

125 Graphite Dr
El Paso, TX 79932



Office/Warehouse

For
Lease



For More
Information



Sergio Tinajero
Keller Williams Commercial
915.422.2242 M
Stinajero@KWcommercial.com
www.KWcommercial.com

Property Description:

Great location with easy access. Just a few blocks from Interstate-10 and Redd Rd. Spaces as little as 1,500 Sq. Ft. This property offers you the convenience of front and rear roll-up doors for the warehouse plus a 12 x 12 office space with 1 ADA approved bathroom.

Flexible lease terms.



2009 2013 2014 2015 2016 2017

POWER BROKER AWARD

125 Graphite Dr
El Paso, TX 79932



Office/Warehouse



PROPERTY INFORMATION:

PROPERTY ADDRESS: 125 GRAPHITE DR
EL PASO, TX 79932

Legal Description: 1 TOWN & COUNTRY VILLAGE 5 (EXC WLY PTS) (91654.52 SQ FT)

Zoning:	C-4 SC	Land Area:	91,654 SF
Year Built	2000	Bldg Area:	32,438 SF
Tax Year 2016:	\$18,558	Lease Type:	GROSS

The information herein contained sometimes will include potential and projected income and expenses data that are used only to give an idea of the potential of the property and it is provided solely to assist you in evaluating the above mentioned described. Although there is no reason to doubt the accuracy of this information, no representation or warranty either expressed or implied, is made as to the accuracy, completeness, or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

125 Graphite Dr
El Paso, TX 79932



Office/Warehouse



AVAILABLE SPACES

SPACE	SF	LEASE RATE	LEASE TYPE
A	2,400 SF	\$10.00 P/SF/Y	Gross
C	1,500 SF	\$10.00 P/SF/Y	Gross

The information herein contained sometimes will includes potential and projected income and expenses data that are used only to give an idea of the potential of the property and it is provided solely to assist you in evaluating the above mentioned described. Although there is no reason to doubt the accuracy of this information, no representation or warranty either expressed or implied, is made as to the accuracy, completeness, or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

125 Graphite Dr
El Paso, TX 79932



Office/Warehouse



DEMOGRAPHICS REPORT:

DEMOGRAPHICS:	1-MI.	3-MI.	5-MI.
2017 Total Population:	10,974	78,483	137,041
2017 Households:	3,750	26,549	47,146
2017 Household Income: Median	\$43,521	\$57,492	\$54,548
2017 Household Income: Average	\$67,347	\$81,966	\$80,624

TRAFFIC REPORT:

STREET NAME:	AVERAGE DAILY TRAFFIC
Doniphan Dr.	17,348
Graphite Dr.	2,656

The information herein contained sometimes will includes potential and projected income and expenses data that are used only to give an idea of the potential of the property and it is provided solely to assist you in evaluating the above mentioned described. Although there is no reason to doubt the accuracy of this information, no representation or warranty either expressed or implied, is made as to the accuracy, completeness, or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

125 Graphite Dr
El Paso, TX 79932



Office/Warehouse



Property Location:

Contact Us:

Sergio Tinajero
915.422.2242 M
Stinajero@KWCommercial.com
Keller Williams
Commercial
6006 N Mesa St Ste 1100
El Paso, TX 79912



The information herein contained sometimes will include potential and projected income and expenses data that are used only to give an idea of the potential of the property and it is provided solely to assist you in evaluating the above mentioned described. Although there is no reason to doubt the accuracy of this information, no representation or warranty either expressed or implied, is made as to the accuracy, completeness, or adequacy of this information. All offerings are subject to prior sale, lease or withdrawal from the market without notice.

INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENCE 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 interest 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 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 obligation 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 SUB AGENT: 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 interest 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 payments will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purpose. 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>Keller Williams Realty</u>	<u>9001181</u>	<u>RealEstate@youroxfordgroup.com</u>	<u>915.588.0820</u>
Broker Firm Name	License No.	Email	Email
<u>Peggy Jane Oxford</u>	<u>485649</u>	<u>Peggy@youroxfordgroup.com</u>	<u>915.588.0820</u>
Designated Broker of Firm	License No.	Email	Email
<u>Sergio Tinajero</u>	<u>486273</u>	<u>Sergio@texaskw.com</u>	<u>915.422.2242</u>
Associate's Name	License No.	Email	Email



6006 N. Mesa Ste 110

El Paso, TX 79912

915.603.5293

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by Texas Real Estate Commission

Information available at www.trec.texas.gov