

**\$3,000,000**

Multi-purpose office and warehouse facility in central El Paso is now available for sale or lease. The property sits on approximately 6.094 acres of M-1 zoned land, for industrial and commercial uses. Two buildings sit on the property. A 141,000 square feet office and warehouse building is the front facility and the rear building is 7,600 square feet. There is 8,000 square feet of offices in a two story configuration on the north end of the building. Parking is available for entry into the second story of offices from street level on that side of the building and another entry into the offices at ground level in the front of the building. The entire property is paved, fenced and lighted, and has security and fire alarm systems in place for added security and safety.

For  
**SALE**

Or  
**Lease**

## 421 Frederick



Located 6 miles east of downtown El Paso, 2 miles from Mexico, and ½ mile south of Interstate 10, this property is ideal for the storage and/or distribution of a wide variety of inventory. Major streets in this area are Paisano, Trowbridge, and El Paso Drive. The property has trailer staging areas in both the front and rear of the building, and there are ample doors for the maximum flow of goods to and from the building. There are 17 dock high doors (7 dock doors and one dock door with a loading ramp at the rear of the property; and 9 dock doors at the front) allowing for an efficient flow of goods throughout the building.

The office area has a total of approximately 8,000 square feet, equally divided between first and second floors. These offices have refrigerated air conditioning for the comfort of the office workers.

The warehouse is divided into 3 areas by demising walls with openings between each space. There are two 25,000 SF areas at the south end of the building and the large warehouse area is approximately 84,000 SF. Ceiling heights range for 19' to 24' in the large premises and 19' to the joist of the smaller two 25,000 SF spaces. The entire warehouse has been approved for high piled storage, has a sprinkler system that can deliver water more than an adequate flow of water through its sprinklers. Additionally, there are large smoke removal fans and smaller roof fans for circulation of air within the warehouse area.

There is a free standing dock high metal building in the rear of the premises with 7600 SF of space available, and with a ceiling height of 19'.

The property is being offered for sale or lease by ALTON SETLIFF, PARTNER OF SOUTHWEST COMMERCIAL REAL ESTATE GROUP. Sales Price \$3,000,000. Call for competitive lease rates and terms

*Please call to arrange a private viewing Alton Setliff 915-433-7353*

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