



FOR SALE

BUILDING SIZE
36,555.9 SF

LAND AREA
1.92 AC

ZONING
C-4

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Positioned for efficient local and regional distribution, 6000 Welch offers a versatile warehouse/flex opportunity in a highly accessible El Paso location. The property totals 36,555.9 SF ± on a 1.92-acre site and is currently separated into 18 spaces of various sizes, providing built-in flexibility for an owner-user, multi-tenant investor, or a hybrid occupancy strategy.

The site is located approximately 3/4 of a mile from Interstate 10, delivering quick connectivity across the metro and to major transportation corridors. It's also about 15 minutes from El Paso International Airport and approximately 20 minutes from the Bridge of the Americas, making it well-situated for businesses supporting logistics, light industrial operations, and cross-border commerce.

Property Highlights

- 36,555.9 SF ± warehouse/flex improvements
- 1.92 acres of land
- Configured into 18 spaces (various suite sizes)
- ~0.75 miles to I-10 for strong freeway access
- ~15 minutes to El Paso International Airport
- ~20 minutes to the Bridge of the Americas



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2024



76,102
POPULATION
3-MILE RADIUS



\$46,069
AVG HH INCOME
3-MILE RADIUS



\$31,822
MEDIAN HH INCOME
3-MILE RADIUS



TRAFFIC COUNTS
N CLARK DR: 6,823 AADT
EL PASO DR: 3,495 AADT (TDT)







