



WAREHOUSE/OFFICE BUILDING FOR LEASE

Mountain View Business Park

±4,200 SF

5951 LUCKETT COURT, EL PASO, TX 79932

FOR MORE INFORMATION, PLEASE CONTACT



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NEWLY CONSTRUCTED WAREHOUSE AND OFFICE
FLEX SPACE IN WEST EL PASO WITH ACCESS TO
ARTCRAFT ROAD, I-10, AND LOOP 375.

CALL FOR PRICING INFORMATION

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



Mountain View Business Park

5951 LUCKETT COURT, EL PASO, TX 79932

PROPERTY FEATURES

PROPERTY DESCRIPTION

5951 Lockett Court is located within Mountain View Business Park, a newly constructed warehouse and office flex commercial park in West El Paso. The property is designed to support a range of users, including office, warehouse, healthcare, technology, distribution, and wholesale operations.

The business park is positioned near Artcraft Road, Highway 178, Interstate 10, and Loop 375, providing access to key West El Paso transportation routes. The project includes ample parking, grade level overhead doors, functional tenant circulation, prominent building face signage, and a landscaped business park setting.

PROPERTY HIGHLIGHTS

- **Office Space:** 25%-30% buildout standard (or build to suit)
- **Year Built:** 2016-2019
- **Zoning:** P-I (Planned Industrial)
- **Parking Ratio:** 4.5 spaces per 1,000 SF
- **Warehouse Doors:** Grade Level / Overhead doors
- **Lighting:** 8' strip & skylights
- **Ceiling Height:** 16'
- **Heating:** Gas space heaters
- **Signage:** Prominent building face signage
- Located minutes from Artcraft Road/Highway 178, Interstate 10 & Loop 375

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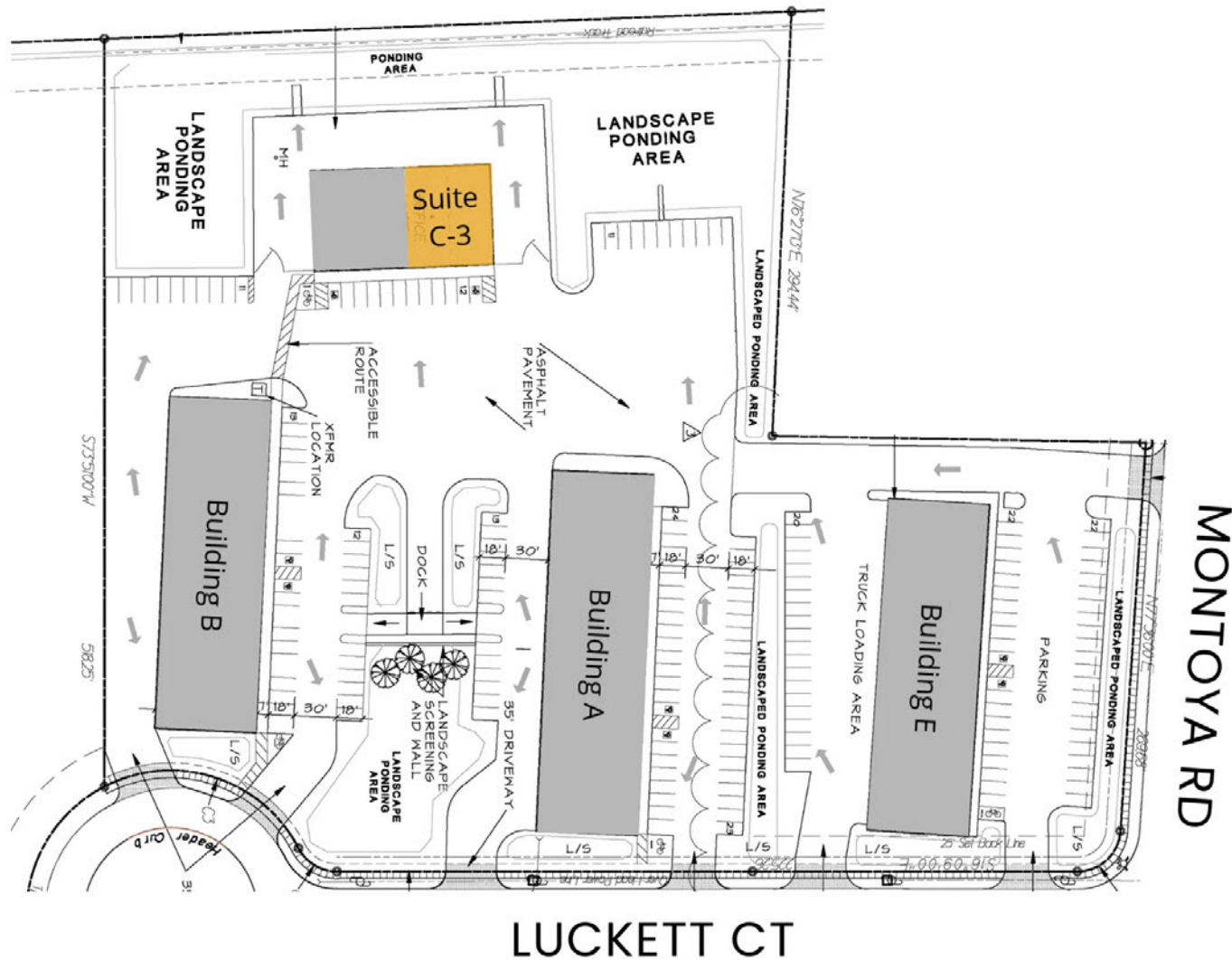
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SITE PLAN



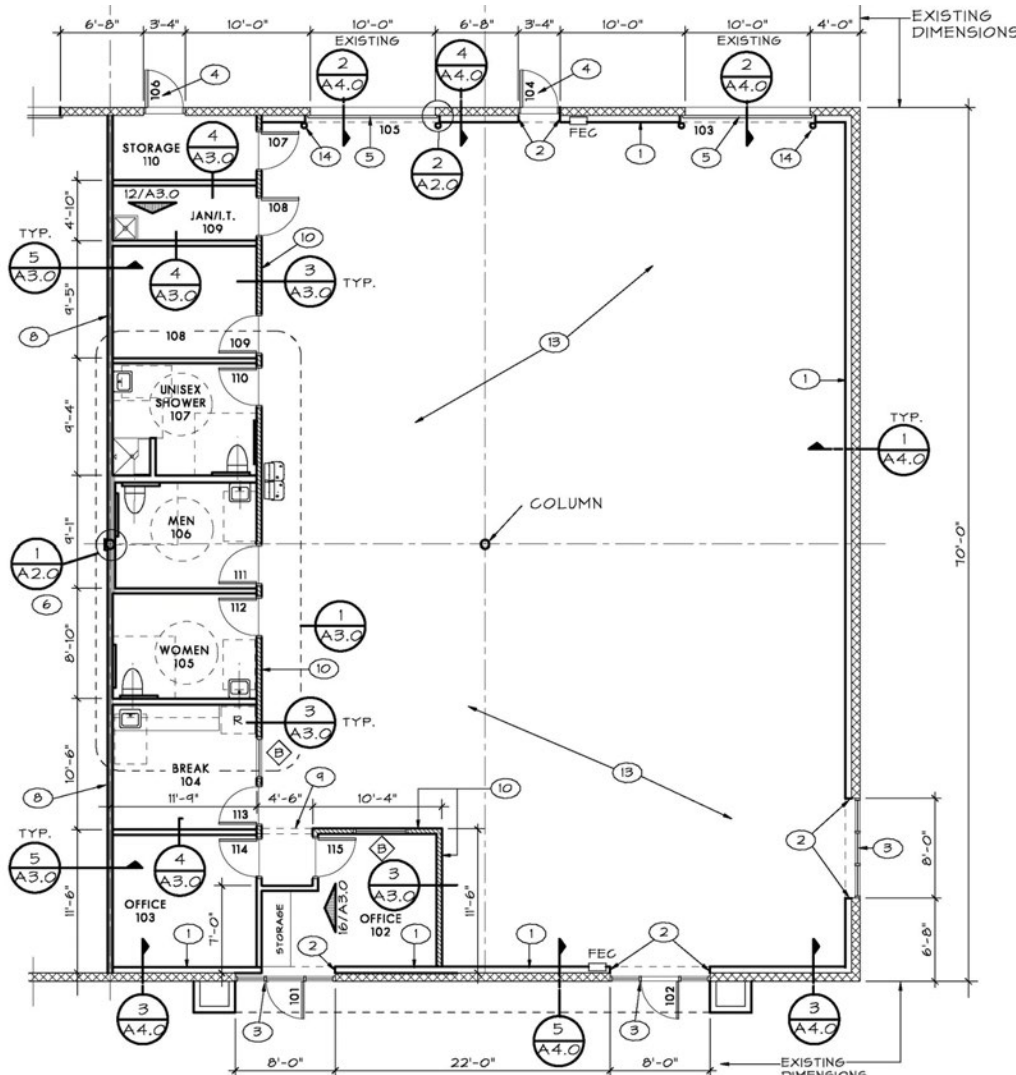
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FLOOR PLAN | SUITE C-3



SUITE C-3 Highlights

- Originally designed as a physical therapy space and later repurposed for warehouse use.
- Existing layout includes a shower, supporting wellness, service, or operational users.
- Overhead doors provide direct warehouse access.
- Access to a common area dock supports loading and delivery needs.
- Flexible configuration may support office, warehouse, healthcare, technology, distribution, or wholesale operations.

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ADDITIONAL PHOTOS



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AERIAL VIEW



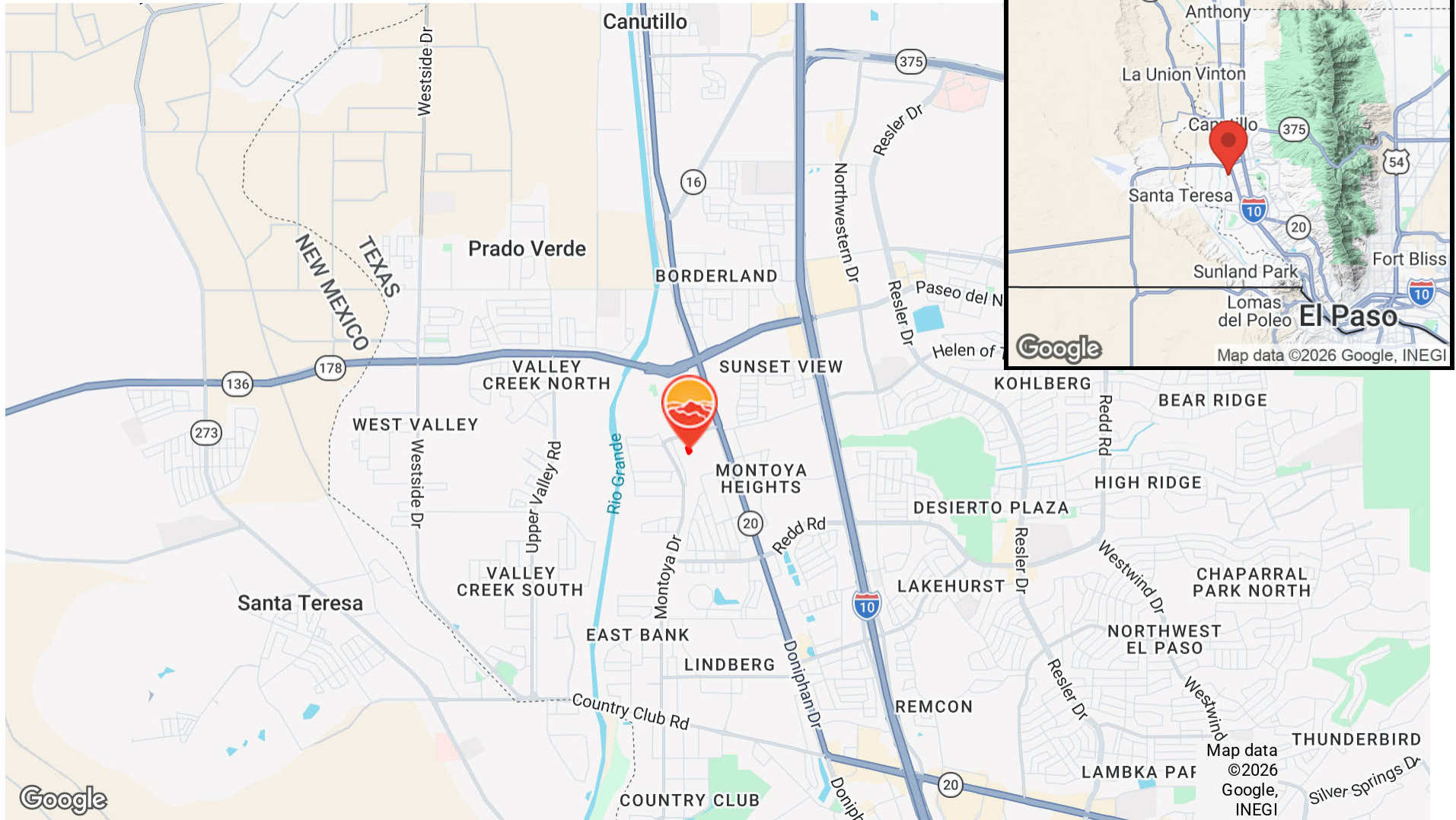
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AERIAL MAP



Mountain View Business Park

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

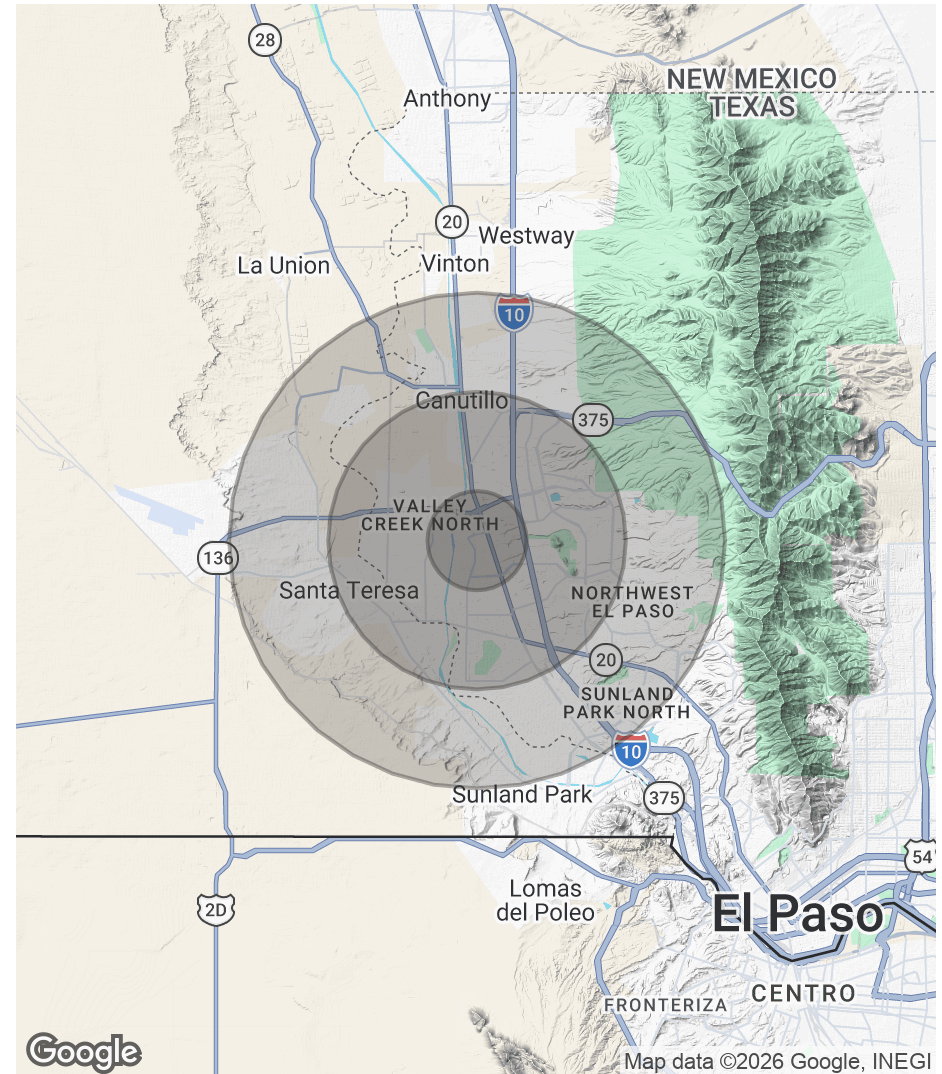
Total Population	9,775	63,916	123,676
Average Age	36.3	36.6	36.5
Average Age (Male)	33.7	34.8	35.0
Average Age (Female)	39.9	38.5	38.4

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	3,651	23,169	44,832
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$93,319	\$107,122	\$110,097
Average House Value	\$238,433	\$274,342	\$281,385

2023 American Community Survey (ACS)





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
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Cody Weiss	812179	jc@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov