



COMMERCIAL PROPERTY FOR SALE

10365 Railroad Dr ±52,000 SF

EL PASO, TX 79924

FOR MORE INFORMATION, PLEASE CONTACT



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FLEXIBLE CONCRETE TILT-UP FACILITY WITH PAVED SECURED SITE ON ±4.4 AC, DOCK-HIGH LOADING, OPERATIONAL OFFICE IMPROVEMENTS WITH INDUSTRIAL REPOSITIONING POTENTIAL

CALL FOR PRICING INFORMATION

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PROPERTY SUMMARY



SECURED FLEX INDUSTRIAL FACILITY NEAR MAJOR CORRIDORS

10365 Railroad Dr is a **52,000 SF concrete tilt-up facility** on approximately **4.44 ACs**, paved and secured, in one of El Paso's established industrial corridors. The property is currently configured into **two ±26,000 SF suites with one suite vacant for immediate owner-user occupancy and one suite leased short-term with a 60-day termination option.**

Originally developed for manufacturing operations and later converted to office-intensive use, the facility supports a range of operational or industrial occupancies through **existing HVAC improvements, open work areas, conference rooms, dock-high loading, and substantial parking capacity.**

Additional features include **M-1 zoning, three dock-high doors, approximately 1,200 AMP power service, wet-pipe sprinklers, LED lighting, backup generator infrastructure, and proximity to the developing Texas Spur 320 / Borderland Expressway corridor** connecting Loop 375, US 54, and Interstate 10. **The site is also near Meta's 1.2M SF Data Center Campus as well as El Paso's Campo Del Sol Residential Community.**

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PROPERTY FEATURES

PROPERTY DESCRIPTION

Building Size: 52,000 SF

Land Size: 4.44 AC

Location: Northeast Corporate Center, North of Loop 375 near Spur 320

Zoning: M-1

Year Built/Updated: 1997 /2018

Potential Uses: Light manufacturing, production, logistics, contact center, technology

SPECIFICATIONS:

- Concrete tilt wall construction
- Production space that includes large open areas, private offices, training spaces, conference space, break area, expanded restrooms
- 2 x 4 suspended 10' ceiling throughout with LED lighting
- TPO Roof (Installed 2016)
- Refrigerated HVAC/Climate controlled building
- 1,200 AMP power for production/ operations with backup generator
- Wet Pipe Sprinkler System
- Attractive and well maintained exterior landscaping
- Rock wall/wrought iron fence encloses entire perimeter of property.
- ±300 parking spaces available
- Secured/ fenced in parking / paved yard area
- Occupancy: 26,000 SF immediate and 26,000 SF within (60) days

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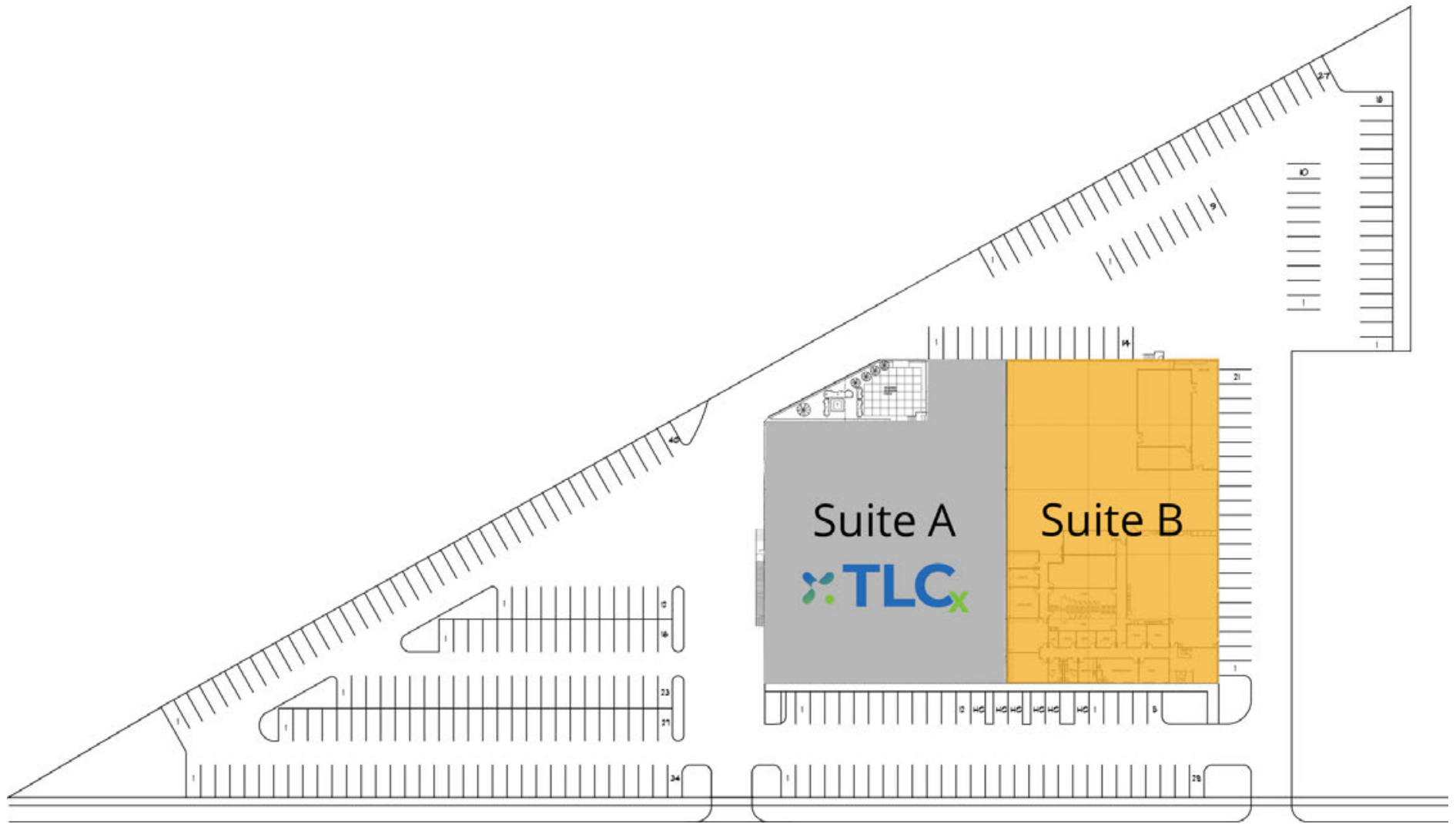
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SITE PLAN



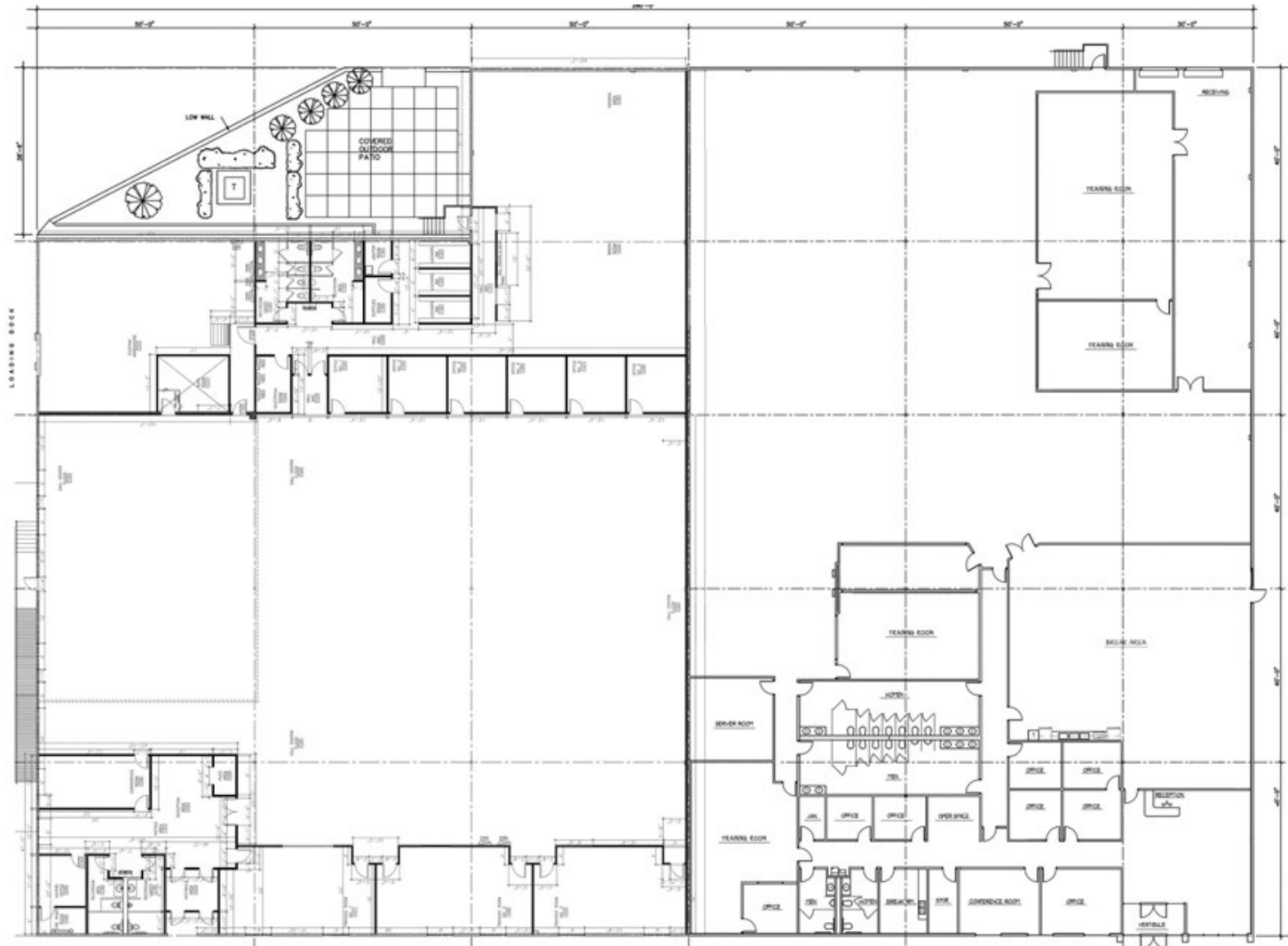
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FLOOR PLAN



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
A	TLC Associates	26,000 SF	50%	\$15.06	\$391,560
B	Vacant - Available to Occupy	26,000 SF	50%	-	-
TOTALS		52,000 SF	100%		\$391,560

Note: TLC Associates is preparing to sign a 12-month lease extension. This lease can be terminated by owner with 60-day notice.



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EXTERIOR PHOTOS

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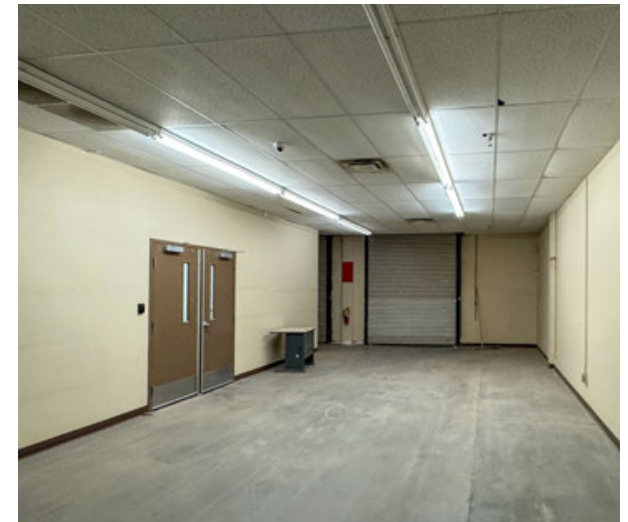
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INTERIOR PHOTOS



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FLEXIBLE OPERATIONAL USE

OFFICE / OPERATIONAL FACILITY

The existing improvements support office-intensive and workforce-heavy occupancies seeking immediate operational functionality within a secured industrial setting.

Current buildout includes:

- -Large open work areas
- -Private offices
- -Conference rooms
- -Training rooms
- -HVAC throughout
- -Break areas and support spaces
- Extensive parking capacity

The layout is well-suited for:

- -Customer support operations
- -Administrative headquarters
- -Technical support operations
- -Workforce training environments
- -Back-office operations
- -Government or institutional users
- -Healthcare administration users
- -Office-intensive operational occupancies
-

The combination of parking capacity, secured site access, scalable floorplates, and regional transportation connectivity creates operational flexibility for users requiring substantial employee infrastructure within a controlled environment.

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FLEXIBLE OPERATIONAL USE

CLIMATE-CONTROLLED INDUSTRIAL/ REPOSITIONING OPPORTUNITY

The property also supports industrial and operational users seeking a climate-controlled facility with long-term adaptability.

Industrial features include:

- Concrete tilt-up construction
- Three dock-high doors
- M-1 zoning
- Secured paved site
- Approx. 1,200 AMP power service w/ backup generator infrastructure
- Wet-pipe sprinkler system
- LED lighting

Existing improvements may remain in place for operational support functions or be selectively reduced over time to support a more traditional warehouse or manufacturing configuration.

The site configuration, transportation access, and building infrastructure support a range of operational uses including:

- Light manufacturing
- Assembly operations
- Climate-controlled storage
- Distribution support
- Technical production
- Equipment servicing
- Operational headquarters
- Hybrid office/industrial users

The property's proximity to the developing Texas Spur 320 / Borderland Expressway corridor further supports regional accessibility for industrial and operational users requiring connectivity throughout the El Paso market.

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SURROUNDING AREA

FRONTAGES CONNECTING RAILROAD DR TO DYER ST ALREADY CONSTRUCTED

SPUR 320

FUTURE BORDERLAND EXPRESSWAY

Meta

54

CAMPO SOL

BORDERLAND EXPRESSWAY

UNDER DEVELOPMENT

SITE

U.S. ARMY FORT BLISS

Aurora Technologies, Inc.

GREEN BAY PACKAGING

±1.2 miles ±2 mins

Lineage

GOODLIFE

DANA

DEPLOYED RESOURCES

Borderland Expressway Under Development

Recommended Preferred Alignment Conceptualized

U.S. ARMY FORT BLISS

EP TX WATER RUNOFF COLLECTION / PONDING AREA

Borderland Expressway

The currently in development Borderland Expressway Project would complete a circumferential route around El Paso suitable for truck and other through traffic, utilizing in part existing transportation facilities in New Mexico (NM 404 and NM 213) and Texas (Loop 375)

CONCEPTUAL RENDERING OF FUTURE BORDERLAND EXPRESSWAY

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

Total Population	4,887	58,936	99,946
Average Age	35	36	37
Average Age (Male)	33	35	35
Average Age (Female)	36	38	38

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	1,663	20,958	35,804
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$62,622	\$72,406	\$71,264
Average House Value	\$144,611	\$164,915	\$184,747

2020 American Community Survey (ACS)

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