

HORIZON 10 TECHNOLOGY PARK

BUILD-TO-SUIT OPPORTUNITIES
UP TO 850,00 SF

EL PASO, TEXAS 79836



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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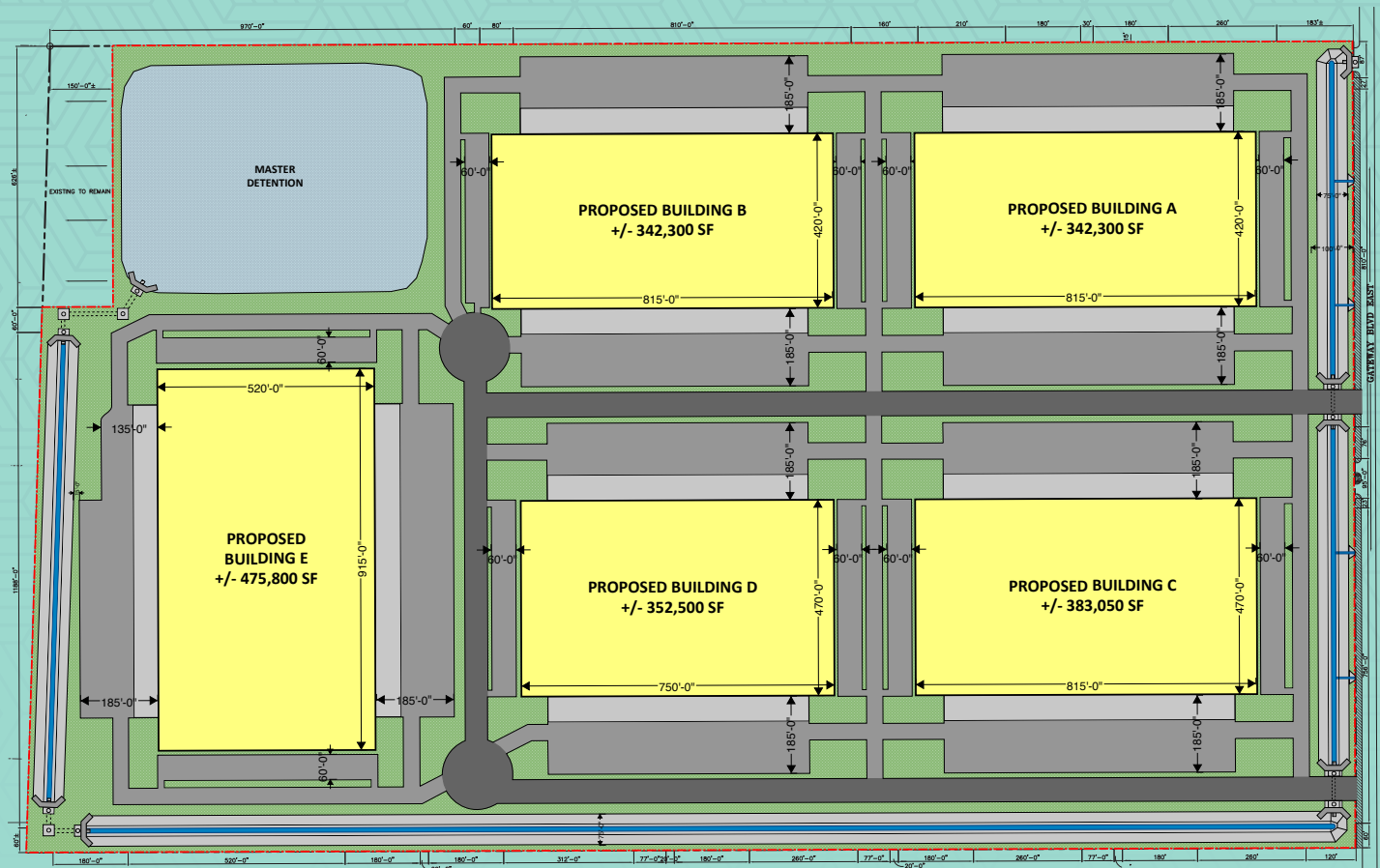
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DEVELOPMENT OVERVIEW

Horizon 10 Technology Park
Horizon Boulevard, El Paso, Texas 79836

Horizon 10 Technology Park is a master-planned industrial development featuring five Class A distribution facilities totaling approximately 1.6 million square feet on a 140-acre site in El Paso, Texas. Strategically located with immediate access to I-10, the park offers exceptional connectivity to the Greater El Paso Area (El Paso, Cd. Juarez (MX) & Santa Teresa) and key regional markets across the Southwest.

Each building will feature state-of-the-art specifications to accommodate a wide range of users—including e-commerce, manufacturing, and distribution. The park is designed with flexible configurations, ranging from rear-load to potential cross-dock facilities, with Build-to-Suit opportunities available.



MASTER PLAN

Horizon 10 Technology Park
Horizon Boulevard, El Paso, Texas 79836

Delivery Date: Q4 2027

ALL BUILDINGS

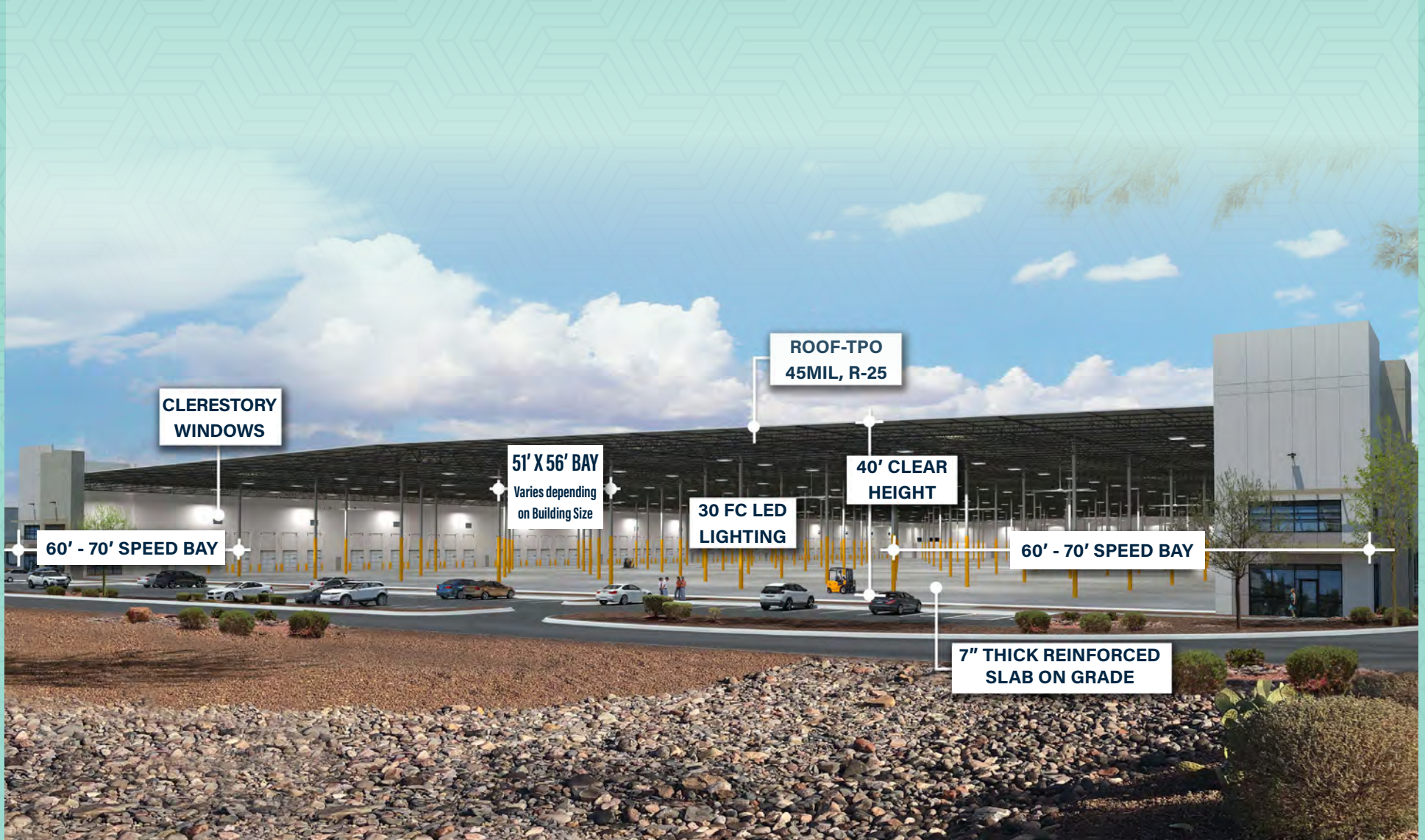
+ OFFICE / STOREFRONT:	4 glass entry features Metal canopy at all locations Approx. 3,000 sq. ft. of spec office space	+ DOCK EQUIPMENT:	(4) oversided 12' x 14' doors 40,000 lb. mechanical pit levelers <i>(on 50% of dock doors)</i> Standard uninsulated door with vision window bumpers and z-guard
+ BUILDING CONFIG.:	Cross-dock	+ RAMPS:	(4) drive-ins
+ COLUMN SPACING:	55' x 54' with 60' staging bay	+ FLOOR:	7" 4,000 psi reinforced 10 mil vapor barrier
+ CLEAR HEIGHT:	40' at the first column line	+ LIGHTING:	30 FC LED High-Bay Lighting
+ TRUCK COURT:	185' deep, concrete paving	+ SPRINKLERS:	ESFR
+ POWER:	3,000 amp electrical service gutter with house panel		

INDIVIDUAL BUILDING SPECS

BUILDING	SQUARE FOOTAGE	BUILDING DIMENSIONS	DOCK POSITIONS	AUTO PARKING	TRAILER PARKING
BUILDING A	342,300 sq. ft.	815' x 420'	(82) 9' x 10'	160 spaces	120 spaces
BUILDING B	342,300 sq. ft.	815' X 420'	(82) 9' x 10'	160 spaces	120 spaces
BUILDING C	383,050 sq. ft.	815' X 470'	(82) 9' x 10'	182 spaces	120 spaces
BUILDING D	352,500 sq. ft.	750' X 470'	(72) 9' x 10'	182 spaces	108 spaces
BUILDING E	475,800 sq. ft.	915' X 520'	(94) 9' x 10'	202 spaces	138 spaces

ARCHITECTURAL RENDERING

Horizon 10 Technology Park
Horizon Boulevard, El Paso, Texas 79836



OVERVIEW

HORIZON 10 TECHNOLOGY PARK

Horizon 10 Technology Park sits in the path of growth for El Paso's industrial market. The project is located along Interstate 10 in east El Paso, less than ten miles from the Zaragoza Port of Entry, which handles more than 80% of the loaded northbound trucks entering from Cd. Juárez, México. The site offers sufficient land to accommodate any industrial tenant requiring Class A industrial, distribution or manufacturing space in the El Paso metropolitan statistical area (MSA).

EL PASO OVERVIEW

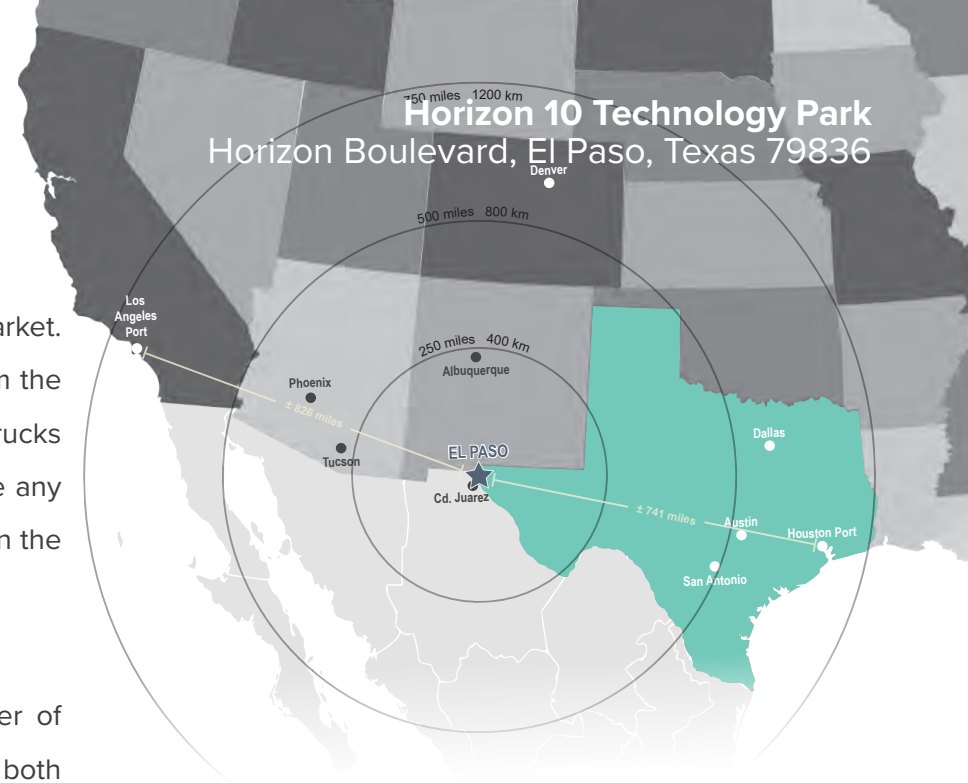
El Paso anchors the western tip of Texas and serves as the geographic center of the nearly 2,000-mile U.S./México border. The city is within driving distance of both Houston and Los Angeles on Interstate 10. El Paso, combined with its sister city Cd. Juárez, México, plays a vital role in the global manufacturing supply chain, with many of the world's leading manufacturing and logistics firms operating in the region. Combined industrial supply on both sides of the border exceeds 180 million SF.

POPULATION:

El Paso is the 24th largest city in the U.S. & 6th largest in Texas.
The bi-national region is home to over 2.5 million people.
El Paso Metro Population is 881,000.
Cd. Juárez, México population is 1,626,000.

TRADE:

In 2025, trade crossing through the El Paso regions' Port of Entries had a value of \$176.6 billion with over 896,600 northbound trucks crossing into El Paso.



LOCATION:

Less than 1 mile to Interstate 10
± 11.2 miles to the Loop 375
± 14.1 miles to the Zaragoza Port of Entry
± 18.6 miles to the El Paso Intl. Airport
± 50.9 miles to Union Pacific Intermodal Yard
± 741 miles to Port of Houston
± 785 miles to Port of LA / LB

MAJOR COMPANIES IN EL PASO:

Amazon | TJ Maxx | Honeywell |
Expeditors | Cardinal Health

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date