

\$2,823,472



For
SALE

425 N. Americas Avenue



The property consists of approximately 14.404 acres. There are two metal buildings with oversized grade level dock doors in each building. There is an outside loading dock area with a truck well between these two buildings. There is a maintenance shop with an oil changing pit, 8 oversized doors, three phase power, and a shop office. there is also a covered area with a concrete pad formally used as a truck wash area. There are two guard shacks with electricity near the front of the property. The land area majority is covered with asphalt, the remainder is compacted gravel. There are two onsite ponding areas already in place. There is a set of scales of unknown operational value on site. This property has a history of trucking and transportation and logistics and is ready for occupancy.

This property has frontage along Loop 375 (Avenue of the Americas) and is approximately 2 miles south of Interstate 10. Entrance onto I-10 is by Loop 375. The location is also within 3 miles of the Zaragoza International Crossing into Mexico in El Paso's Lower Valley region.

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

www.swcommercialgroup.com