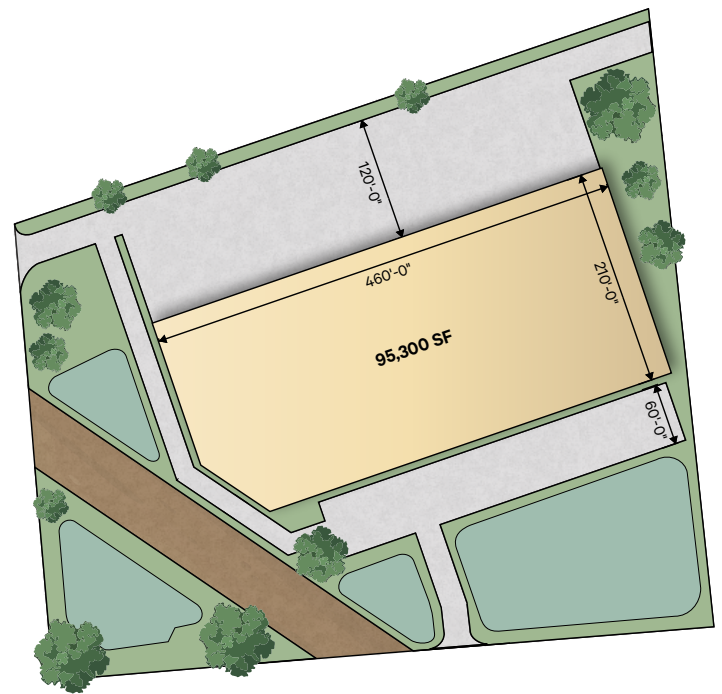
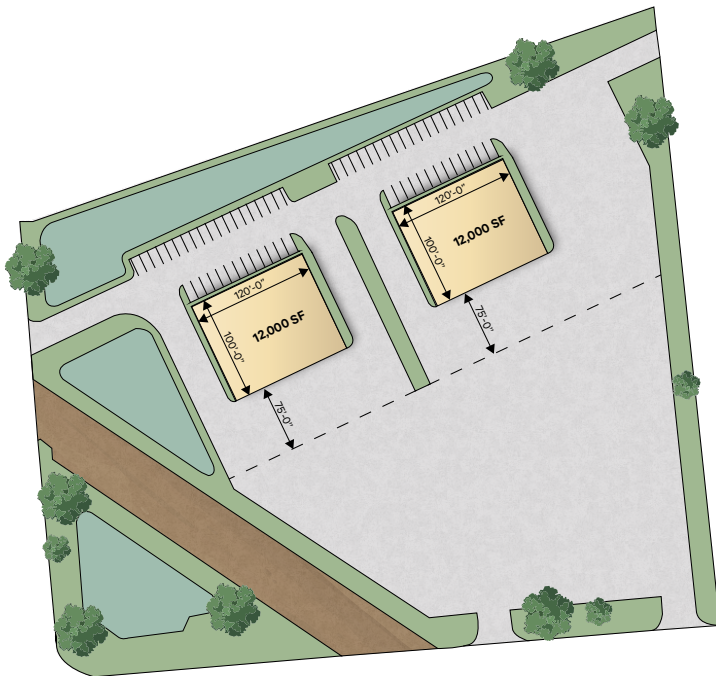


Socorro Logistics Center (IOS)/Flex Industrial

Build-to-Suit/Planned Development

12,000 SF up to 93,000 SF situated on 6.52 acres

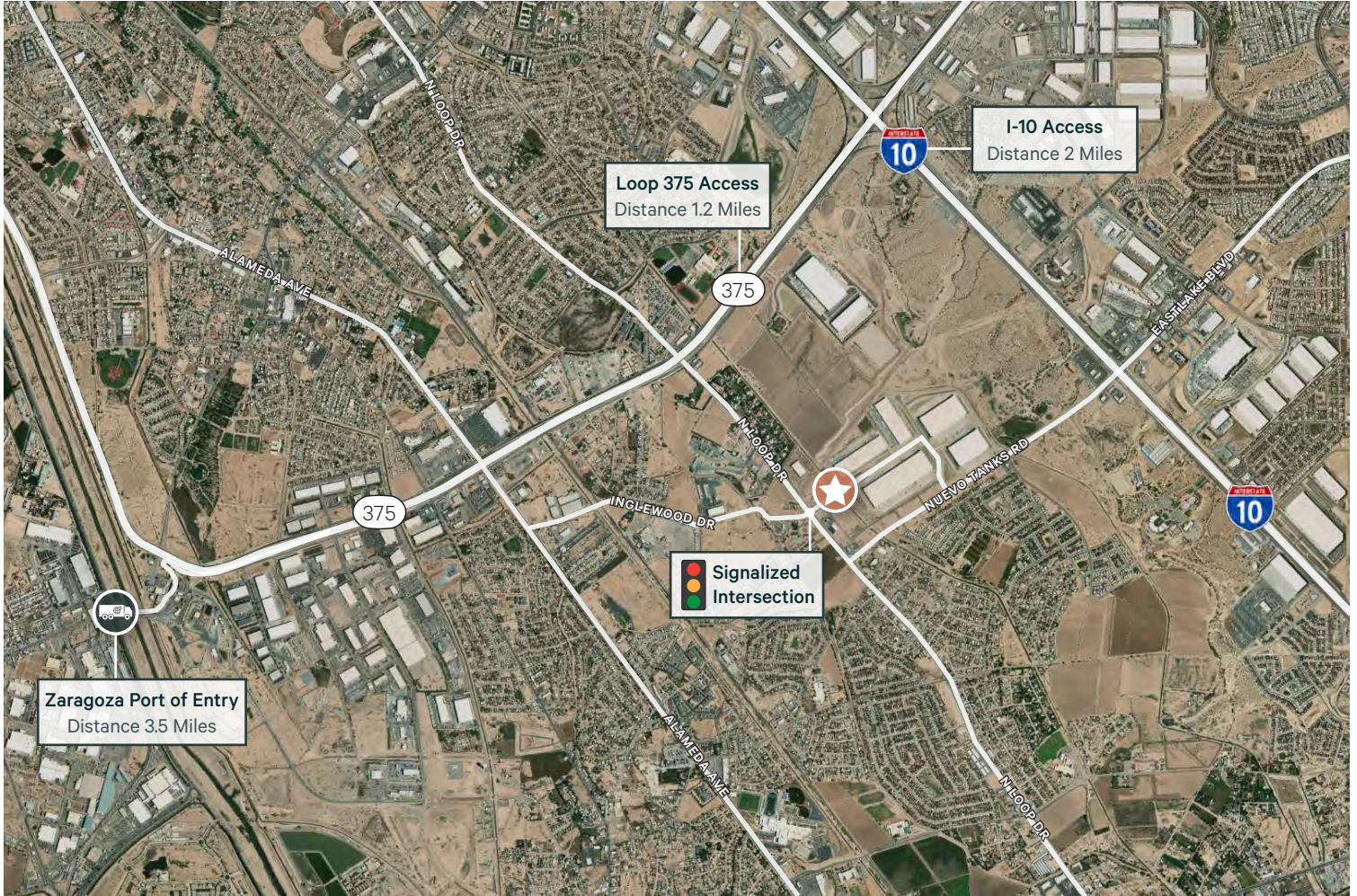
North Loop & Inglewood
El Paso, Texas 79927
www.cbre.com/el Paso



Industrial / Flex Building with Yard Space in Core East El Paso Submarket

Unique opportunity for specialized industrial or commercial building strategically located on N. Loop and Nuevo Hueco Tanks Rd. This site is one block from I-10 and Loop 375. Development can accommodate flexible building sizes with significant outdoor storage potential and unparalleled access to transportation networks in a growing population center. The project is in the Socorro Logistics Center, which is the premier destination for industrial tenants in El Paso.

Socorro Logistics Center (IOS)/Flex Industrial



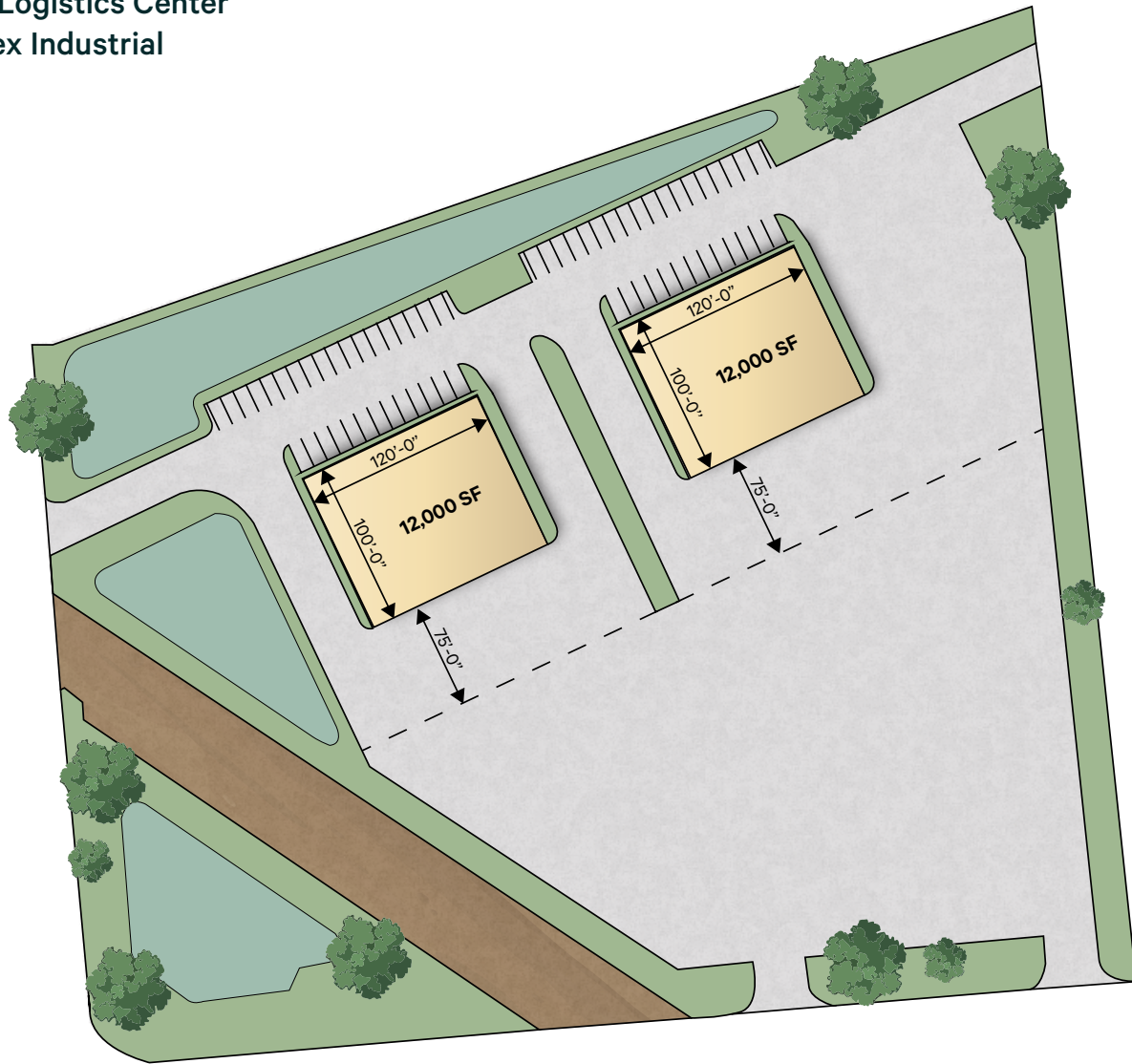
Strategic Location & Unmatched Access

This development capitalizes on El Paso's critical role as a logistics and distribution hub. The Socorro Logistics Center is renowned for its direct access to major transportation arteries and its proximity to international trade gateways:

- + **North Loop Drive Advantage:** Enjoy excellent visibility and easy access from North Loop Drive, a key corridor connecting to major interstate highways.
- + **Proximity to I-10 & Loop 375:** Seamless connections to Interstate 10, providing east-west access across the U.S., and Loop 375 (Joe Battle Blvd), enhancing regional distribution capabilities.
- + **Border Accessibility:** Benefit from rapid access to El Paso's busy international ports of entry, facilitating efficient cross-border trade and integrated supply chain operations with Mexico.
- + **Heart of Population Growth:** Located directly amidst El Paso's significant population expansion, this site offers unparalleled access to a growing workforce and expanding customer base, ensuring sustained talent availability and market reach for your operations.



Socorro Logistics Center (IOS)/Flex Industrial



Flexible Buildings for Diverse Business Needs

The project is in the final planning stages with flexibility and efficiency in mind, catering to a wide array of industrial and commercial requirements:

- + **Optimal Size Range:** Can build one or two buildings ranging from 12,000 to up 93,000 SF. Opportunity to choose the perfect footprint to accommodate your operations, from wholesale operations to outside storage or truck maintenance and maneuvering.
- + **ICMUD Zoning:** Specialized zoning classification designed to seamlessly blend industrial, commercial, and institutional uses into a unified development plan.
- + **Modern Design & Features:** Each building will incorporate contemporary design elements, ample clear heights, multiple dock-high and grade-level doors, and sufficient power to support various industrial applications.
- + **Customizable Build-Outs:** The flexible shell designs allow for tenant-specific office configurations and specialized fit-outs, ensuring the space perfectly matches your operational workflow.

Expansive 6.52-Acre Site with Outdoor Storage Potential

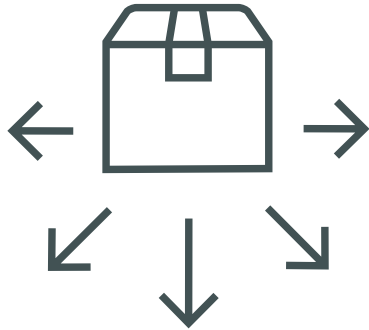
The 6.52-acre site provides significant advantages beyond the building footprints:

- + **Ample Yard Space:** The large parcel offers substantial outdoor storage capacity, ideal for fleet parking, equipment staging, raw material storage, or container laydown, addressing a critical need for many industrial users.
- + **Maneuverability:** Designed with truck and trailer access in mind, the site ensures efficient ingress, egress, and turning radius for large vehicles, minimizing logistical bottlenecks.
- + **Future Expansion Potential:** The overall site plan allows for potential future expansion or multi-phase development, providing scalability for growing businesses.

Ideal for a Growing Economy

This development is perfectly positioned to serve businesses in sectors such as:

- + Manufacturing & Assembly
- + Distribution & Logistics
- + E-commerce Fulfillment
- + Third-Party Logistics (3PL)
- + Construction Services & Supply
- + Wholesale Trade



Contact Us

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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.



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.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
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