

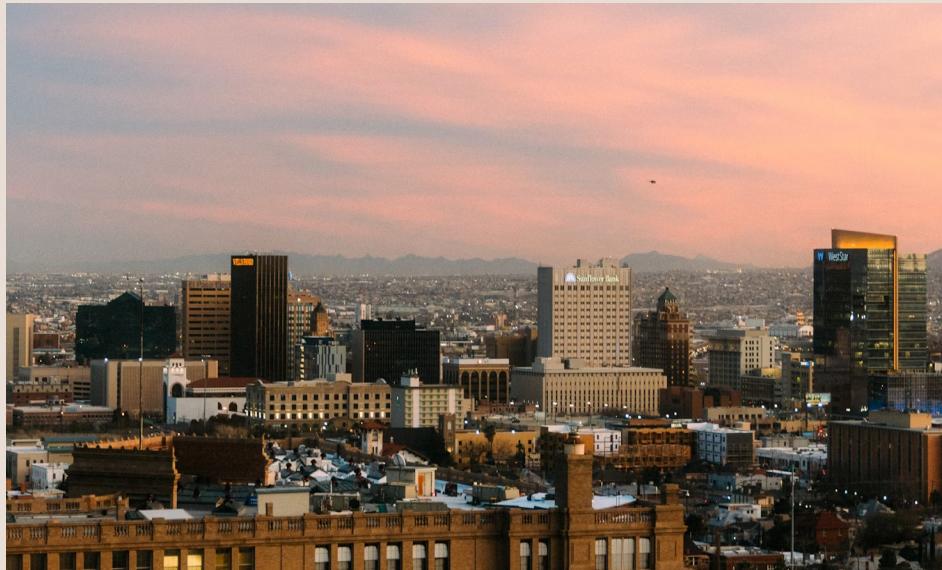
Property For Lease

4545 OSBORNE
EL PASO, TX 79922

UP TO 11,000 SF
AVAILABLE

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City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.

The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



4545 OSBORNE DR. - EL PASO, TX 79922

About This Property

Property Details

Two newly constructed warehouses and office buildings, each offering 11,000 square feet of space, are available at 4545 Osborne Drive, El Paso, TX 79922. Situated on the vibrant West Side of El Paso near the Mesa Street access ramp of the U.S. Interstate Highway, this location serves as a key landmark along a thriving commercial corridor. The property sits on a 1.35-acre lot and is zoned PI (Planned Industrial), providing flexibility for various industrial and office uses. Additionally, it can be combined with adjacent space for up to 11,000 more square feet, accommodating expanded operational needs.



Property Details

UP TO 11,000 SF AVAILABLE FOR LEASE

Building Size 11,000 SF (Each Building)

SF Available Up to 11,000 SF Available

of Stories 2

Building Class A

Type of Business Retail

Lease Rate \$12.00/SF/YR

Lease Type NNN

Zoning PI (Planned Industrial)



Site Aerial



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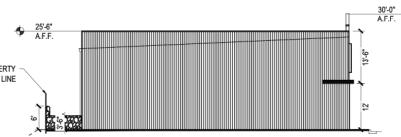
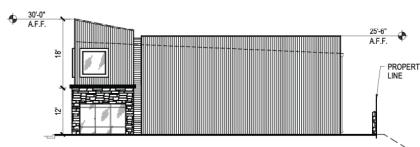
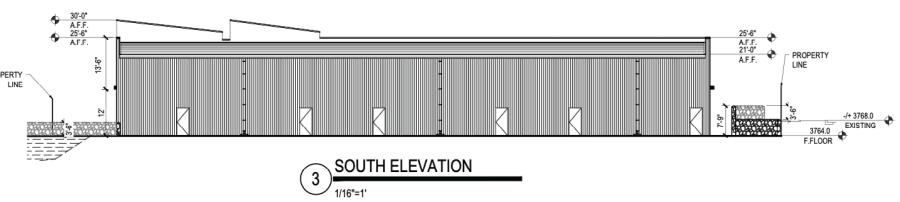
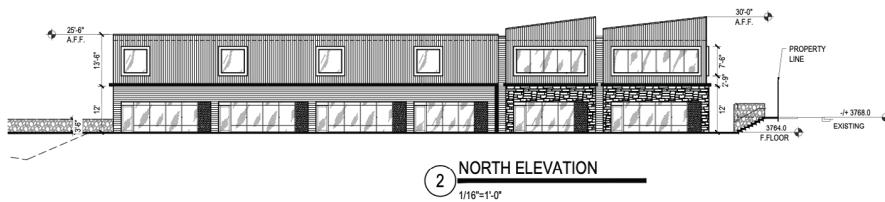
Site Aerial

WITH SURROUNDING BUSINESSES



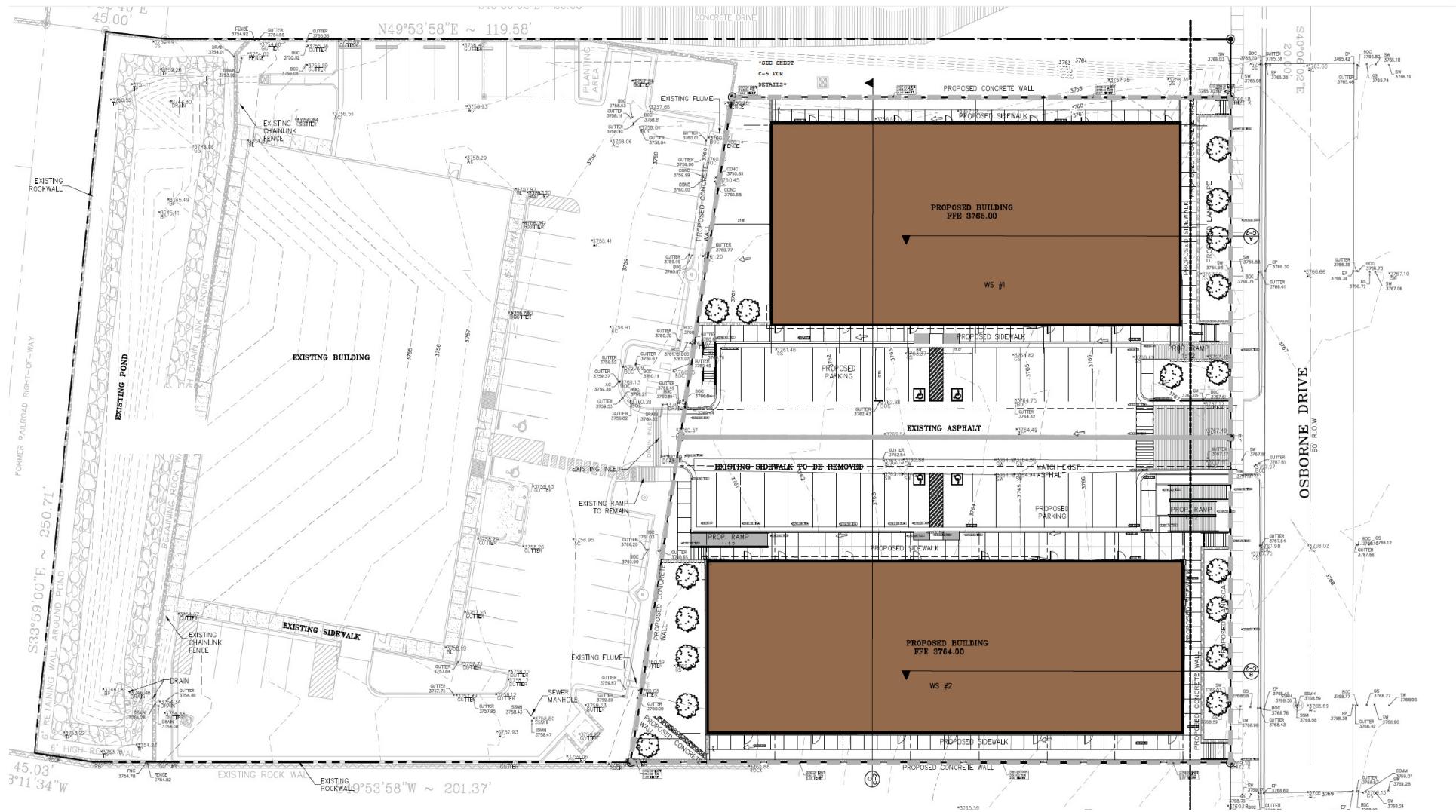


Rendering





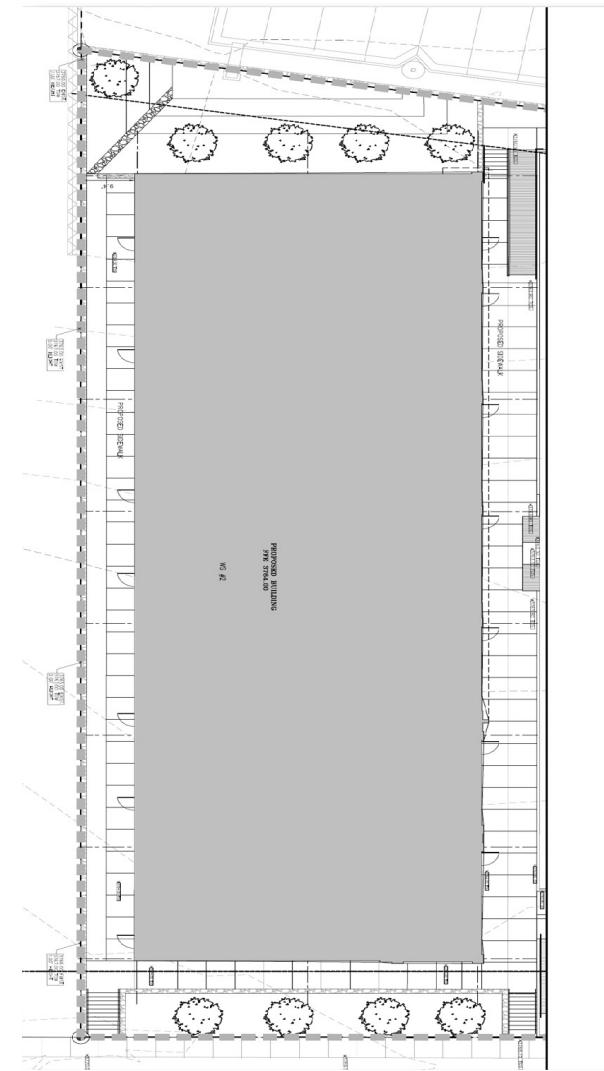
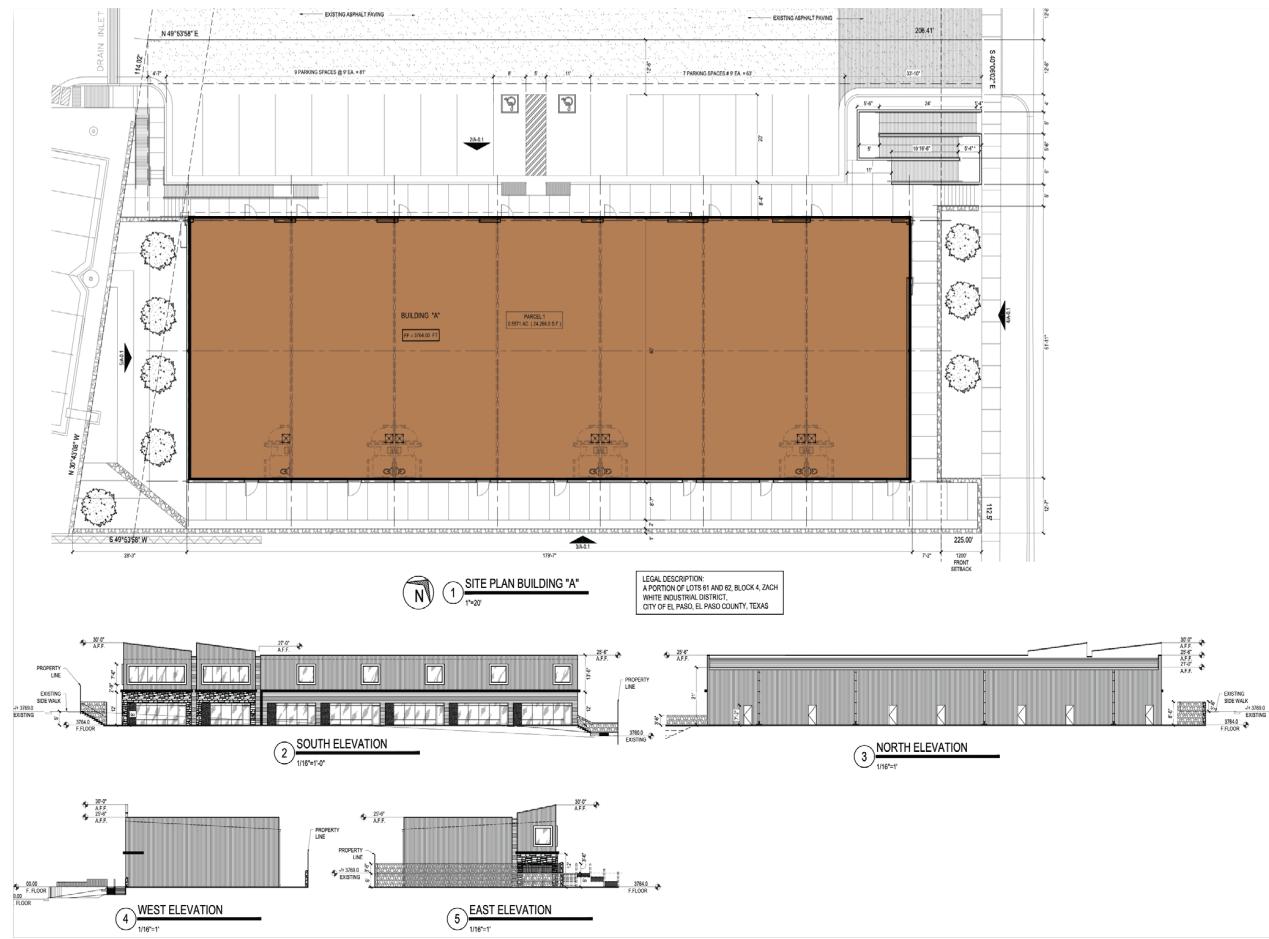
Site Plan





Site Plan

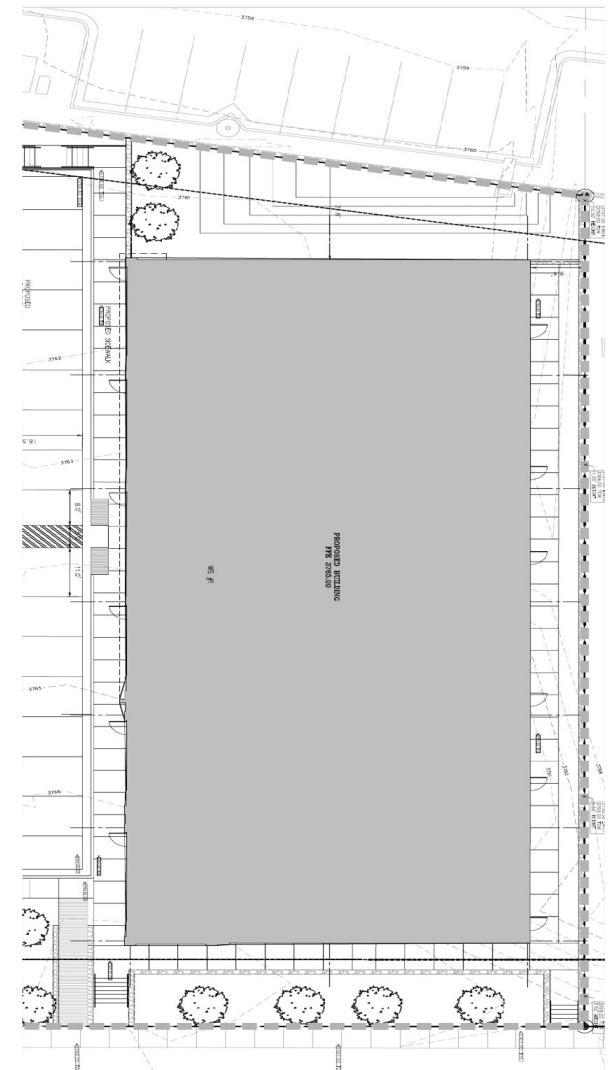
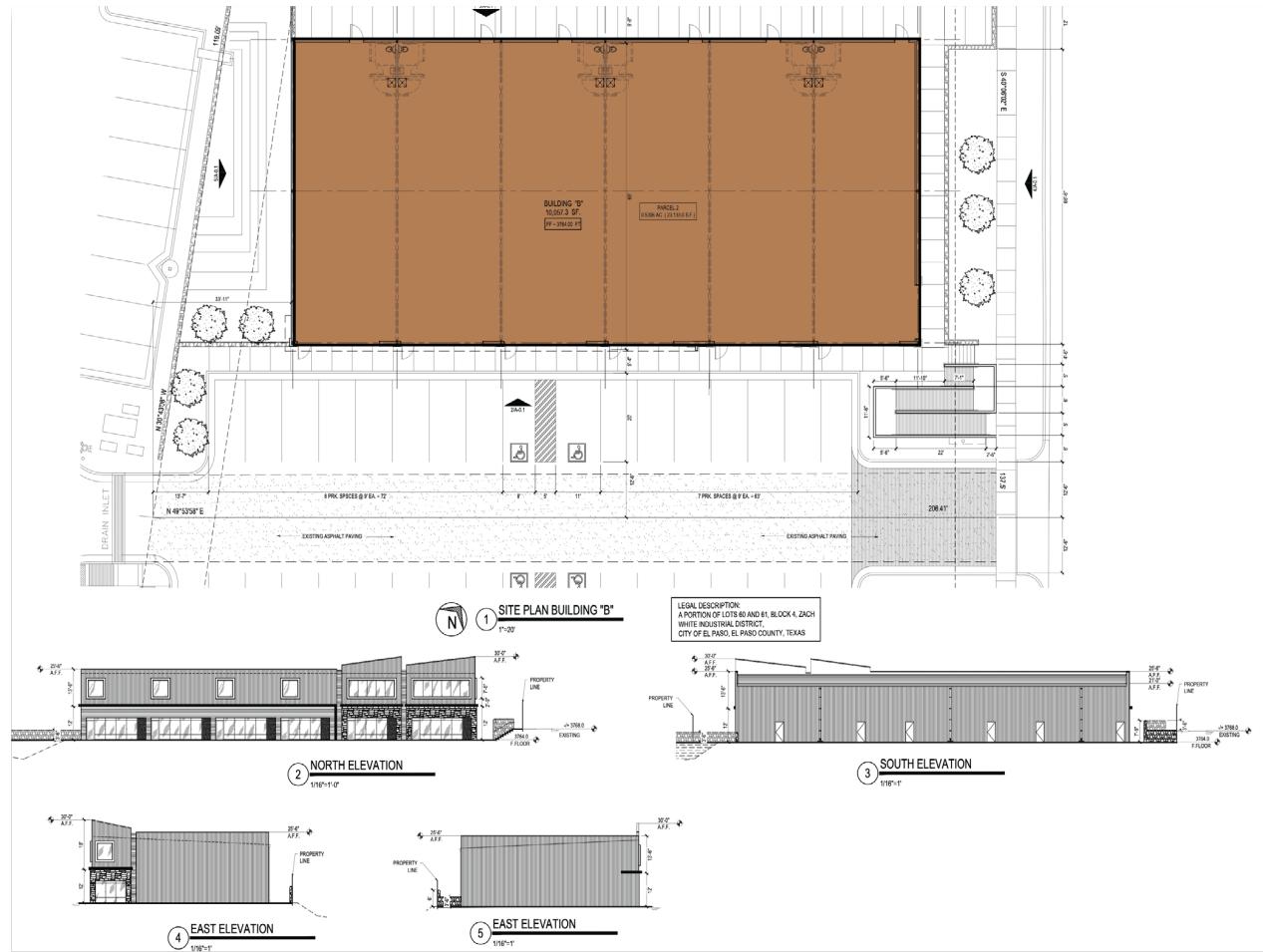
BUILDING A





Site Plan

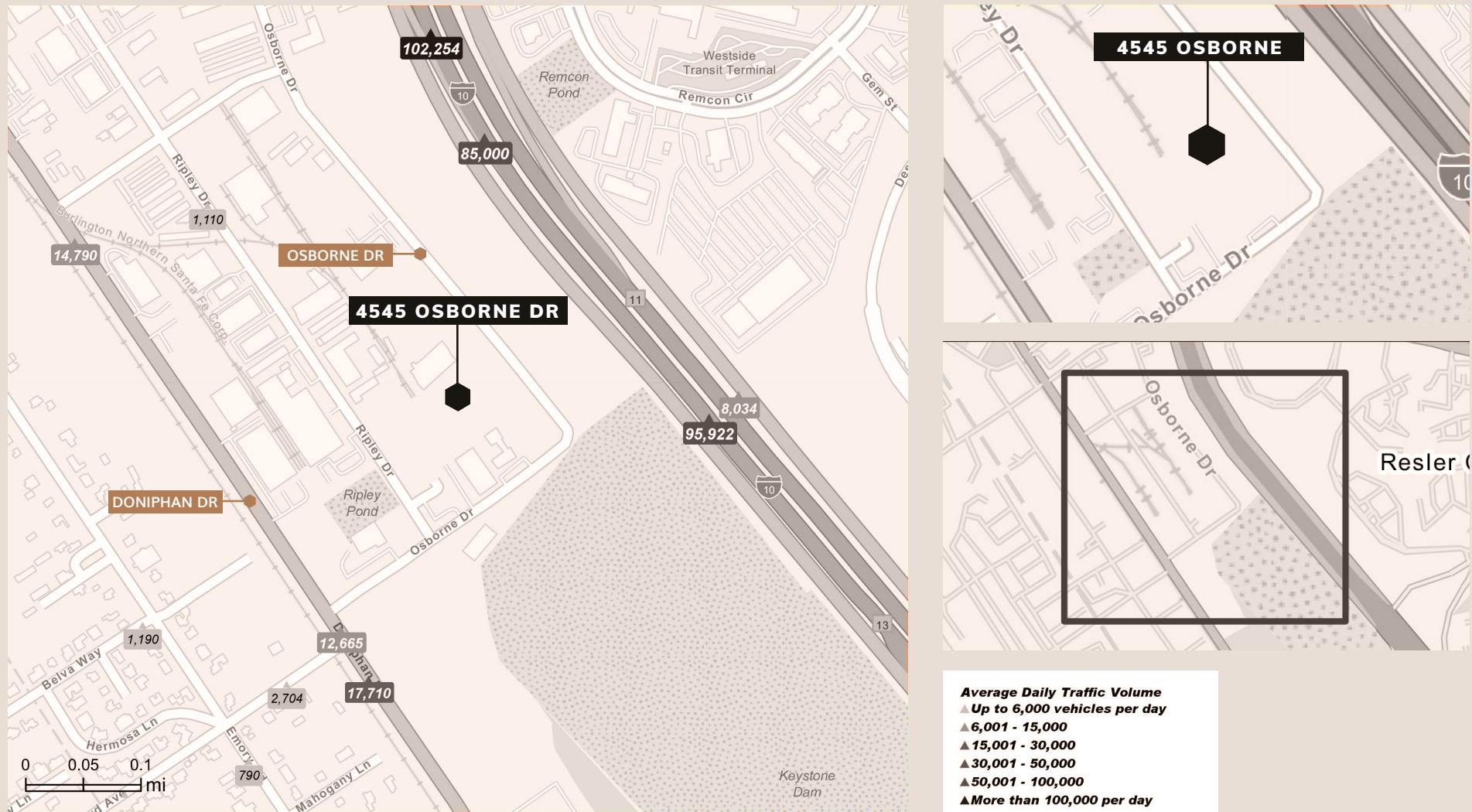
BUILDING B





Traffic Volume

IMMEDIATE AREA





Demographics

1,3,5 Mile Radius, 2025 & 2030



Population

	2025	2030
1 mile	6,701	6,636
3 miles	81,610	81,847
5 miles	141,872	143,647



Households

	2025	2030
1 mile	2,855	2,909
3 miles	32,225	33,114
5 miles	55,158	57,216



Median HH Income

	2025	2030
1 mile	\$61,338	\$67,143
3 miles	\$68,271	\$75,062
5 miles	\$76,545	\$83,363

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