

For Sale



OFFICE WAREHOUSE

2235 WYOMING AVE
EL PASO, TEXAS 79903

Contact Us

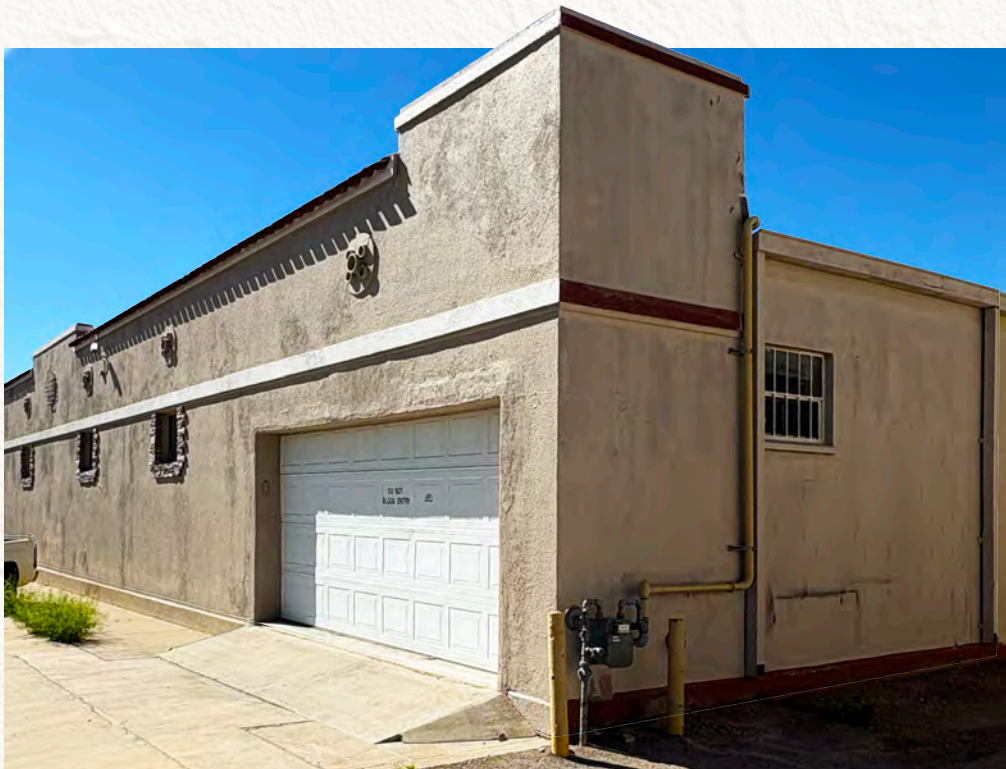
Tina Wolfe
First Vice President
T: +1 915 313 8826
C: +1 915 471 2547
tina.wolfe@cbre.com

Jonathan Plundo
Debt & Structured Finance
T: +1 915 313 8803
C: +1 915 345 5574
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. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. 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 marks 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.

www.cbre.com/el Paso



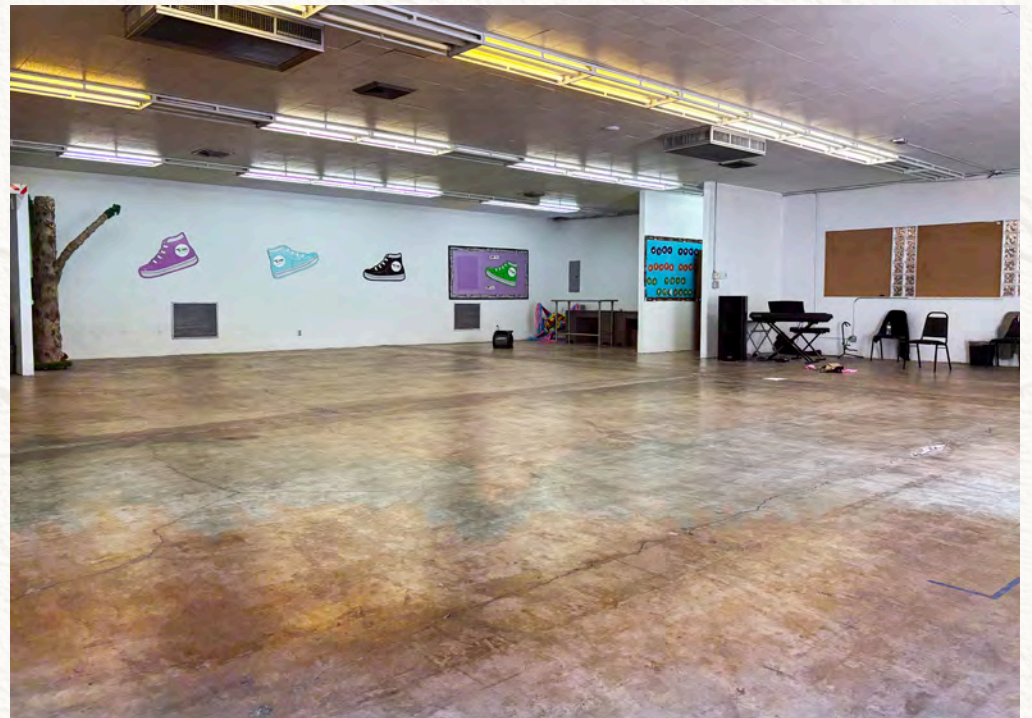
2235 Wyoming Ave Property Overview

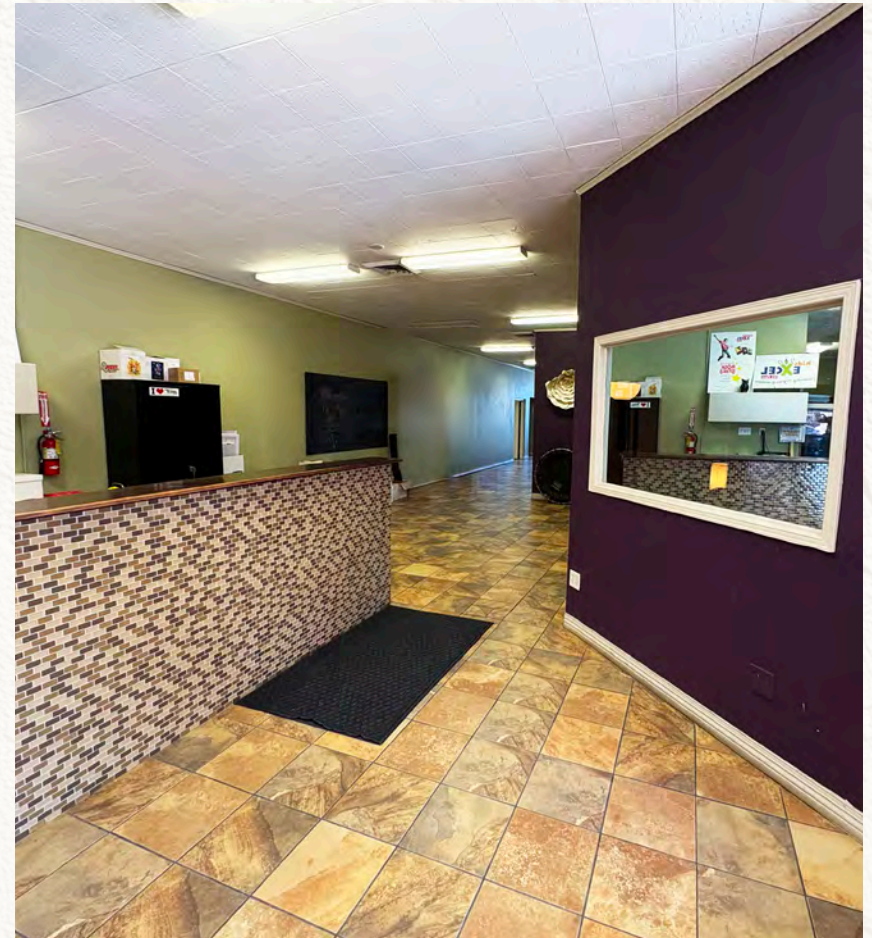
Excellent office/warehouse opportunity in the Five Points West area. This single-story building boasts a versatile layout with both office and warehouse space, updated features, and ADA compliance. Benefit from exceptional accessibility with convenient connections to I-10, I-54, Loop 375, Downtown, and the Bridge of the Americas. This location provides a prime advantage for businesses looking to thrive in a growing area.

- + 15,070 sf of total space
- + 9,572 Sq. Ft of warehouse/storage space
 - Garage door access to warehouse
- + 5,497 Sq. Ft. of office/common space
 - Remodeled restrooms (3)
 - Reception Area
 - Kitchen/Breakroom
 - Conference Room
- + Central Heating and Cooling
- + Plentiful window lighting
- + Cameras and alarm system
- + Private parking lot and street side parking
- + Plentiful window lighting
- + Front facade remodel
- + Electrical in place for signage

— Maximize Your Operational Efficiency

2235 Wyoming Ave offers 9,572 square feet of versatile warehouse and storage space. Featuring convenient drive-in access via two overhead dock doors, this space is ideal for a variety of industrial and distribution needs.





— Versatility and Functionality

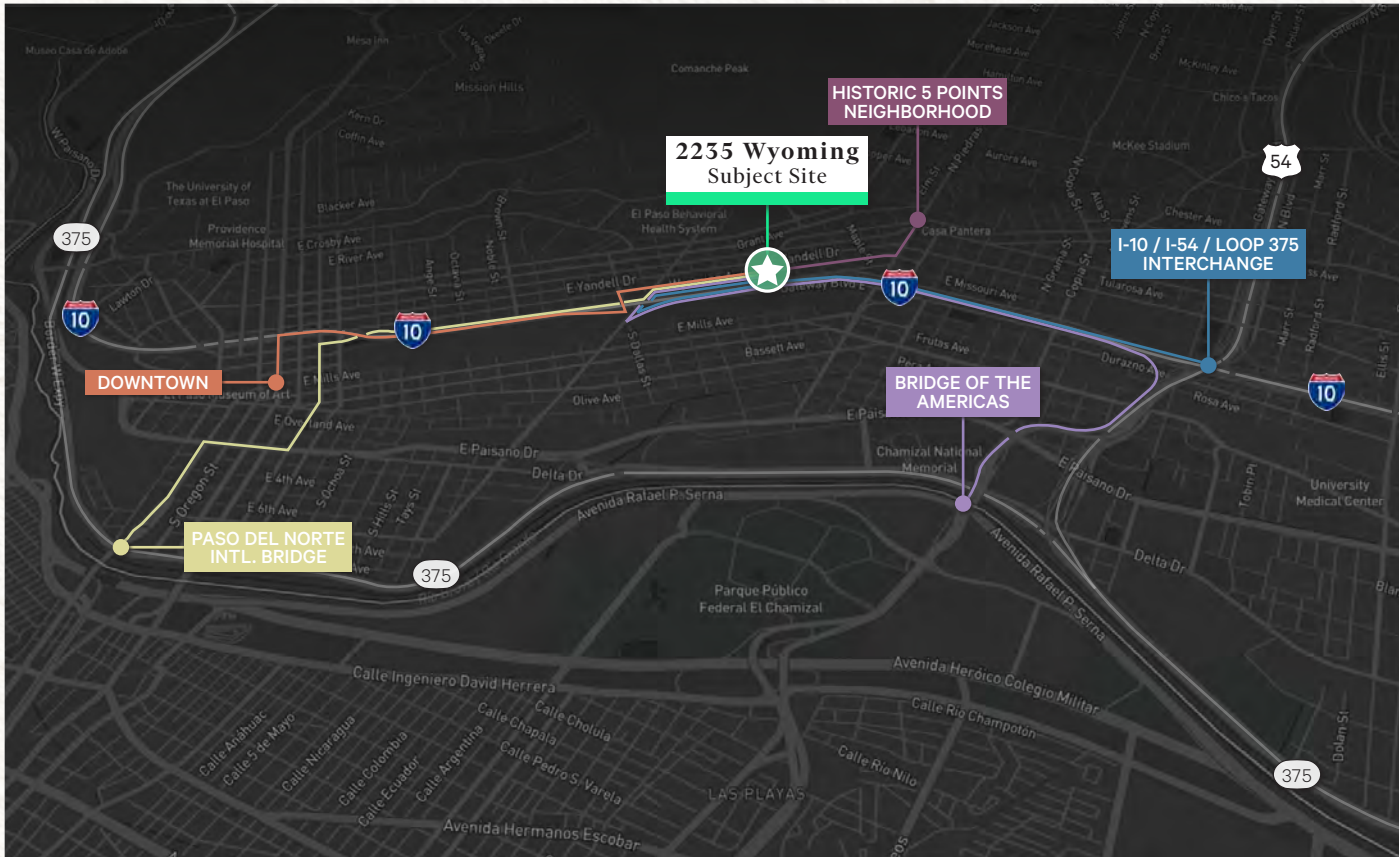
This Flex Industrial building features 5,497 square feet of office space, including reception, conference rooms, and versatile common areas designed to meet diverse business needs. Remodeled bathrooms and a mix of private and co-working office options further enhance its appeal and adaptability.



— 15,070 Sq. Ft. Floor Plan



Centralized Connectivity | Near Immediate I-10 Access



- **0.7 Miles**
to the Historic 5 Points Neighborhood
- **1.8 Miles**
to the I-10 / I-54 / Loop375 Interchange
- **2 Miles**
to Downtown El Paso, Texas
- **2.1 Miles**
to the Bridge of the Americas
- **2.8 Miles**
to the Paso Del Norte Bridge

Area Demographics (2025)	1 Mile	3 Miles	5 Miles
Businesses	1,411	4,896	7,471
Employees	14,630	57,749	92,967
Employed Civilian Pop. 16+	94.7%	93.7%	93.8%
Avg. Household Size	2.41	2.29	2.31
Avg. Household Income	\$51,952	\$56,908	\$61,308
Population	13,706	81,089	134,794

15,070 Sq Ft - for Sale

OFFICE WAREHOUSE

2235 WYOMING AVE
EL PASO, TEXAS 79903



