

# FOR LEASE—Central Warehouse with Large Yard

34,500 SF on 2.65 Acres



**6950 MARKET AVE, EL PASO, TX 79915**

## PROPERTY DESCRIPTION

- Centrally located with large yard space
- 4500 SF office - refrigerated air
- Skylights throughout —energy efficient!
- 3 dock high doors
- One 14'x16' grade level door
- Up to 31' ceiling height
- 25' x 50' column spacing
- LOTS OF POWER—over 1000 amps and 3 phase power available
- Class 4 dry sprinkler system
- Easy access to I-10

## LEASE INFORMATION

- 34,500 SF
- 2.65 Acre lot
- M-1 SC Zoning
- NNN Lease, call for rates
- Estimated NNN = \$1.80/sf/year

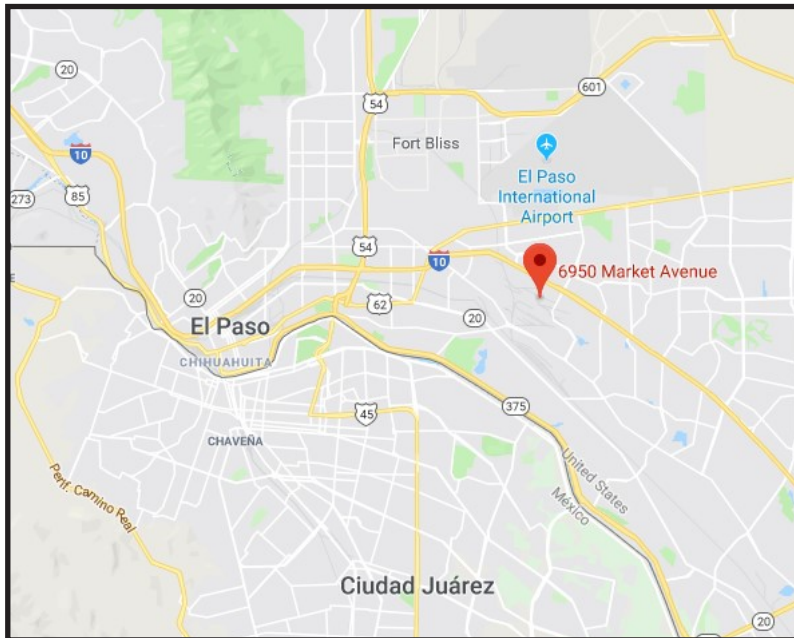
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**JMT PROPERTIES, INC**

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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 sale, lease or withdrawal from the market without notice.

# 6950 MARKET AVE, EL PASO, TX 79915



**For more  
information:**

Becca McBroom  
915-613-5376 Direct  
915-491-2424 Cell  
[McBroom.Becca@gmail.com](mailto:McBroom.Becca@gmail.com)

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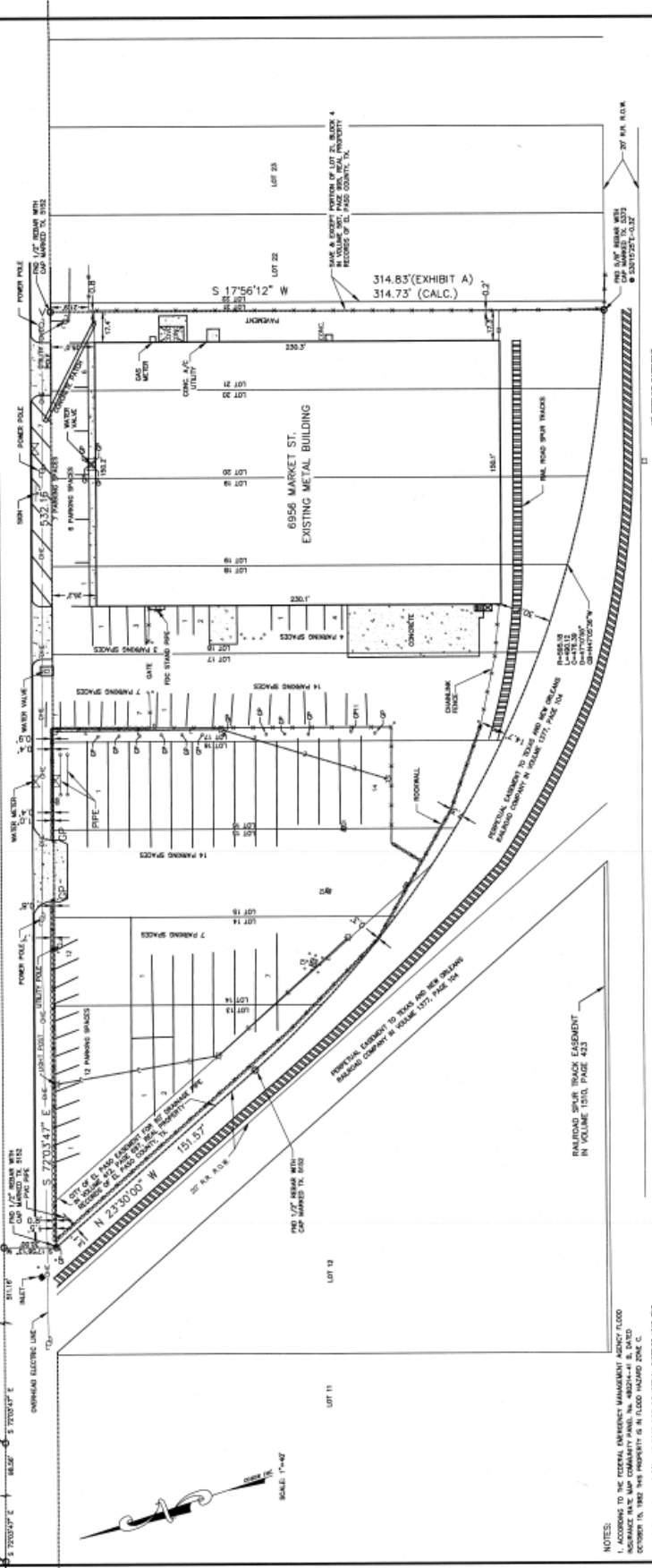
# SURVEY—6950 MARKET AVE

## PLAT OF SURVEY

LOTS 13 THROUGH 21, BLOCK 9, EASTSIDE INDUSTRIAL DISTRICT UNIT ONE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 1, PAGE 44, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 21 CONVEYED IN GENERAL WARRANTY DEED IN VOLUME 297, PAGE 995, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

CONTAINING 114,128 SQUARE FEET OR 2.620 ACRES

MARKET ST. (60' R.O.W.)



### LEGEND

- GP = GUARD POST
- WV = WATER VALVE
- EC = ELECTRIC CABLE
- SB = SWITCH BOX
- LP = LIGHT POST
- GM = GAS METER
- GP = GUARD POST
- DI = DROP INLET
- SG = SIGN
- OE = OVERHEAD ELECTRIC LINE
- OL = OVERHEAD LINE

NOTES CONTAINED  
RESTRICTIVE COVENANTS RECORDED IN VOLUME 1204, PAGE 108, AMENDED IN VOLUME 1205, PAGE 109, AND IN VOLUME 1206, PAGE 110, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS (SUBJECT TO PROPERTY)

NOTES:  
1. THIS SURVEY IS THE PROPERTY OF JMT PROPERTIES, INC. COMPANY OWNERSHIP FOR THE INDUSTRIAL DISTRICT UNIT ONE, BLOCK 9, EASTSIDE INDUSTRIAL DISTRICT UNIT ONE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 1, PAGE 44, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

2. BEING BASED ON MAP OF EAST SIDE INDUSTRIAL DISTRICT UNIT ONE, BLOCK 9, EASTSIDE INDUSTRIAL DISTRICT UNIT ONE, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 1, PAGE 44, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

3. BUILDING SETBACKS PER M-1 ZONING. FOR COVENANTS

FRONT YARD 35 FEET  
SIDE YARD 15 FEET  
REAR YARD 15 FEET

100. UTILITY EASEMENTS AS SHOWN ON PLAT, INCLUDING EASEMENTS FOR OVERLAP OF SERVICE LINES, ARE GRANTED TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 1, PAGE 44, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

101. UTILITY EASEMENTS AS SHOWN ON PLAT, INCLUDING EASEMENTS FOR OVERLAP OF SERVICE LINES, ARE GRANTED TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF ON FILE IN VOLUME 1, PAGE 44, REAL PROPERTY RECORDS OF EL PASO COUNTY, TEXAS.

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### CERTIFICATION

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCORDS TO THE FACTS EXISTING AT THE TIME OF THIS SURVEY.

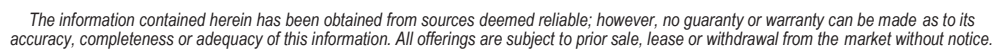
RON R. CONDE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS LICENSE NO. 5152



CONDE INC.  
SURVEYING / PLANNING  
ENGINEERING / CAD  
1000 WEST 10TH AVE. SUITE 100  
EL PASO, TEXAS 79906  
PHONE: 915.771.1111 FAX: 915.771.1112



**JMT PROPERTIES, INC**





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



### 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.

Mark Tomlin	407711	texastomlin@gmail.com	915-541-7930
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Becca McBroom	647957	mcbroom.becca@gmail.com	915-613-5376
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date