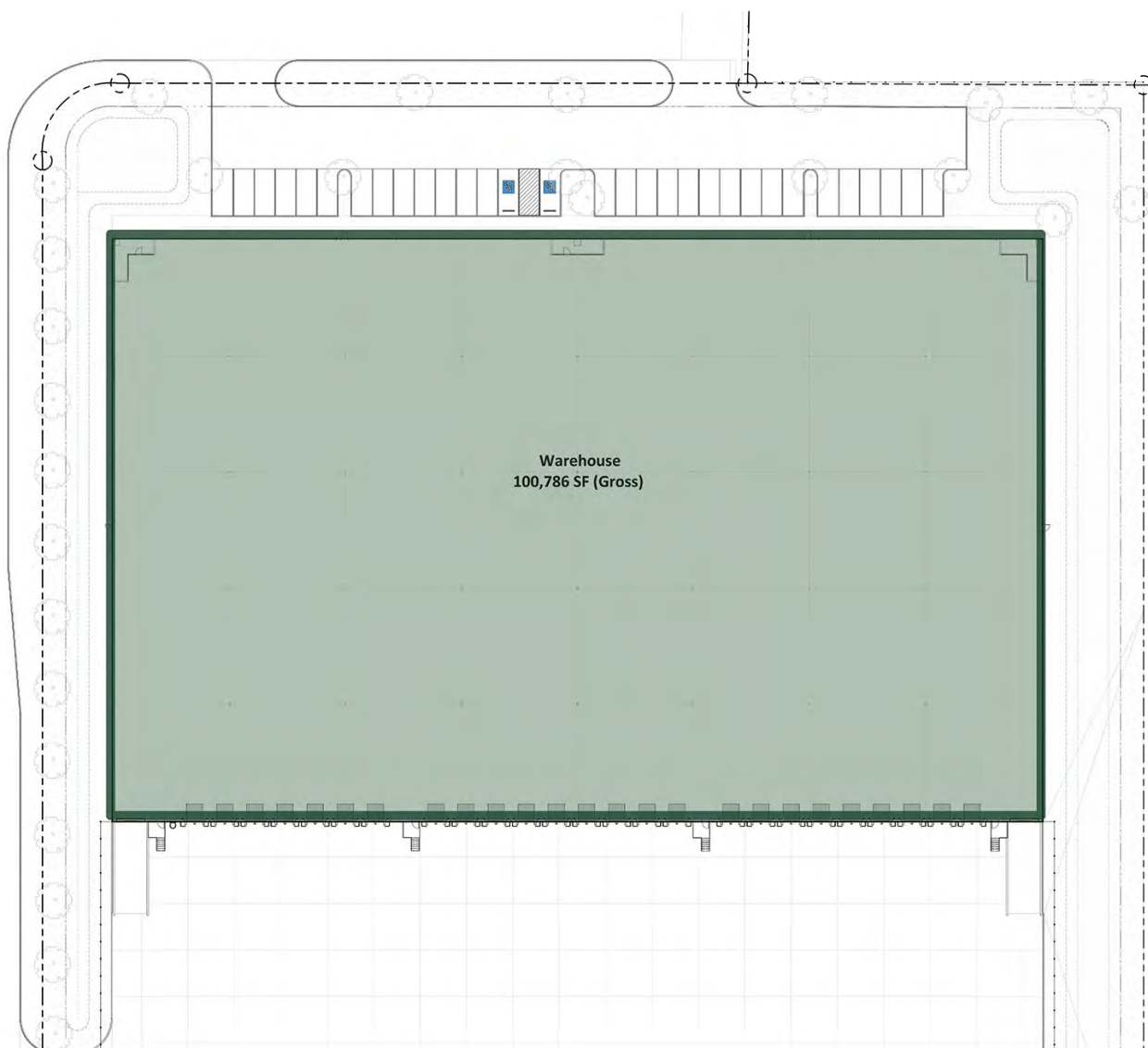
This spec building sits on 5.34 acres and is ideally located 1.1 miles away from Zaragoza Port of Entry. This location is a great development for a user who is looking to establish their logistics operation in the border region.

+ Building Size:	100,786 sq. ft.	+ Building Depth:	251'-2 1/2"
+ Spec Office Area:	Approx. 2,000 sq. ft.	+ Building Width:	401'-2 1/2"
+ Land Area:	5.34 acres	+ Fire Protection:	ESFR
+ Clear Height:	28'	+ Lighting:	High bay LED lights
+ Dock Doors:	25 dock high doors	+ Flooring:	6" thick concrete 3,000 psi
+ Ramps:	2 drive-in ramps	+ Power:	1,200-amp, 277/480v, 3-phase
+ Column Spacing:	50' x 50'		





# Site Plan



## Contact Us

**Arturo De la Mora, MBA**  
Senior Vice President  
+1 915 313 8811  
[arturo.delamora@cbre.com](mailto:arturo.delamora@cbre.com)

**Jonathan Plundo**  
Senior Associate | Investment Properties  
+1 915 313 8803  
[jonathan.plundo@cbre.com](mailto:jonathan.plundo@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

