

# 1501 Magoffin Avenue El Paso, TX 79901

+/- 1,300SF OF OFFICE SPACE PLUS 7,525SF OF WAREHOUSE/FLEX SPACE AVAILABLE



## • PROPERTY DETAILS

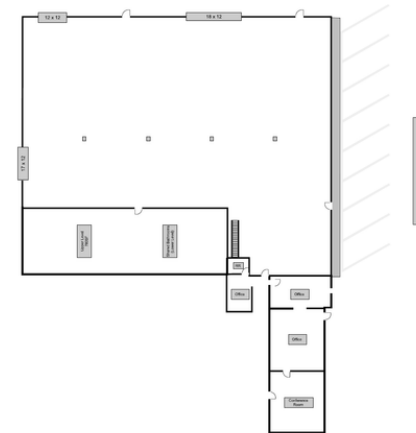
Located in the heart of Central El Paso, this space offers a versatile office and warehouse opportunity ideal for a variety of business uses. The property features functional office space paired with warehouse/storage area, providing flexibility for operations, distribution, light industrial, or service-based users. Convenient access to major thoroughfares, Downtown El Paso, and I-10 makes this a strategic location for your business. This property offers an open warehouse space with plenty of room to adapt to your needs- whether that's storage, distribution, light industrial or creative office use.

### Property Features:

- Upper level area in warehouse (780SF) that can be built out for office or storage area
- Renovated office space with 3 offices, conference room and private bathroom
- Open floor plan with high ceilings
- Large bay door for easy loading/unloading
- Flexible layout- can be used for warehouse or additional office conversion
- Convenient access to I-10 and international bridges
- Shared multiple stall bathrooms and break room access

### Lease Detail:

- NNN Lease
- 36 months lease minimum



**CALL FOR RATES**  
915-225-0903 | [Natalia@PrimeCapital-EP.com](mailto:Natalia@PrimeCapital-EP.com)  
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