

FOR SALE OR LEASE

7840 Picacho Hills, El Paso, Texas 79912

AVAILABLE: 37,989 SQ. FT. - FULL/PARTIAL WAREHOUSE OPTIONS



CBRE

PROPERTY OVERVIEW

Property Summary

- **Address:** 7840 Picacho Hills Court, El Paso, TX 79912
- **Property Type:** Industrial / Showroom Facility
- **Building Size:** ±37,989 SF
- **Appraisal Size:** 37,989 SF
- **Site Area:** ±3.27 Acres (142,252 SF)
- **Year Built:** 2010
- **Stories:** 1
- **Zoning:** C-3 Commercial
- **Current Occupancy:** 100% Owner-Occupied

Building Features

- **Warehouse Area:** ~77.5% of GBA
- **Office / Showroom Area:** ~22.5% (~8,553 SF)
- **Clear Height:** Approximately 26'
- **Construction:** Masonry / concrete construction
- **Condition:** Good overall condition
- **Layout:** Functional showroom/warehouse configuration with integrated office support

Site Characteristics

- **Land-to-Building Ratio:** ~3.74:1
- **Parking:** ~42 surface spaces
- **Topography:** Level, at-grade site
- **Visibility:** Strong exposure along Interstate 10 corridor
- **Access:** Primary access via Picacho Hills Court with proximity to N Desert Blvd.
- **Utilities:** Full municipal services available



±37,989 SF ON ±3.27 ACRES

PROPERTY OVERVIEW

Continued

Functionality & Flexibility

- Current configuration supports owner-user showroom and distribution use
- Demising potential: Building can be subdivided into multiple units
- **Functional layout suitable for:**
 - Industrial users
 - Showroom / hybrid retail-industrial tenants
 - Distribution or flex users

Location Overview

- Located in the West El Paso industrial / commercial corridor
- Immediate access to Interstate 10, a primary regional transportation artery
- Proximity to major retail and commercial developments in the Upper Valley submarket
- Strong exposure along Interstate 10 corridor
- Positioned within a high-occupancy market (~97% metro occupancy)

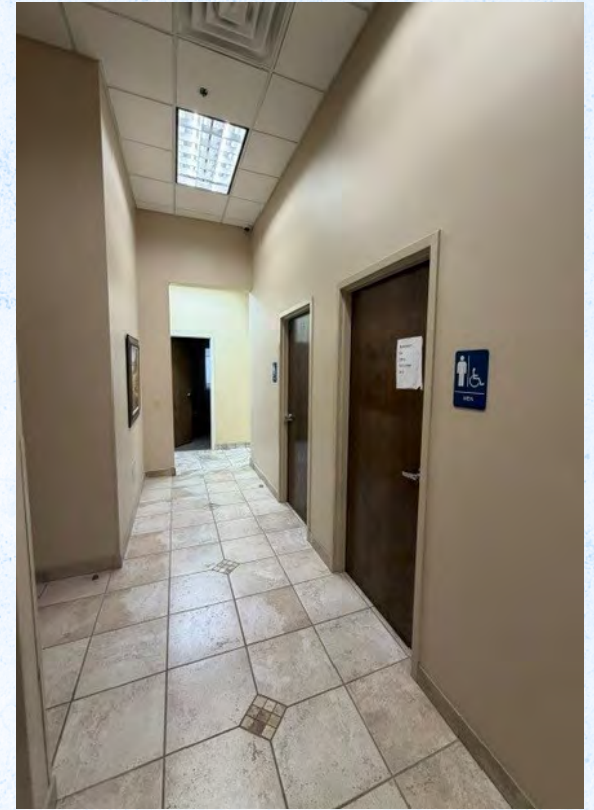
Zoning

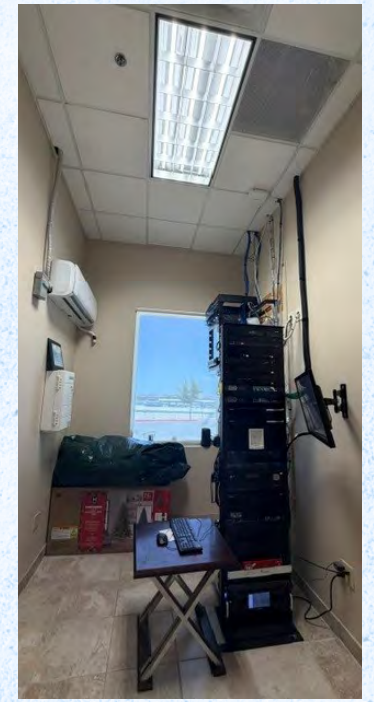
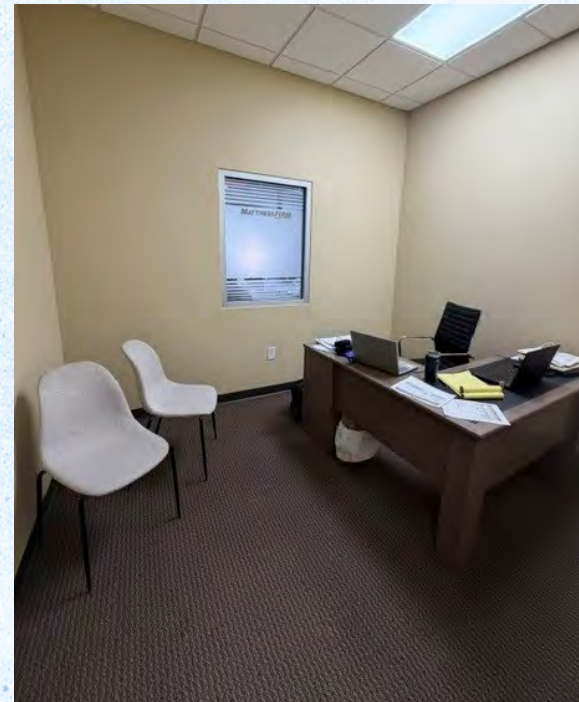
- C-3 Commercial
- **Permits a broad range of uses including:**
 - Retail
 - Service commercial
 - Light industrial / showroom
- Existing use is legally conforming

Key Property Strengths

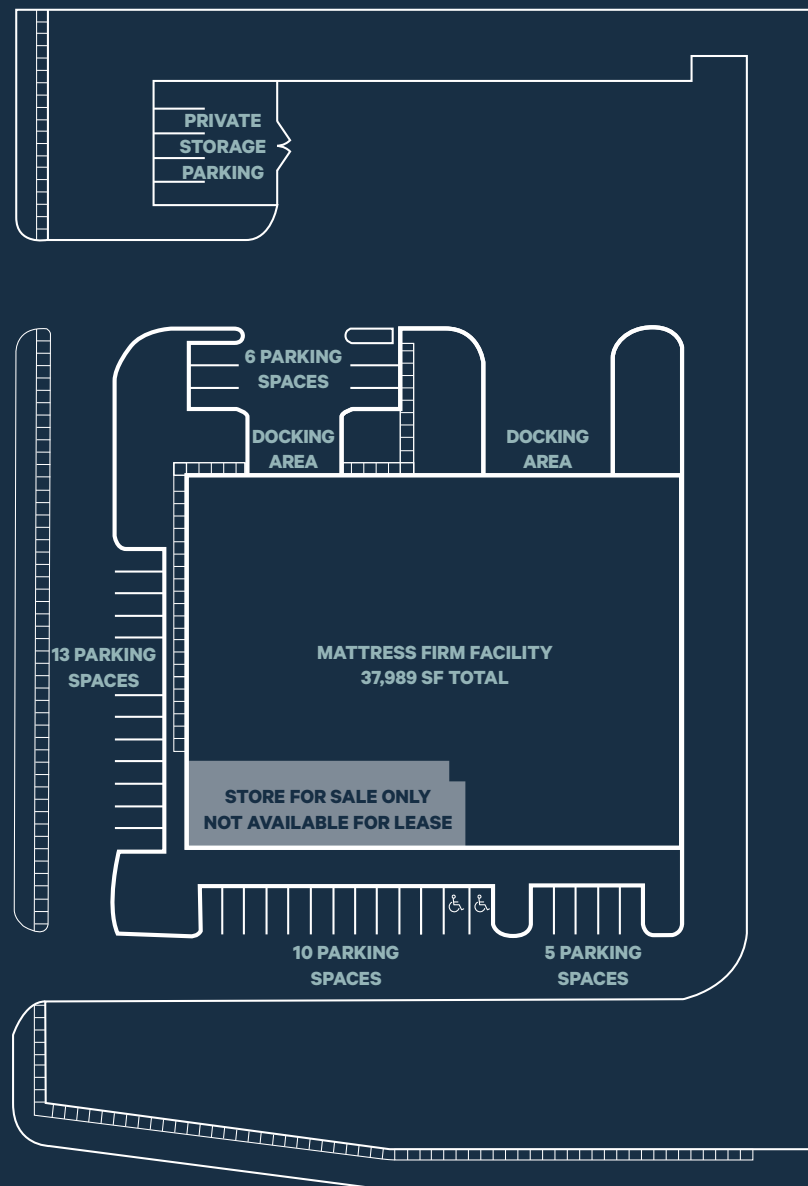
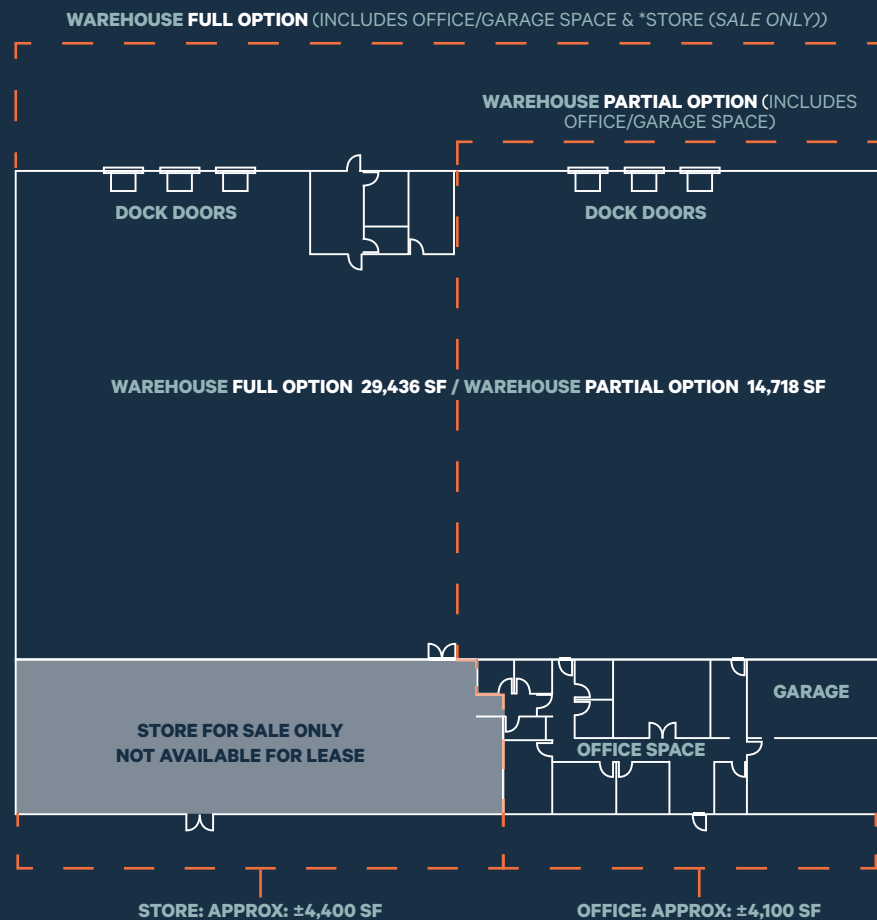
- Modern construction (2010) with good physical condition
- Owner-user functionality with strong appeal to both users and tenants
- High visibility location along I-10 corridor
- Flexible layout allowing for demising and lease-up strategy
- Strong surrounding market fundamentals with high occupancy levels
- Stable, well-located asset suitable for long-term hold or refinance execution



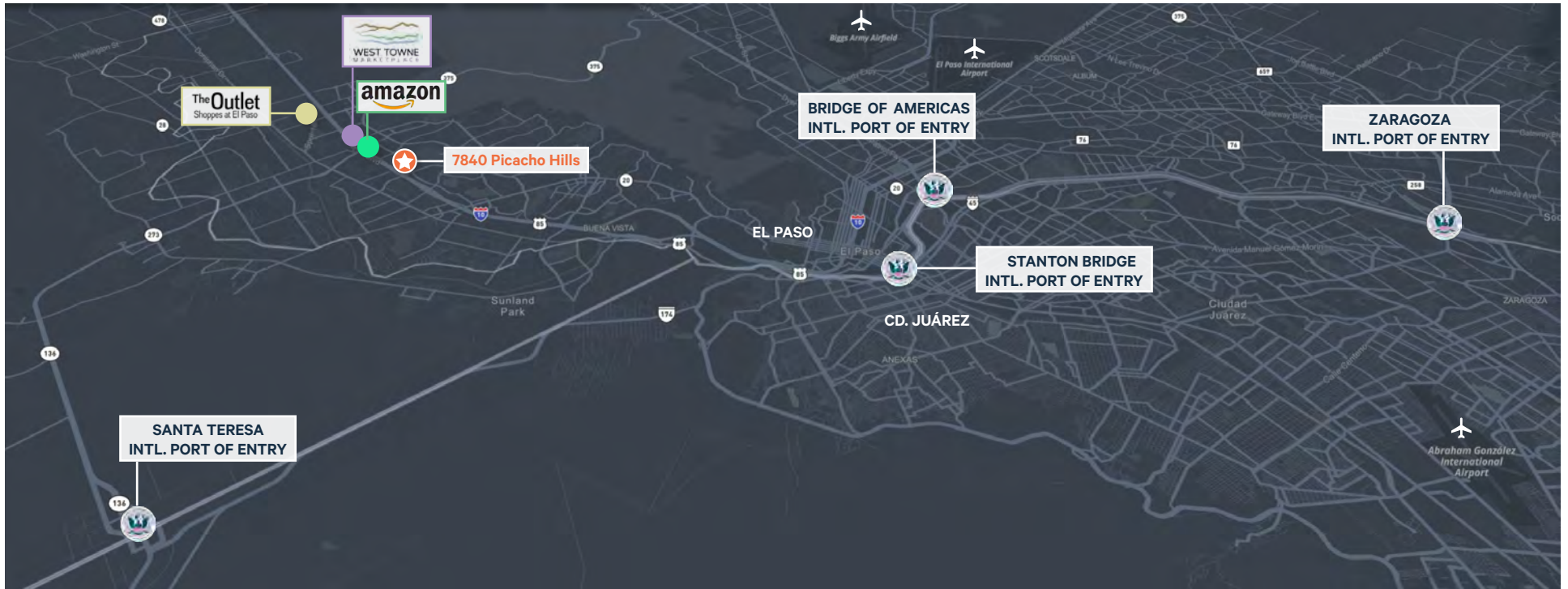




SITEPLAN



AREA MAP



NOTABLE DISTANCES:

Amazon Warehouse	1.3 Miles
West Towne Marketplace	1.3 Miles
The Outlet Shoppes at El Paso	3.4 Miles
Stanton Bridge Intl. Port of Entry	10.8 Miles
Bridge of Americas Intl. Port of Entry	12.9 Miles

Santa Teresa Intl. Port of Entry	13.6 Miles
El Paso Intl. Airport	17.3 Miles
Biggs Army Airfield	22.3 Miles
Zaragoza Intl. Port of Entry	22.9 Miles
Cd. Juárez Intl. Airport	26.6 Miles

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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.

11-2-2015



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.

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.

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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Buyer/Tenant/Seller/Landlord Initials

Date