



FOR LEASE

AVAILABLE SPACE
5,920 SF

CALL LISTING AGENT FOR
MORE INFORMATION

Sergio Tinajero
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PROPERTY HIGHLIGHTS

This industrial building for lease is conveniently located on Castner Dr. between Kessler Dr. and Diesel Dr. and just 2 blocks away from Interstate-10 and a 2 minute drive to the Zaragoza International Border Crossing. Great egress and egress with plenty of parking and fully fenced.

The building specs are as follows:

SIZE: 5,920 Sq. Ft. (76.95' x 76.95' +/-)

LAND SIZE: 0.85 acres (37,977 Sq. Ft. +/-)

CEILING HEIGHT: 16' 6"

LOADING DOCKS: 1 Dock high with leveler (10' x 8');

1 Dock high (10' x 8');

1 grade level (16' x 10');

POWER: Tri Phase;

OFFICES: Reception-Waiting area;

1 large bullpen area

RESTROOMS: 2

Additionally, the building has a few racks and a fenced area for the secured storage of inventory, tools, or materials. Security cameras and monitors installed for additional protection.



AREA TRAFFIC GENERATORS



YSLETA PORT OF ENTRY

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DEMOGRAPHIC SNAPSHOT 2023



115,712
POPULATION
3-MILE RADIUS



\$ 56,069
AVG HH INCOME
3-MILE RADIUS



\$44,927
MEDIAN HH
INCOME



TRAFFIC COUNTS
CASTER: 3,904 VPD
N ZARAGOZA: 37,591 VPD
(TDT)





