

Speedway Logistics



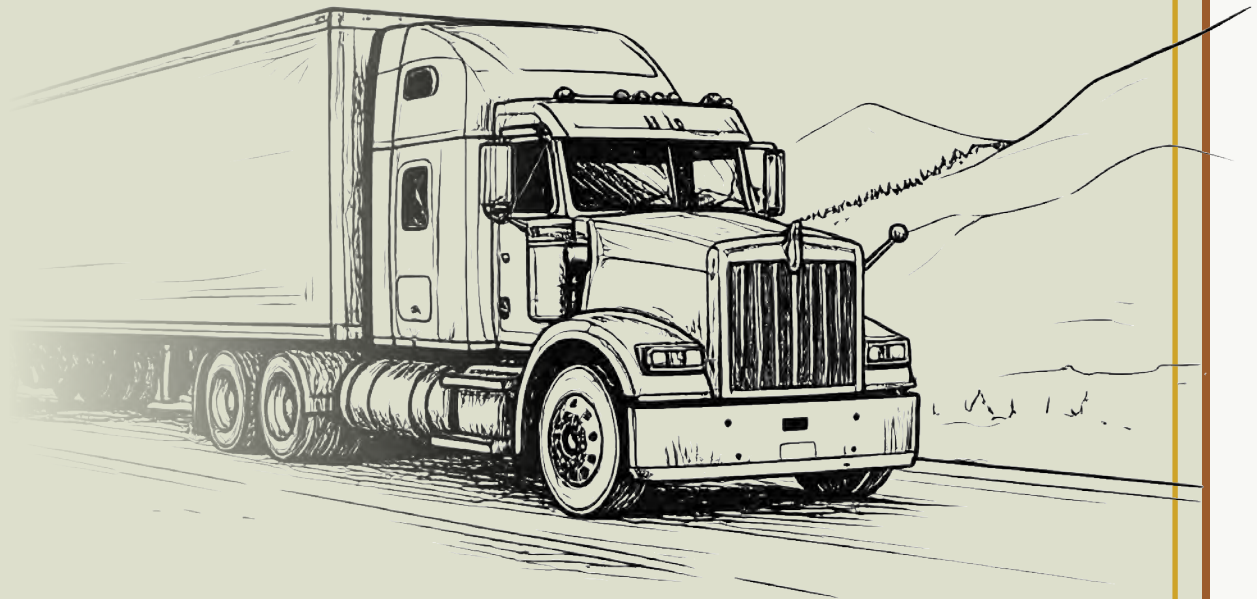
Delivery Q2 2026
377,344 SF | 426,819 SF

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BARINGS

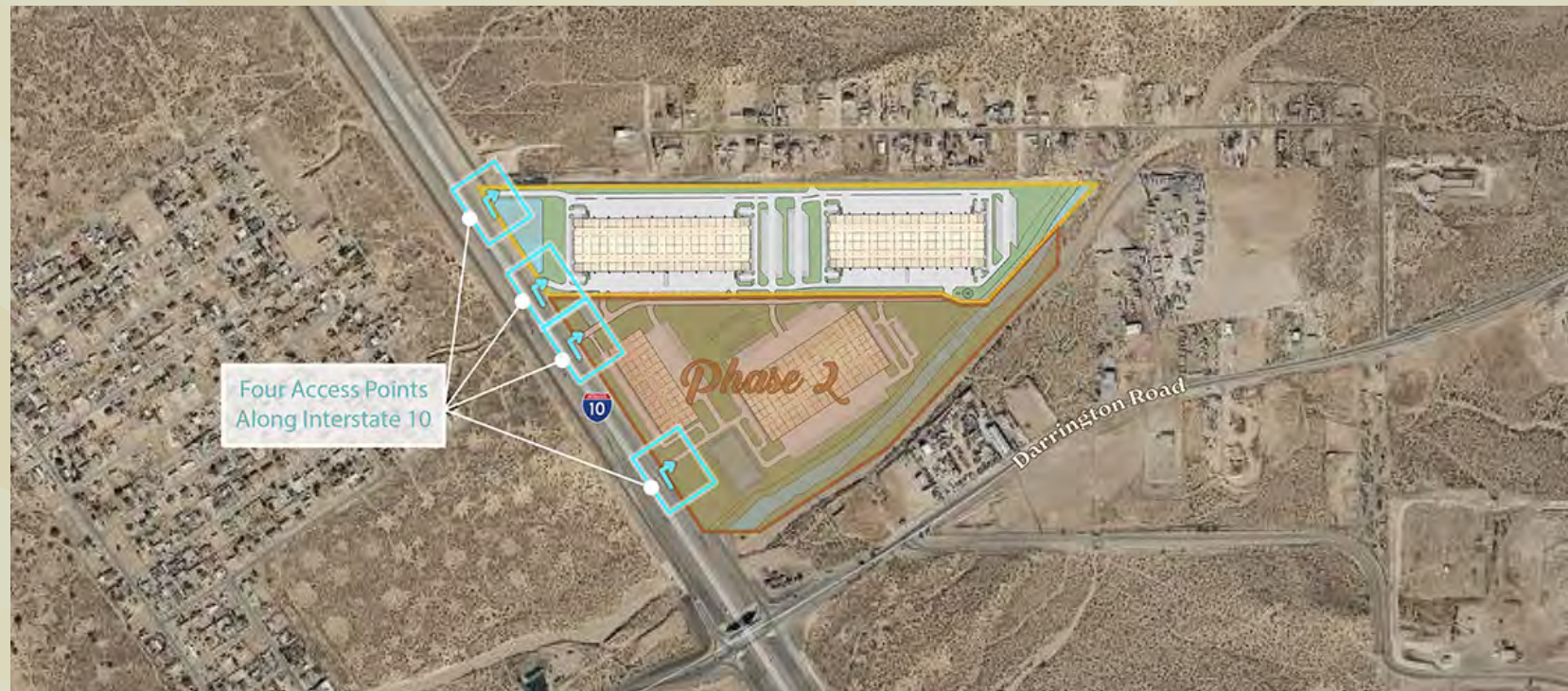
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Big Picture

Delivering in Q2 2026, Speedway Logistics is a Class A, two building industrial development situated on 60 acres in East El Paso, 11 miles from the Zaragoza Bridge.

With Interstate Highway 10 frontage, simple east/west highway access, three points of entry from I-10, and excellent visibility, Speedway Logistics is designed for industrial users seeking efficient, well-located logistics space.



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Coming and Going



Site Ingress
from Port of
Zaragoza



Site Egress to
Interstate 10



Potential Site
Egress to
Interstate 10



Four Access Points
Along Interstate 10

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Eastwind Avenue

Darrington Road

Phase 2

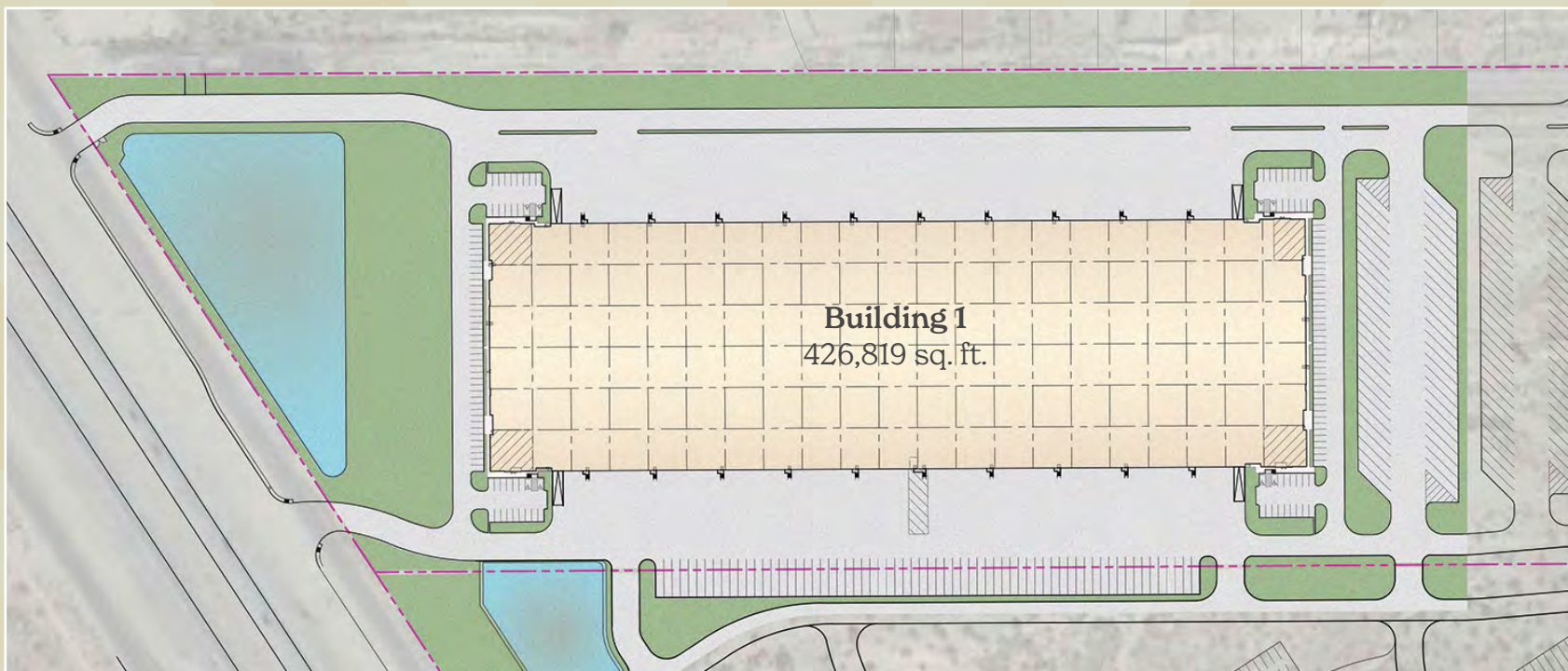


Building Rundown

BUILDING 1 SPECS

Building Size:	426,819 Sq. Ft.	Ramps:	4 drive-ins (2 on each end)
Spec Office:	3,146 Sq. Ft.	Truck Court:	130' on each end
Configuration:	Cross-dock	Column Spacing:	56' x 60'
Building Depth:	360'	Trailer Staging:	116 spots
Clear Height:	36'	Car Parking:	148 spaces
Dock Doors:	116 dock high doors	Roof:	60 mil TPO with R-20 insulation

*R20 insulation can deliver 10-14% energy cost savings in conditioned spaces and 20-45% improvement of building temperate conditions.



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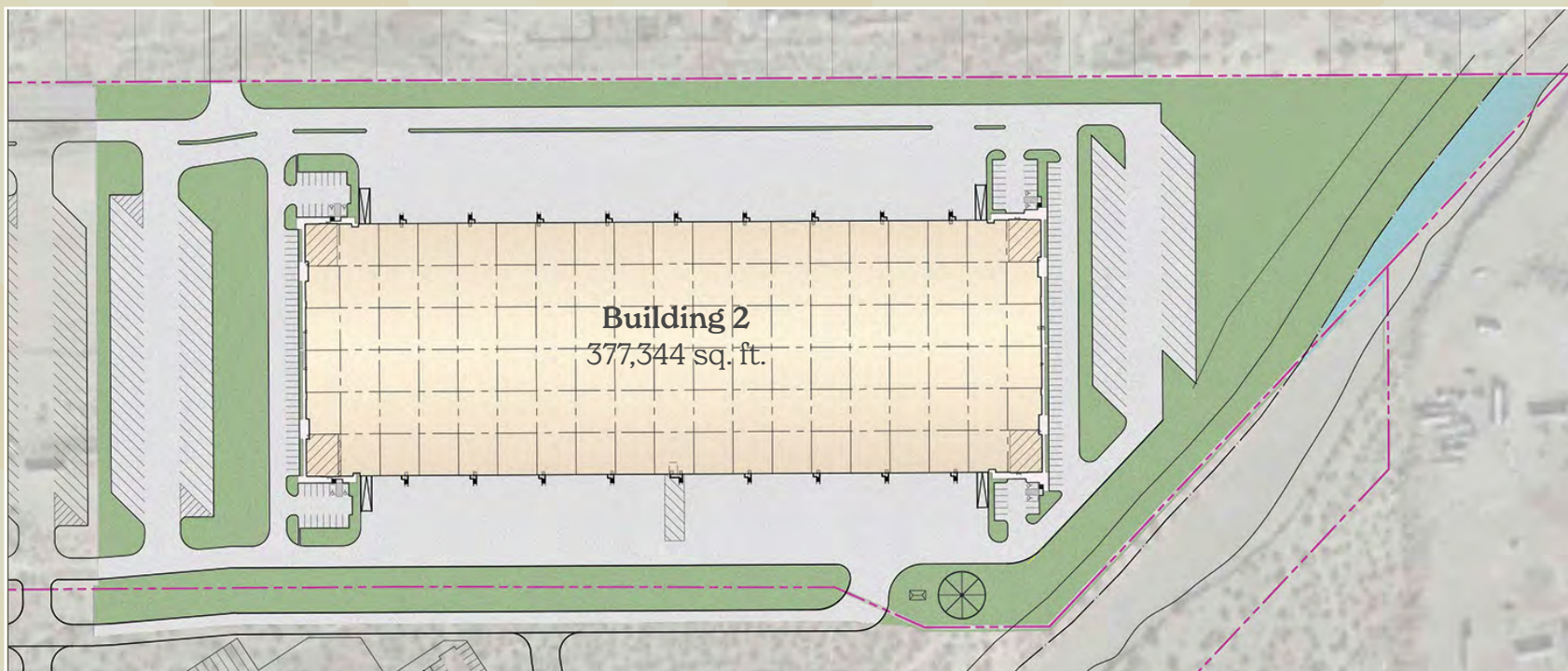
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Building Rundown

BUILDING 2 SPECS

Building Size:	377,344 Sq. Ft.	Ramps:	4 drive-ins (2 on each end)
Spec Office:	3,145 Sq. Ft.	Truck Court:	130' on each end
Configuration:	Cross-dock	Column Spacing:	56' x 60'
Building Depth:	360'	Trailer Staging:	89 spots
Clear Height:	36'	Car Parking:	147 spaces
Dock Doors:	104 dock high doors	Roof:	60 mil TPO with R-20 insulation

*R20 insulation can deliver 10-14% energy cost savings in conditioned spaces and 20-45% improvement of building temperate conditions.



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Bird's Eye View



U.S. Customs and
Border Protection

Zaragoza Bridge
International
Port of Entry

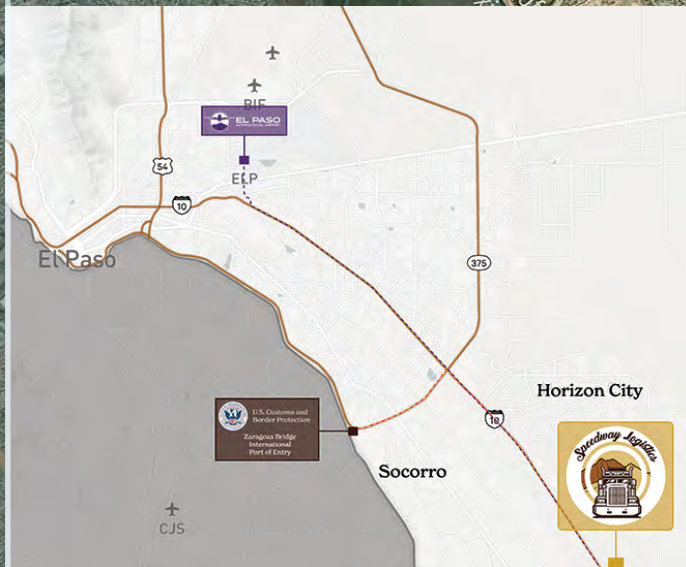
- ◇ I-10 frontage with easy on/off access at the Clint Interchange
- ◇ 11 miles from the Zaragoza Port of Entry
- ◇ 19 miles from the El Paso Airport
- ◇ Easy access to the rapidly growing labor pools in Horizon City and Socorro
- ◇ Less congestion than other Interstate-10 exits in East El Paso

Horizon Blvd.

Darrington Rd

10

11 Miles (approx. 15 Minutes)
to the Port of Entry

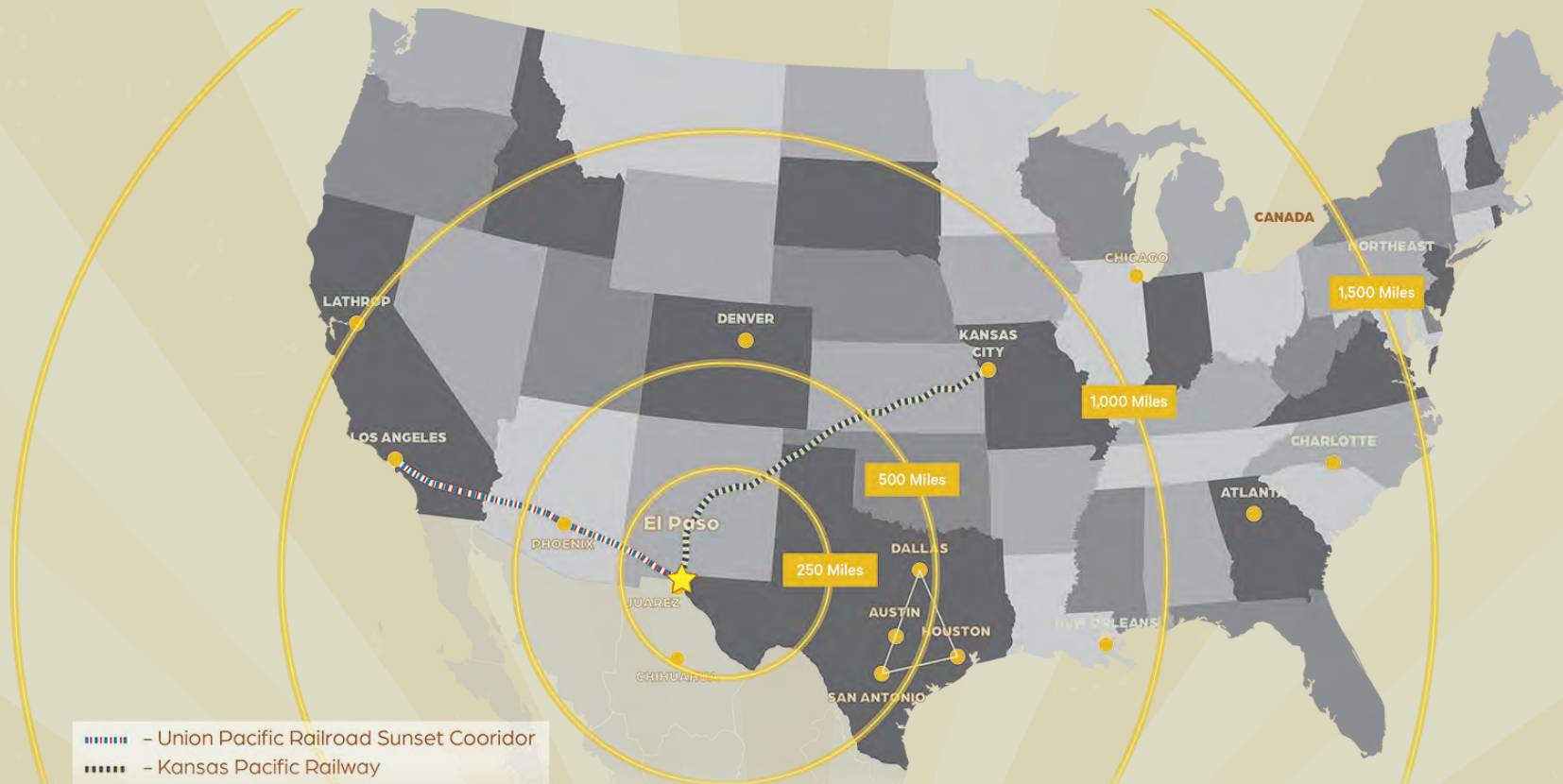


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El Paso's Locational Advantages



- ◇ 2nd Largest Port of Entry on the Mexican Border
- ◇ 430 Miles (6.5 Hours) from Phoenix
- ◇ 625 Miles (9 Hours) to DFW Airport
- ◇ 676 Miles (9.25 Hours) from the Texas Triangle
- ◇ 724 Miles (10 Hours) from Southern California
- ◇ 746 Miles (10.25 Hours) to Port of Houston
- ◇ 813 Miles (12 Hours) to Port of LA/LB
- ◇ \$145B in trade passed through El Paso in 2024



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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.

2-10-2025



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.

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. **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:
 - 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.

<u>CBRE, Inc.</u>	<u>299995</u>	<u>texaslicensing@cbre.com</u>	<u>210-225-1000</u>
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date