

Bldg #1

12708 Montana Ave, El Paso, TX 79938



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Property Details

Conveniently located in one of the most active commercial corridors on the east side, this property is neighboring shopping centers and National retail tenants like Starbucks and McDonalds, with Excellent traffic and exposure. The Montana corridor massive face lift as well as the 92 AC East side regional park are a true incentive for this growing area. Located 5 minutes from Loop 375 provides easy ingress and egress to main traffic outlets

Price: \$7.25 /SF/YR

View the full listing here: <https://www.loopnet.com/Listing/12708-Montana-Ave-El-Paso-TX/39487998/>

Rental Rate:	\$7.25 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	6,000 SF
:	
Year Built:	2010
Cross Streets:	Hueco Club
Rental Rate Mo:	\$0.60 /SF/MO

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Listing space

1st Floor	Space Available:	6,000 SF
	Rental Rate:	\$7.25 /SF/YR
	Date Available:	March 02, 2026
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	5 Years

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hunter Sports & Outdoors	-	December 2025
Rays Body and Paint	-	July 2025
The Fishel Company	-	

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Location



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Property Photos



Primary Photo



Aerial

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Property Photos



Building Photo



Building Photo

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SCRE Commercial

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