



**FOR SALE/  
LEASE**

AVAILABLE SPACE  
11,484 SF

ZONING  
C-4 SC

LOT SIZE  
0.54 AC

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### PROPERTY HIGHLIGHTS

Presenting an 11,484 SF industrial building available for sale or lease, located in the heart of El Paso's thriving industrial corridor. This well-maintained property features approximately 900 SF of office space, ideal for administrative or management needs. The building includes a specialized paint booth fire suppression system, ensuring safety and compliance for painting operations. With a recently serviced roof and a newly resurfaced parking lot, this property offers a move-in-ready solution for various industrial or retail users.

- Total Space: 11,484 SF industrial building
- Office Space: Approx. 900 SF
- Special Feature: Paint booth fire suppression system (\$50k investment)
- Roof: Recently serviced and maintained
- Parking Lot: Newly redone, offering ample parking space
- Loading Access: 1 ground-level loading dock
- Proximity to I-10: Just 1.8 miles from I-10 highway, offering easy access to regional and national transportation routes



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2024



**131,230**  
**POPULATION**  
3-MILE RADIUS



**\$65,668**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$50,041**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



### TRAFFIC COUNTS

LOMALAND DR:  
22,073 VPD  
PELLICANO DR:  
8,944 VPD (TDT)















