



4621 Ripley Drive
±7,369 SF

EL PASO, TX 79922

FOR MORE INFORMATION, PLEASE CONTACT



Michael McBroom, SIOR | Senior Vice President
915.584.5511 x5 Office
michael@sonnybrown.com

FLEX/INDUSTRIAL SPACE
AVAILABLE NOW

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.

**SONNY
BROWN**
CONSULTANTS IN REAL ESTATE

4621 Ripley Drive

EL PASO, TX 79922

INDUSTRIAL PROPERTY FOR LEASE:

±7,369 SF

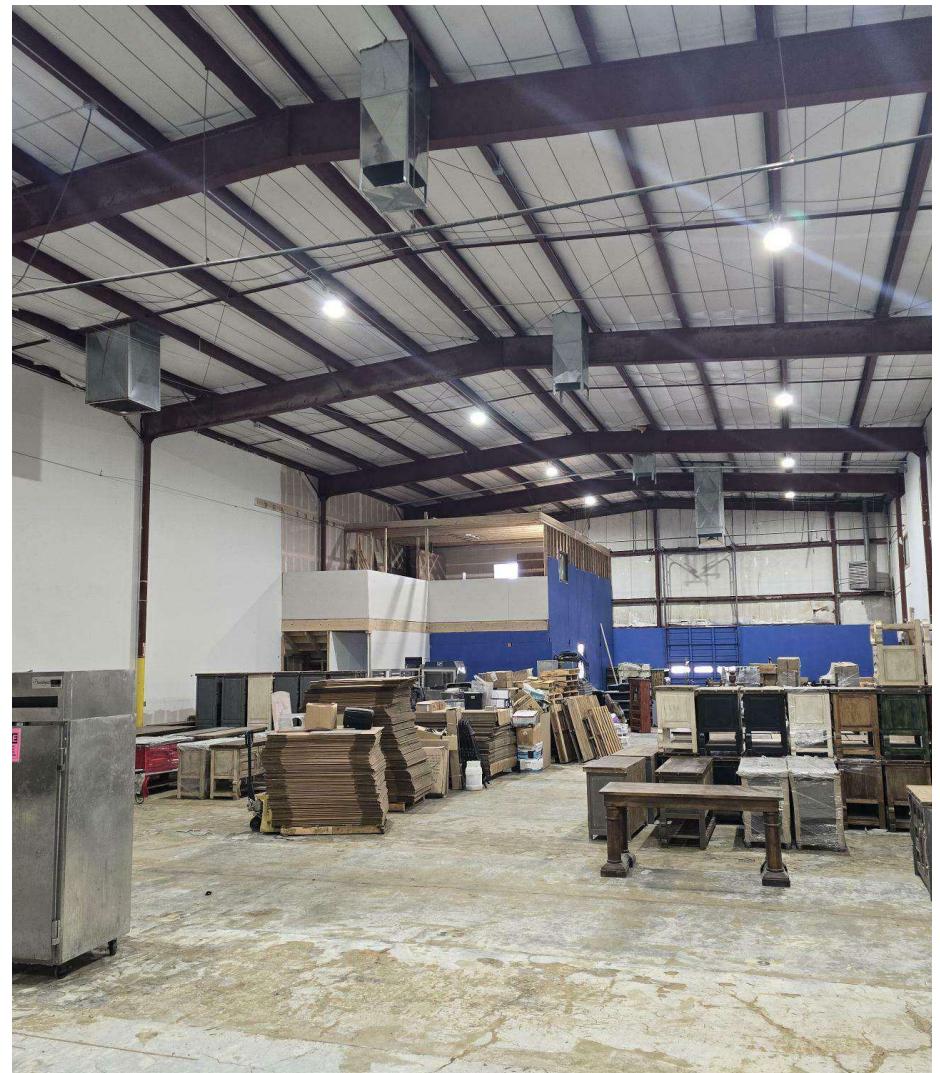
PROPERTY FEATURES

PROPERTY DESCRIPTION

Featuring ±7,369 square feet of available space, this functional flex/industrial building at 4621 Ripley Drive offers a practical solution for businesses needing warehouse or light industrial space. Built in 1980, the property includes a secured yard and one loading well, making it well-suited for storage, distribution, or manufacturing needs. Conveniently located near Interstate 10 and Loop 375, it provides easy access to major transportation routes. If you're looking for a well-located industrial space with essential features, this property is worth considering.

ADDITIONAL

- Year Built: 1980
- Zoning: P-1
- Signage: Prominent building face signage
- Location: West El Paso off of Ripley Dr., with close proximity to Interstate 10, Loop 375, Doniphan Dr., and Mesa St.



4621 Ripley Drive

EL PASO, TX 79922

FLEX/INDUSTRIAL PROPERTY FOR LEASE:

±7,369 SF

ADDITIONAL PHOTOS



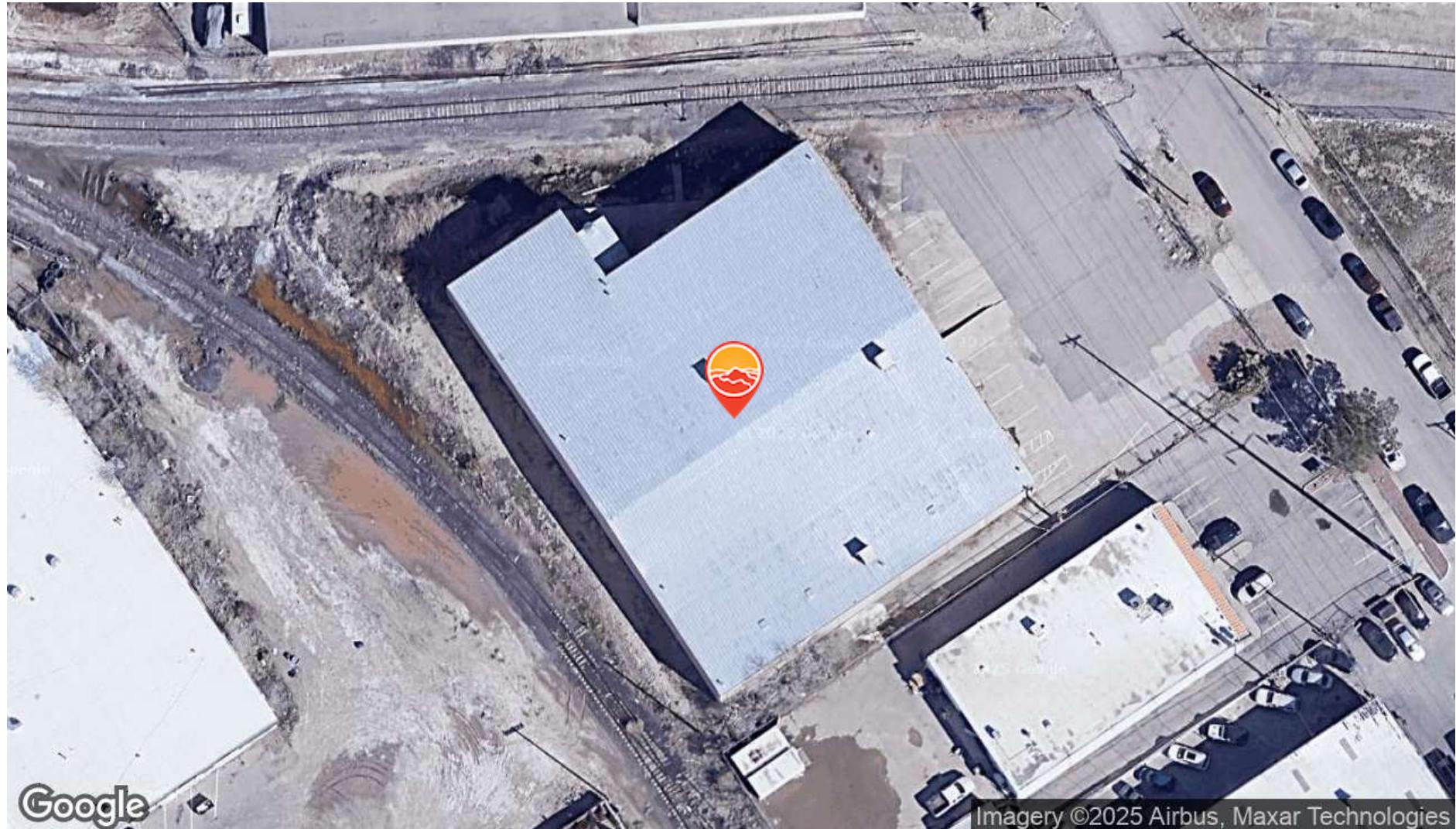
4621 Ripley Drive

EL PASO, TX 79922

FLEX/INDUSTRIAL PROPERTY FOR LEASE:

±7,369 SF

AERIAL VIEW



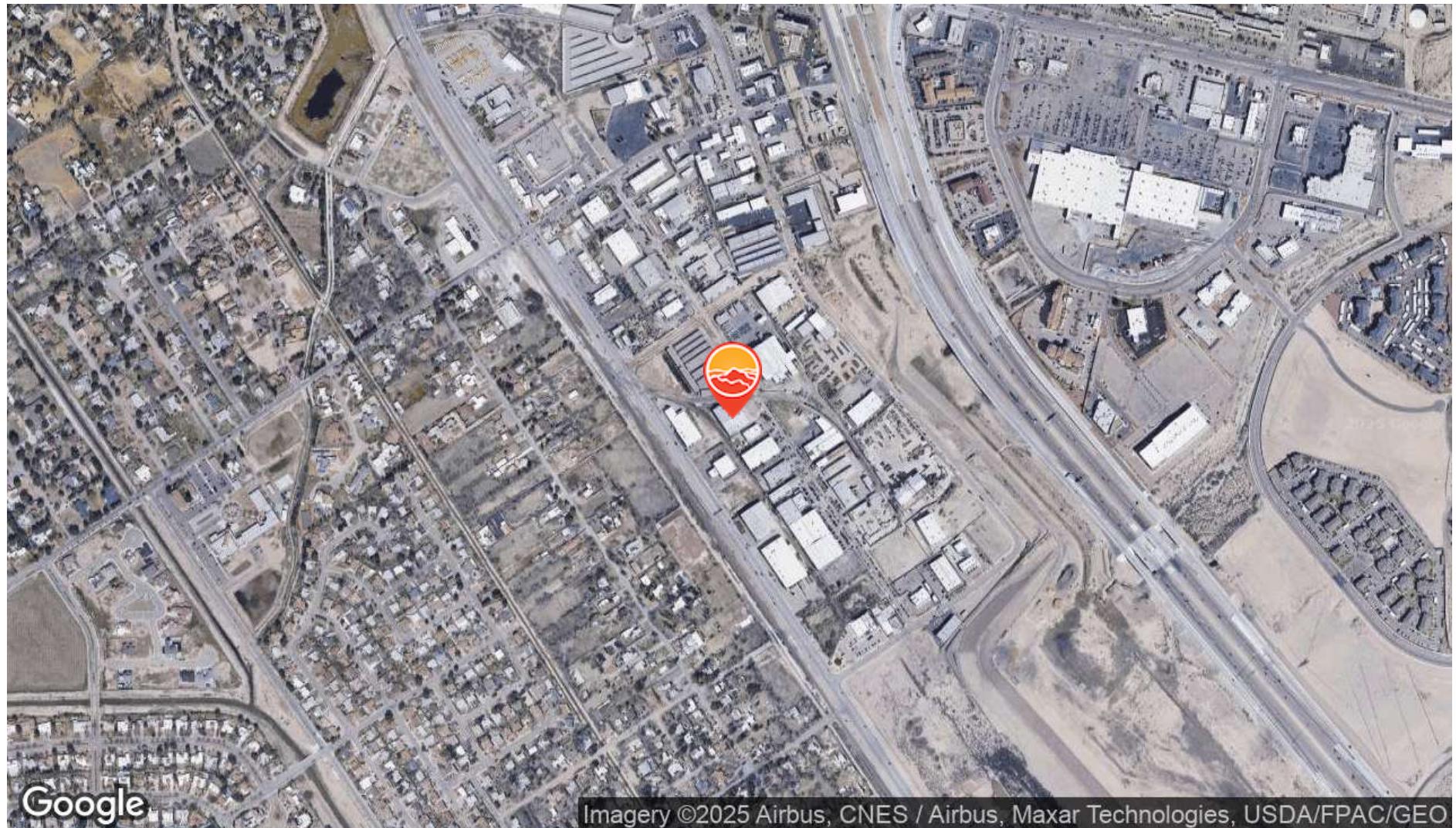
4621 Ripley Drive

EL PASO, TX 79922

FLEX/INDUSTRIAL PROPERTY FOR LEASE:

±7,369 SF

AERIAL MAP



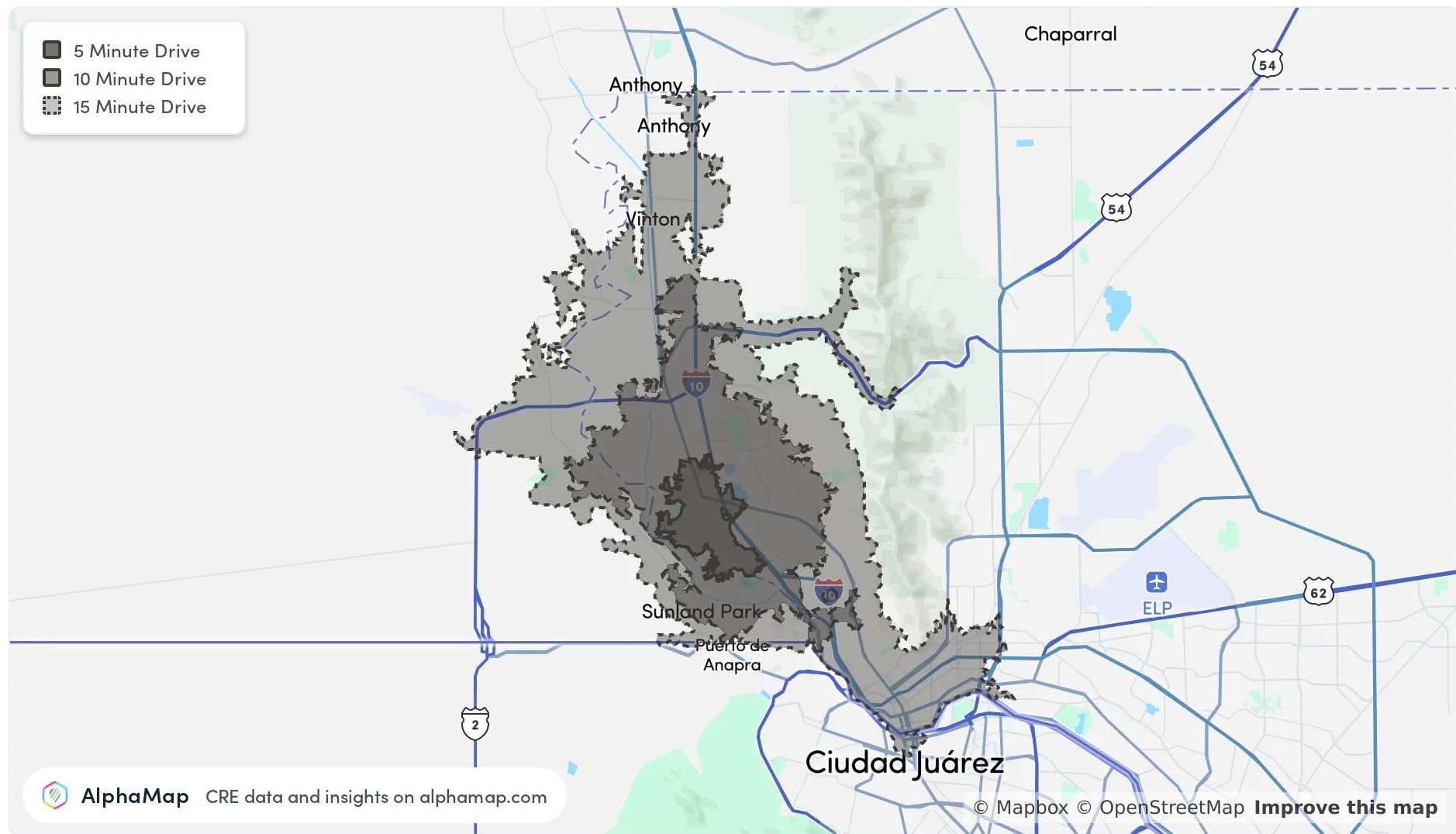
4621 Ripley Drive

EL PASO, TX 79922

FLEX/INDUSTRIAL PROPERTY FOR LEASE:

±7,369 SF

AREA ANALYTICS



4621 Ripley Drive

EL PASO, TX 79922

FLEX/INDUSTRIAL PROPERTY FOR LEASE:

±7,369 SF

AREA ANALYTICS

POPULATION

	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	11,808	104,774	201,538
Average Age	42	40	39
Average Age (Male)	41	38	38
Average Age (Female)	43	41	41

HOUSEHOLD & INCOME

	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,413	39,318	76,405
Persons per HH	2.7	2.7	2.6
Average HH Income	\$106,222	\$102,588	\$92,358
Average House Value	\$323,948	\$286,501	\$270,716
Per Capita Income	\$39,341	\$37,995	\$35,522

Map and demographics data derived from AlphaMap



Information About Brokerage Services

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 LICENSE 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 interests 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 A 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 obligations 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 SUBAGENT: 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 interests 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 payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. 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.

Sonny Brown Associates Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9010301 License No.	will@sonnybrown.com Email	(915)584-5511 Phone
Will C. Brown, Broker, SIOR Designated Broker of Firm	042911 License No.	will@sonnybrown.com Email	(915)584-5511 Phone
Adin A. Brown, Broker, SIOR Licensed Supervisor of Sales Agent/Associate	0346104 License No.	adin@sonnybrown.com Email	(915)584-5511 Phone
Michael McBroom Sales Agent/Associate's Name	648650 License No.	michael@sonnybrown.com Email	(915)584-5511 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date
IABS Forms