



**FOR LEASE**

AVAILABLE SPACE  
22,116 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

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PROPERTY HIGHLIGHTS

We are pleased to represent this opportunity to lease this 22,100 Sq. Ft. warehouse Conveniently located in a commercial-industrial park in El Paso, TX with easy and fast access to Interstate-10.

The building is currently being used as a gym and baseball batting cages but would be able to accommodate many type of uses under the P-I zoning.

The building is fully sprinkled, it comes equipped with multiple front and side rollupdoors plus a ramp for unloading 18-wheelers. Additionally, the property is equipped with Tri-Phase power if needed for larger commercial operations.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



87,509  
POPULATION  
3-MILE RADIUS



\$ 78,665  
AVG HH INCOME  
3-MILE RADIUS



\$ 58,698  
MEDIAN HH  
INCOME



TRAFFIC COUNTS  
DONIPHAN DR: 12,665 VPD  
I-10: 97,120 VPD  
(TDT)











