

375 MONTANA

LOGISTICS PARK

Phase II New Construction!

GROUNDBREAKING MARCH 2026 | ESTIMATED DELIVERY APRIL 2027



DEVELOPED BY
Stonelake
CAPITAL PARTNERS

LEASED BY
CBRE

William R. Caparis, SIOR, CBRE
915-313-8804
bill.caparis@cbre.com

Arturo De La Mora, CBRE
915-313-8811
arturo.delamora@cbre.com

SITE PLAN

Phase II Details

Total Size

816,955 SF (demisable)

Spec Office

6,000 SF (SW)

Clear Height

40'

Truck Court Depth

255'

Power Capacity

Four (4) transformer pads;
12,000 amps Day 1; expandable
to 10 megawatts

Employee Parking

442 spaces (expandable)

Trailer Parking

372 spaces

Dock Doors

150 dock-high doors (1.84
per 10,000 SF)

Drive-In Doors

4 overhead doors with ramps

Roof Insulation

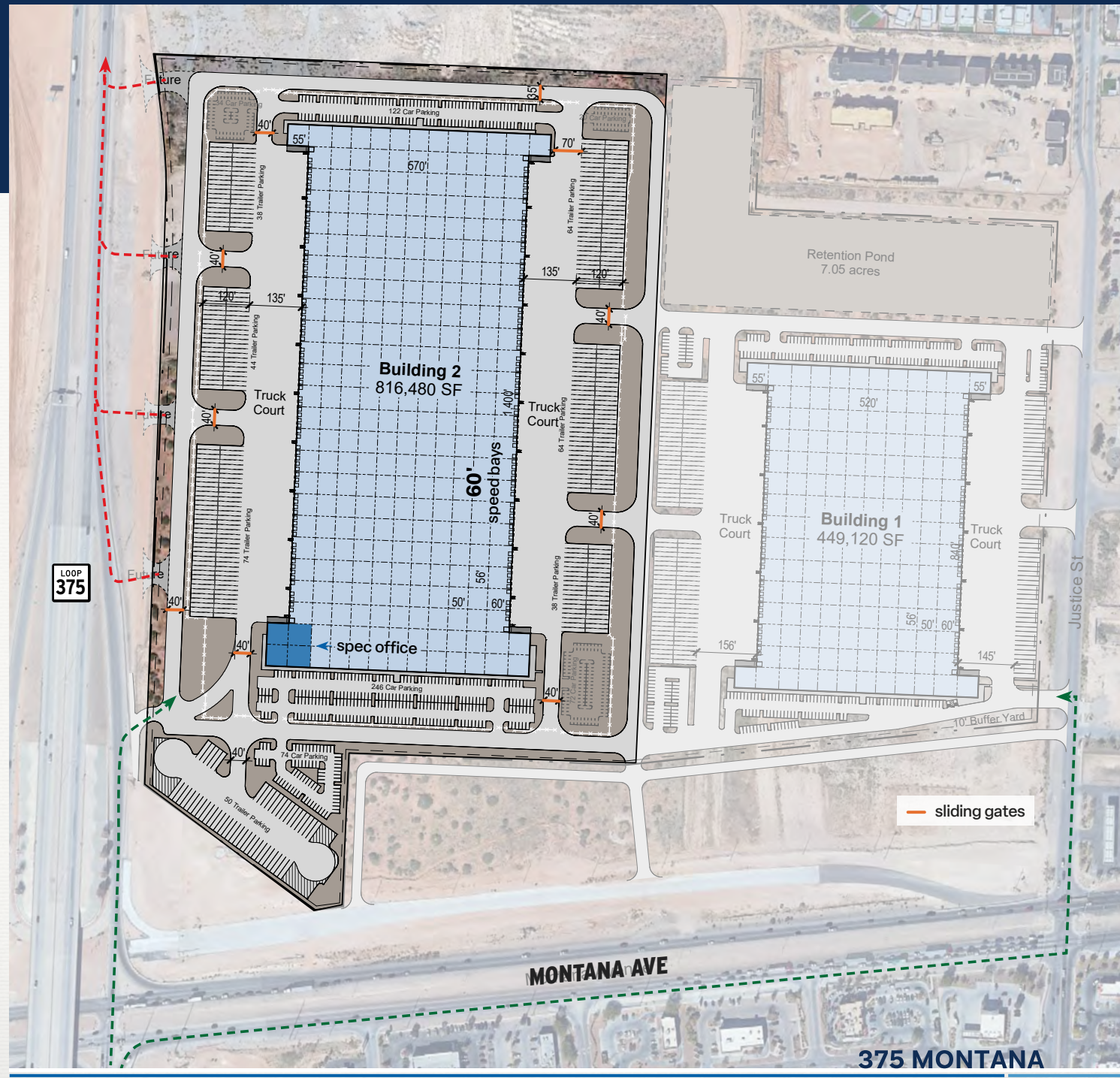
R-30

Floor Slab

8-inch thick, 4000 PSI

Lighting

2 LEDs per bay





Phase II
816,955 SF Available
Ground-Breaking March 1, 2026

Phase I
Fully Leased

Justice St. Improvements
now complete

375 MONTANA

LOGISTICS PARK

JANUARY 2026 AERIAL

- CURRENT CURB CUT
- FUTURE CURB CUTS





Location Highlights

Access

Direct access to Loop 375 access road

Visibility

Excellent building visibility

Proximity

15-minute drive to Zaragoza Bridge

Truck Court Security

Fenced and gated

 Foreign Trade Zone
Part of FTZ 68

FTZ Manager:

Mr. David Panko
+1 915 525 9257
pankodr@elpasotexas.gov

ZARAGOZA BRIDGE

15 minutes

BRIDGE OF THE AMERICAS

18 minutes

El Paso
International Airport

MONTANA AVE

375 MONTANA

LOOP
375

Vista
Del Sol

INTERSTATE
10

375 MONTANA

LOGISTICS PARK

Construction Updates

JULY 2026

Phase II Available:
816,955-sf | Under Construction

LOOP
375

LOOP
375

MONTANA AVE

MONTANA AVE

PHASE 1
100% LEASED | 449,150-SF

Construction Updates

JULY 2026



Construction Updates

LOOP 375 / MONTANA AVE CONSTRUCTION HIGHLIGHTS



Construction Updates



Construction Updates

JULY 2026



Construction Updates

JULY 2026



375 MONTANA

LOGISTICS PARK

CONTACT US

William R. Caparis, SIOR, CBRE

915-313-8804

bill.caparis@cbre.com

Arturo De La Mora, CBRE

915-313-8811

arturo.delamora@cbre.com

**Phase I
Fully Leased**

**Phase II
816,955 SF Available**

LOOP
375



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jermy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date