



FOR SALE

6750 N. DESERT BOULEVARD

El Paso, Texas



Manufacturing/Warehouse/Distribution

- Prime Manufacturing and Warehouse Facility
- El Paso is a focal point of the North American Borderplex.
- El Paso, TX is the fourth largest manufacturing hub on the continent. It is also one of the safest cities in the country.
- El Paso's Foreign Trade Zone #151 and #68 are the country's lowest-cost and second highest volume general purpose FTZ.
- Flexible building design
- Centrally located near I-10 and Loop 375
- Five major international crossings:
 - ±14 miles Santa Teresa Port of Entry
 - ±15 miles Paso del Norte Bridge (Santa Fe Bridge) Port of Entry
 - ±14 miles Stanton Street Bridge Port of Entry
 - ±16.4 miles Bridge of the Americas Port of Entry
 - ±28 miles Ysleta Bridge (Zaragoza Bridge) Port of Entry

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Property Highlights

Land size:	33.44 acres
Total square feet:	438,838 SF expansion to 588,838 SF
Office:	25,296 SF (2 story); 9,025 SF (cafeteria)
Ceiling height:	23' - 25'
Column Spacing:	40' x 50'; building depth 350' or 370'
Dock doors:	26 dock doors with levelers, 45 dock positions, 3 grade level semi truck loading, secured truck court.
Lighting:	T-8 fixtures throughout warehouse
Electrical service:	11.125 KVA
Parking:	792 striped vehicle spaces with expansion 103+ trailer staging spots
Price:	Call for sales and lease quotes



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Photos



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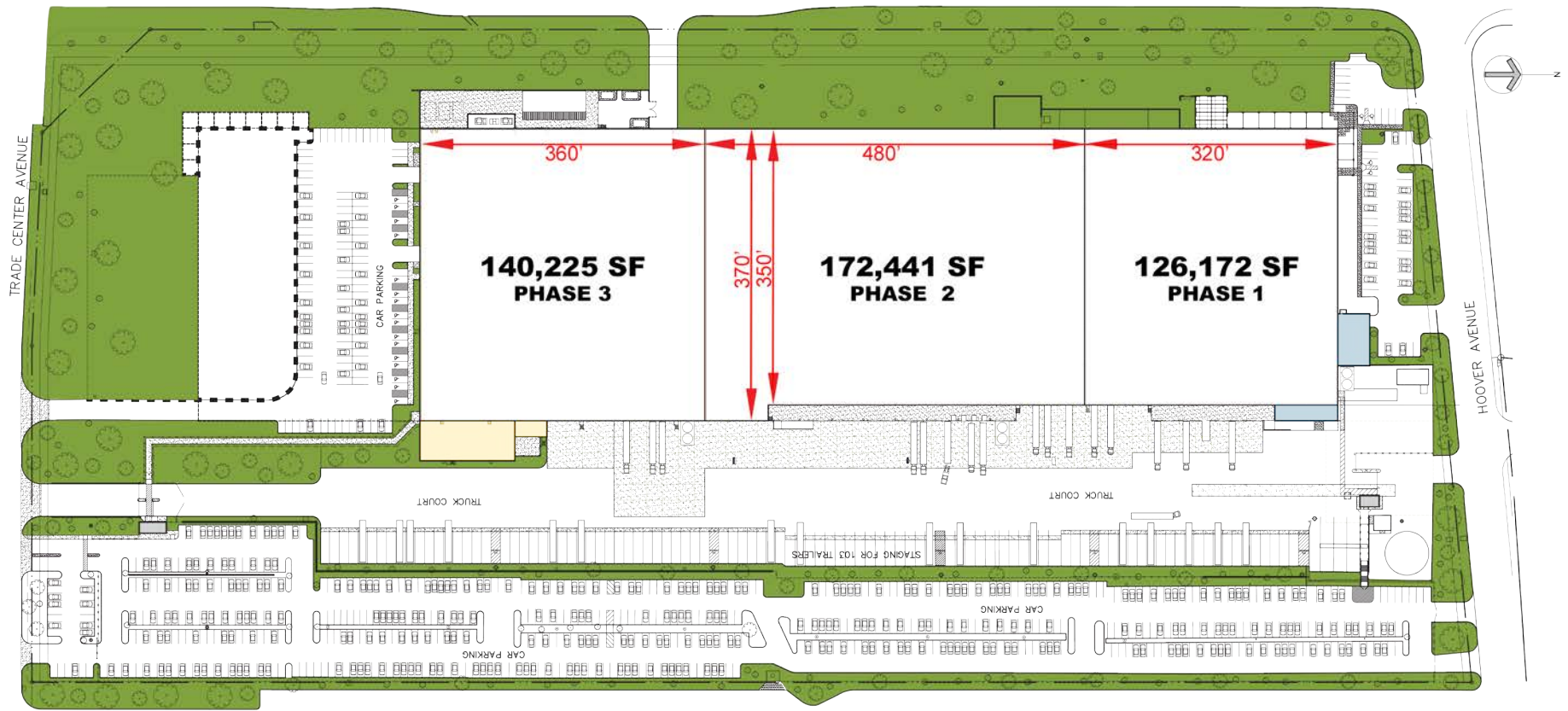


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Site Plan

INTERSTATE 10



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Hackman
Capital
Partners

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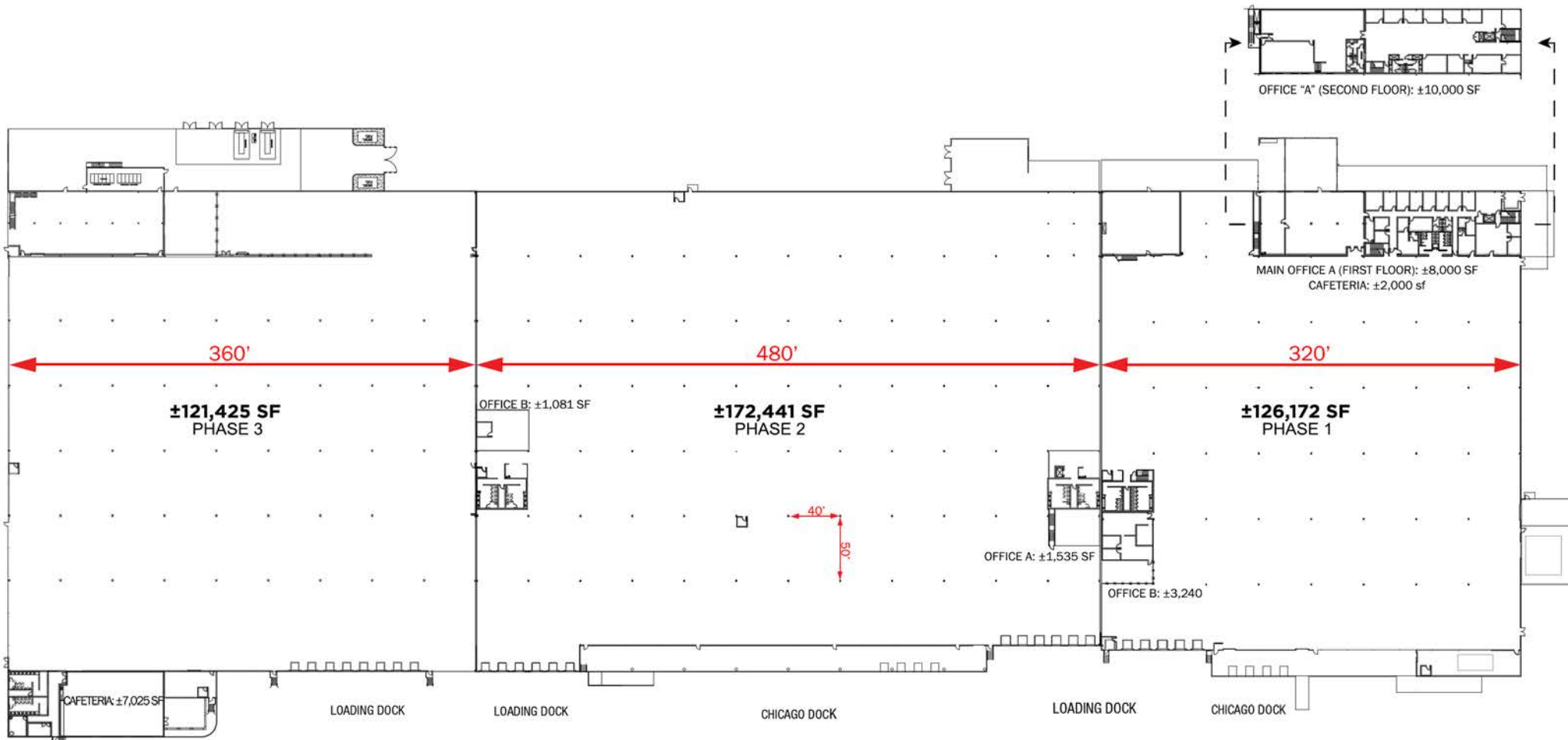


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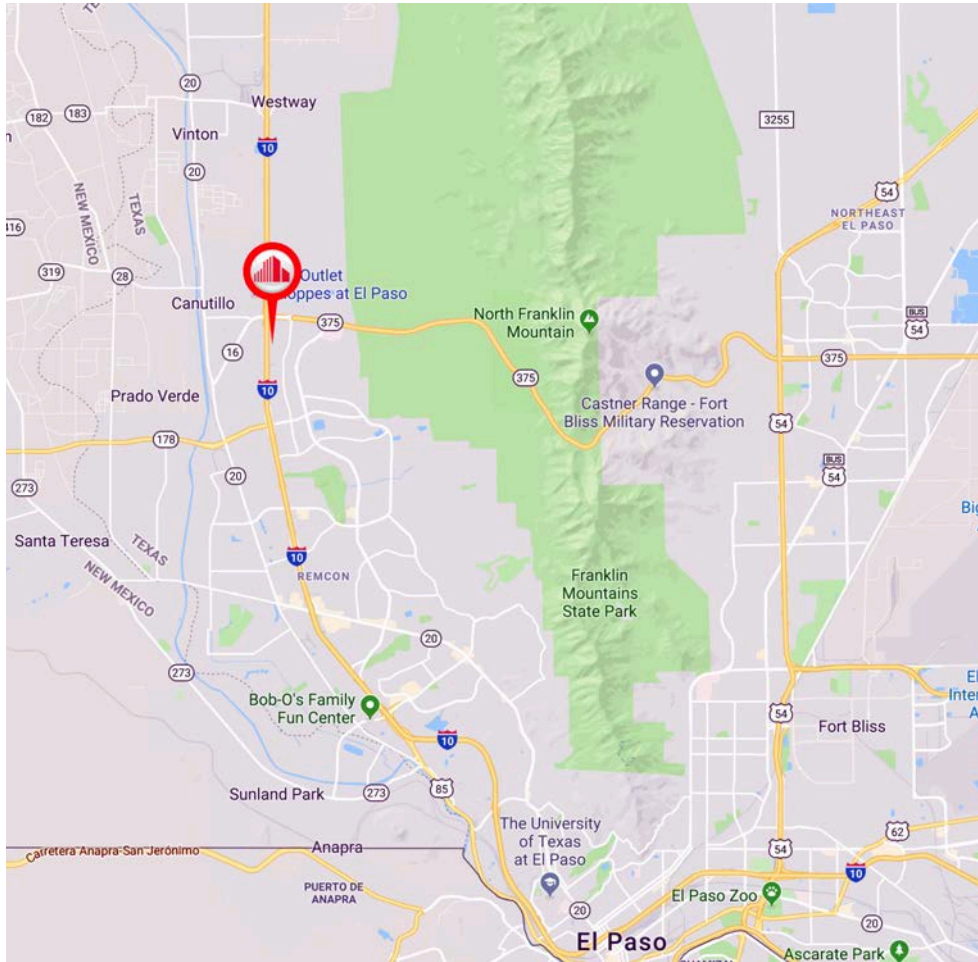
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MAP



AERIAL

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