



**FOR LEASE**

**AVAILABLE SPACE**

4,682 SF

**LOT SIZE**

0.10 AC

**ZONING**

C-4

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**PROPERTY HIGHLIGHTS**

This versatile 4,682 sq ft space combines warehouse-style distribution with adjoining office areas, making it ideal for craftsmen, mechanics, or businesses with heavy inventory needs.

Key features include climate control, security cameras, ground-level drive-in access, and shared parking on a 0.11–0.12 acre lot. Conveniently located just 2 minutes from University Medical Center and other local hospitals, with Fort Bliss only 10 minutes away. Nearby attractions include Chamizal National Memorial, El Paso Zoo, Franklin Mountains State Park, and more—all within a 5-minute drive.

Perfect for small business owners seeking a functional, central, and accessible space that supports both operations and office needs.



**AREA TRAFFIC GENERATORS**



BRIDGE OF THE AMERICAS  
INTERNATIONAL BRIDGE



**DEMOGRAPHIC SNAPSHOT 2024**



**94,484**  
**POPULATION**  
3-MILE RADIUS



**\$46,649**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$30,642**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
ALAMEDA: 13,766 VPD  
S COPIA ST : 14,314 VPD  
(TDT)





