



FOR LEASE - 131,488 SQ. FT. WAREHOUSE

Class A Warehouse

1435 DON HASKINS DRIVE
EL PASO, TEXAS 79936

CBRE

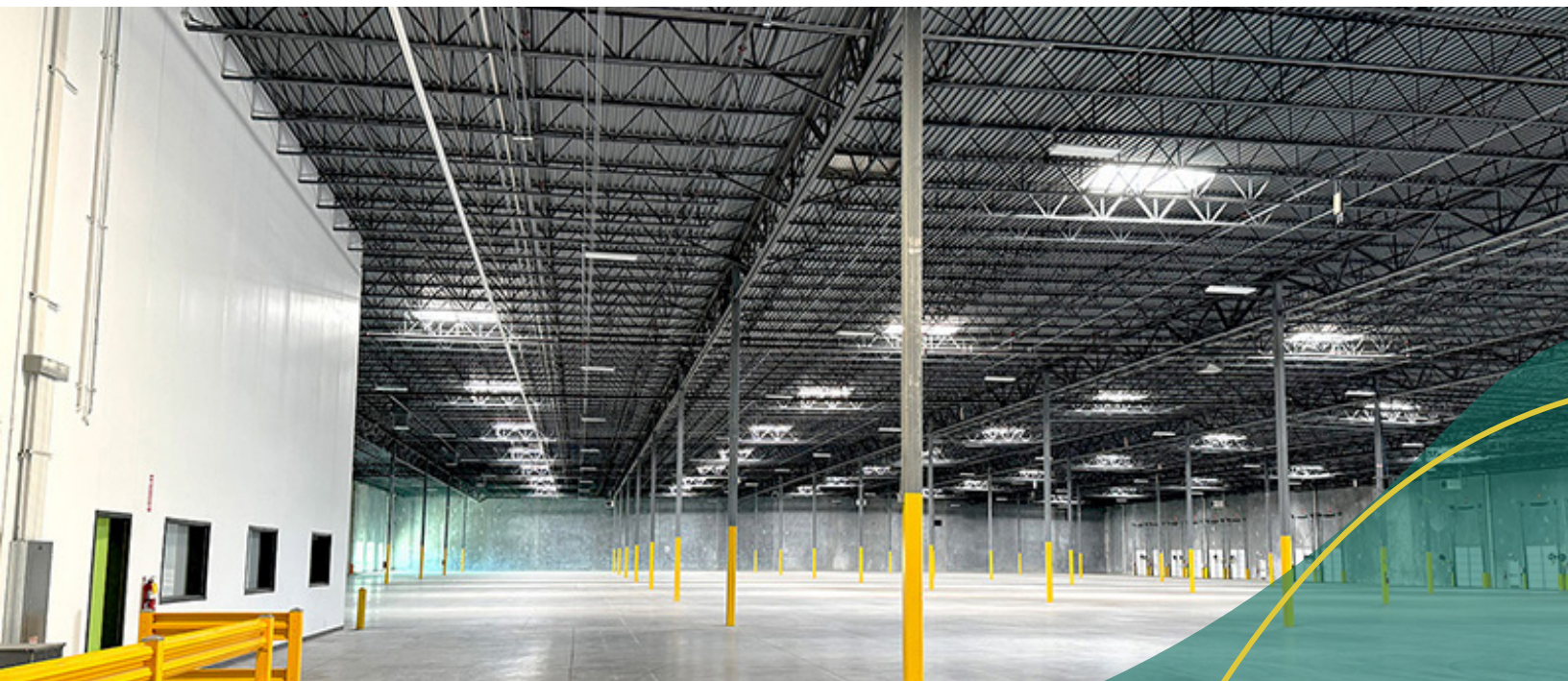
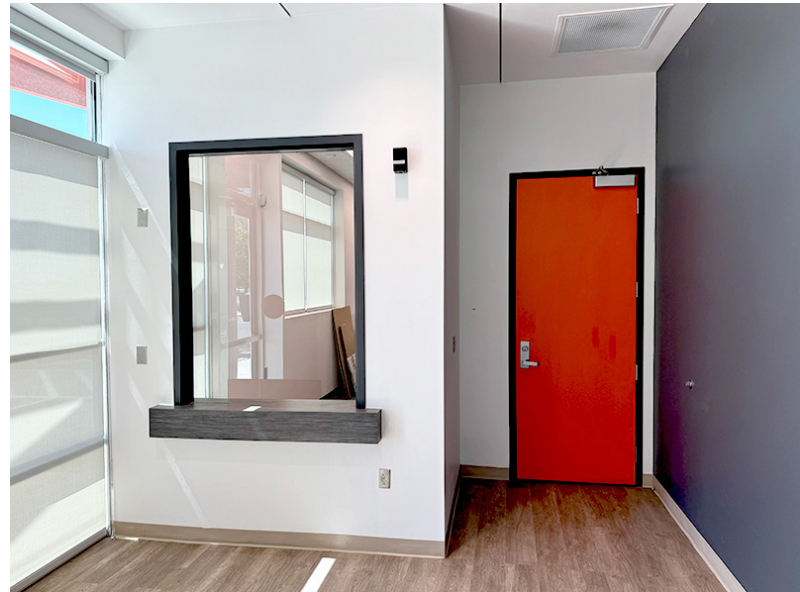


Warehouse for Lease in El Paso

1435 Don Haskins is a newly built, Class A facility for lease in El Paso. This modern industrial building is in the core East submarket. The building is in excellent condition. The warehouse is 131,488 square feet and has 5,695 square feet of office, including a separate shipping & receiving office, with a driver's lounge and restroom. The warehouse has a 26' to 29' clear height, 18 fully equipped dock doors, LED lights with motion sensors and all other features of a Class A building.

Property overview

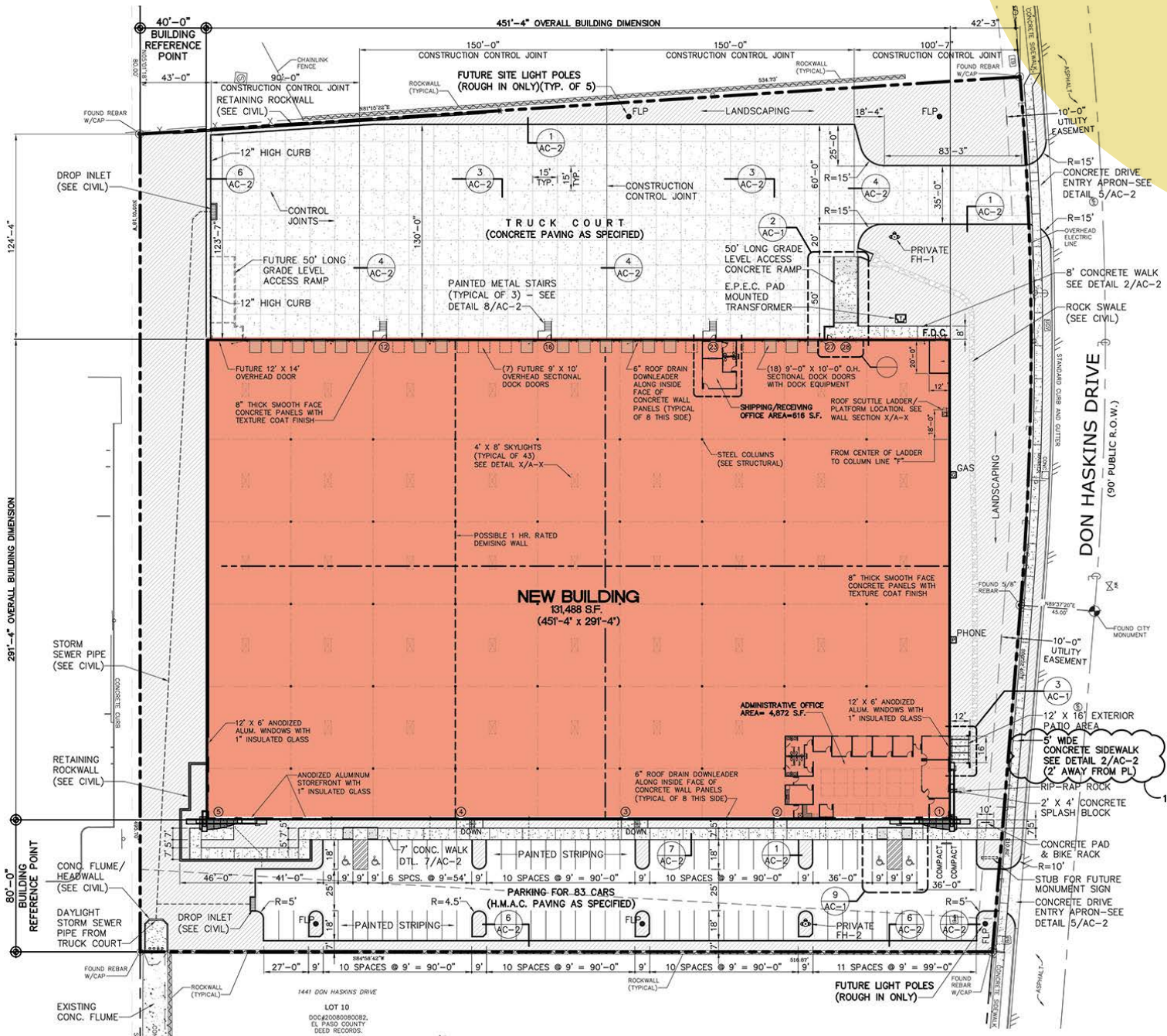
Building Size:	131,488 Sq. Ft.
Office Area:	5,066 Sq. Ft.
Shipping & Receiving Area:	629 Sq. Ft.
Land Area:	6.27 Acres
Clear Height:	26' to 29'
Column Spacing:	60' x 50'
Year Built:	2018
Building Dimensions:	451'4" x 291'4"
Flooring:	Reinforce concrete floors with 4,000 PSI
Dock Doors:	18 dock doors w/ full equipment packages 7 future knockouts
Dock Equipment:	Pit levelers with 40,000 lbs capacity Swing arm light & fans Dock seals Steel faced rubber bumpers Truck restraints & lights
Secured Truck Court:	130' depth with perimeter fence & automatic rolling gate
Skylight:	Throughout the building
Lighting:	LED lights with motion sensors
HVAC:	Evaporative coolers Heaters in warehouse
Roof:	TPO roof with R25 insulation
Fire Protection:	ESFR
Power:	1000Amps







Site plan



1 SITE/ROOF PLAN
SCALE: 1" = 40' - 0"



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