

CANYON RIDGE
BUSINESS PARK

OFFICE/WAREHOUSE PROPERTY FOR LEASE

12305 Mercantile Ave

±2,640 - 7,760 SF

EL PASO, TX 79928

FOR MORE INFORMATION, PLEASE CONTACT



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CALL FOR PRICING INFORMATION

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PROPERTY FEATURES

PROPERTY DESCRIPTION

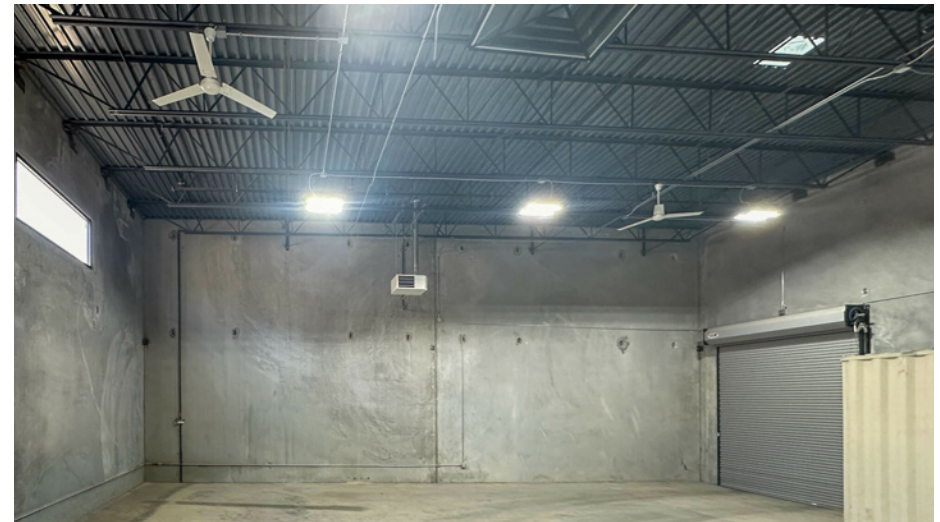
Canyon Ridge Business Park is a multi-tenant office-warehouse project in East El Paso designed for a range of industrial flex and operational users. The property offers functional small-bay configurations with refrigerated office space, open warehouse areas, grade-level loading, shared dock access, and convenient connectivity to Interstate 10 and Loop 375. The project is well suited for contractor offices, technical service providers, inventory-based businesses, telecom/security operators, light distribution users, and other businesses requiring a combination of office functionality and warehouse utility.

PROPERTY HIGHLIGHTS

- Office-Warehouse Flex Spaces
- 10' x 12' Overhead Doors
- Shared Dock Access
- Approx. 19' Clear Height
- Refrigerated Office Areas with Warehouse Heating
- Skylit Warehouse Space
- C-4 Zoning
- 3:1,000 Parking Ratio
- Company Signage Available on Building Face
- Access to I-10 & Loop 375
- East El Paso Location

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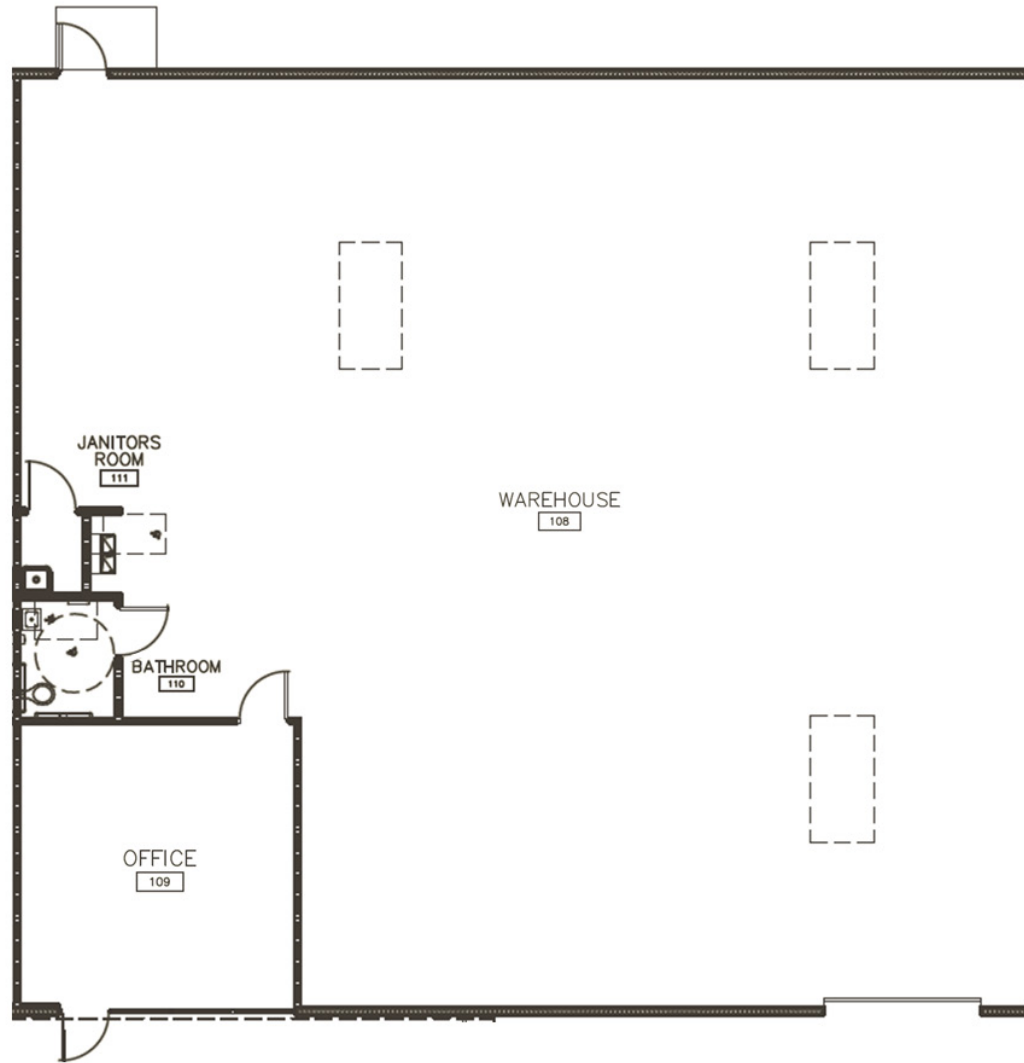
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FLOOR PLAN: 3,880 SF

Sample Floor Plan for Reference



Canyon Ridge Business Park

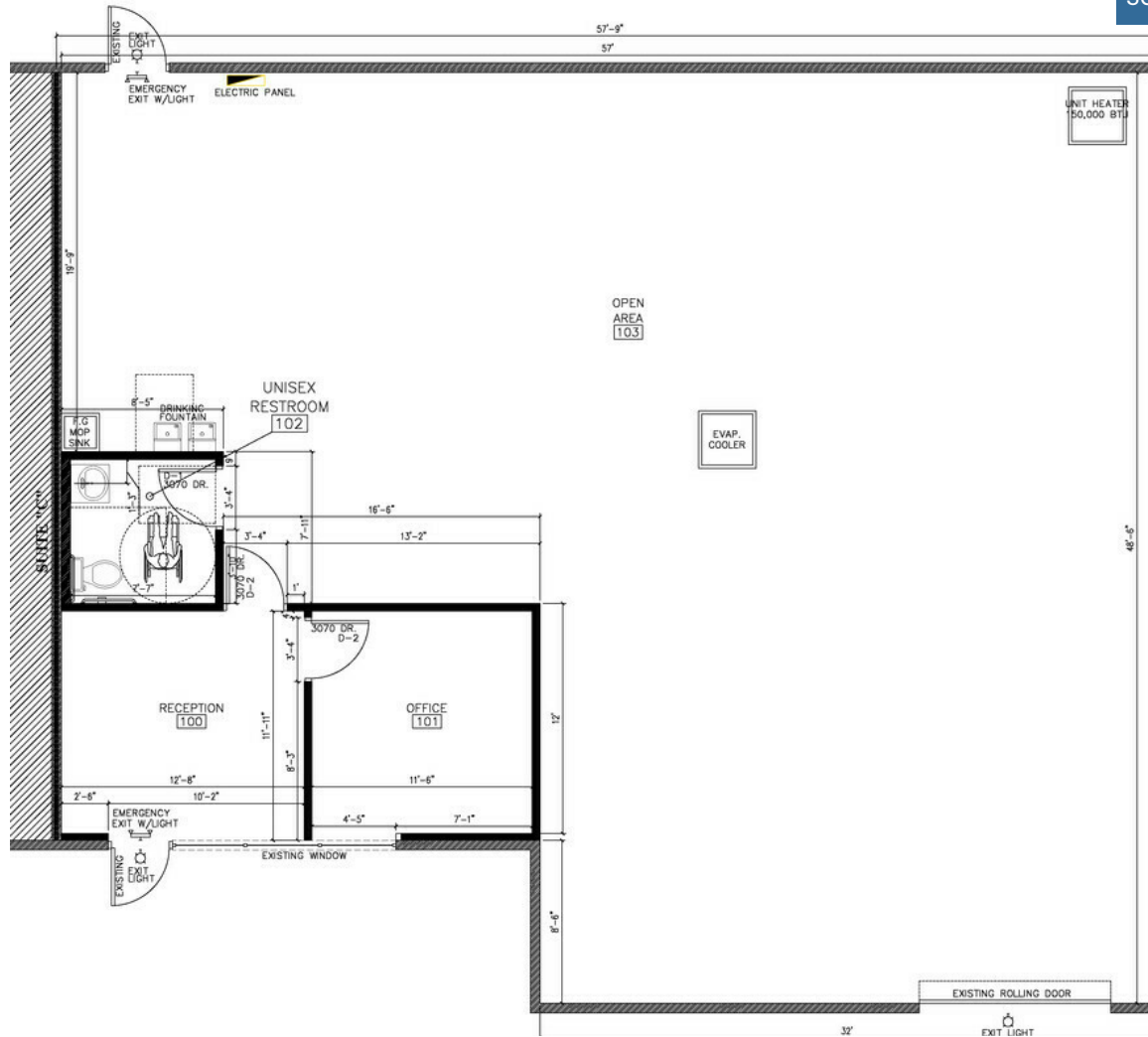
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FLOOR PLAN: 2,640 SF

Sample Floor Plan for Reference



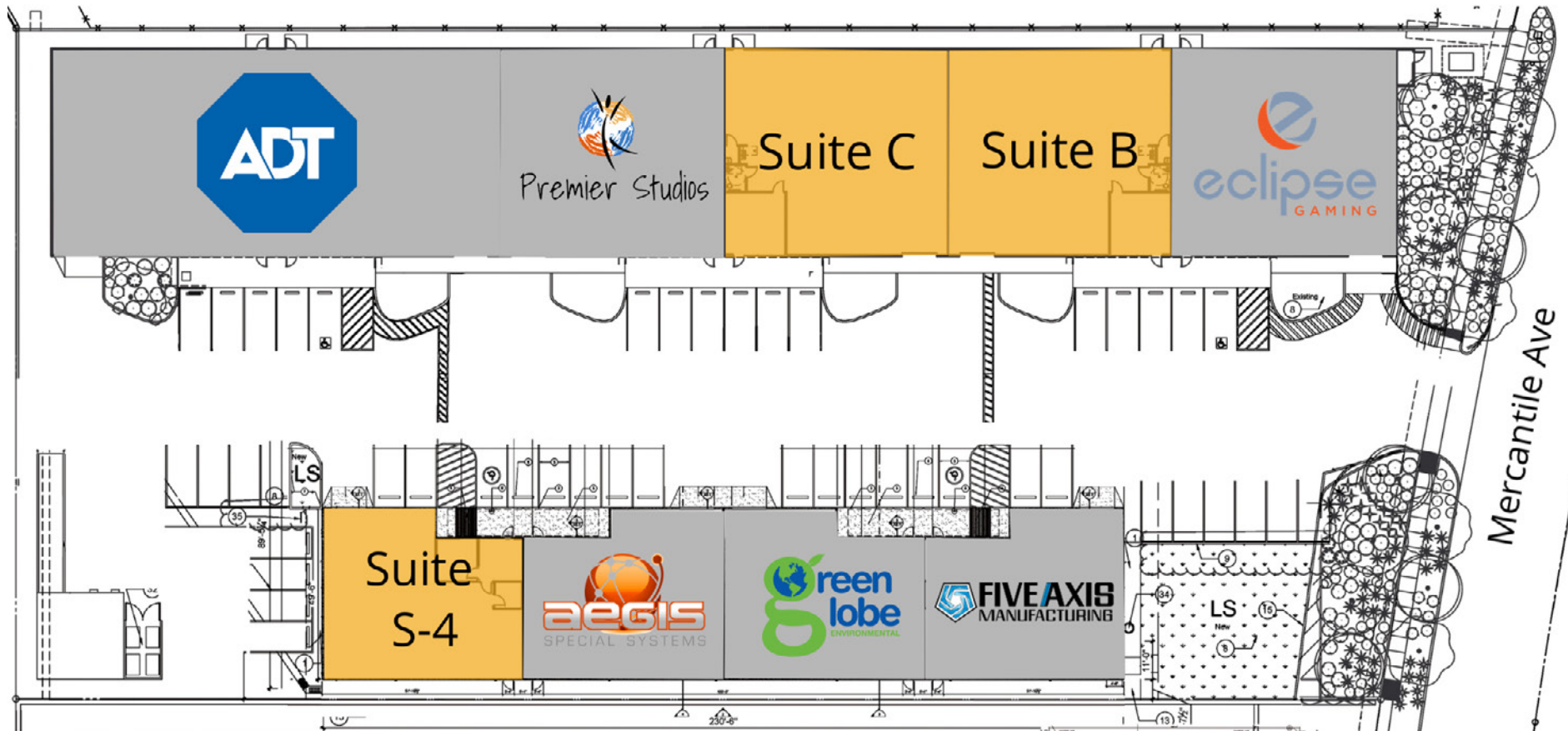
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SITE PLAN



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AERIAL



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ADDITIONAL PHOTOS



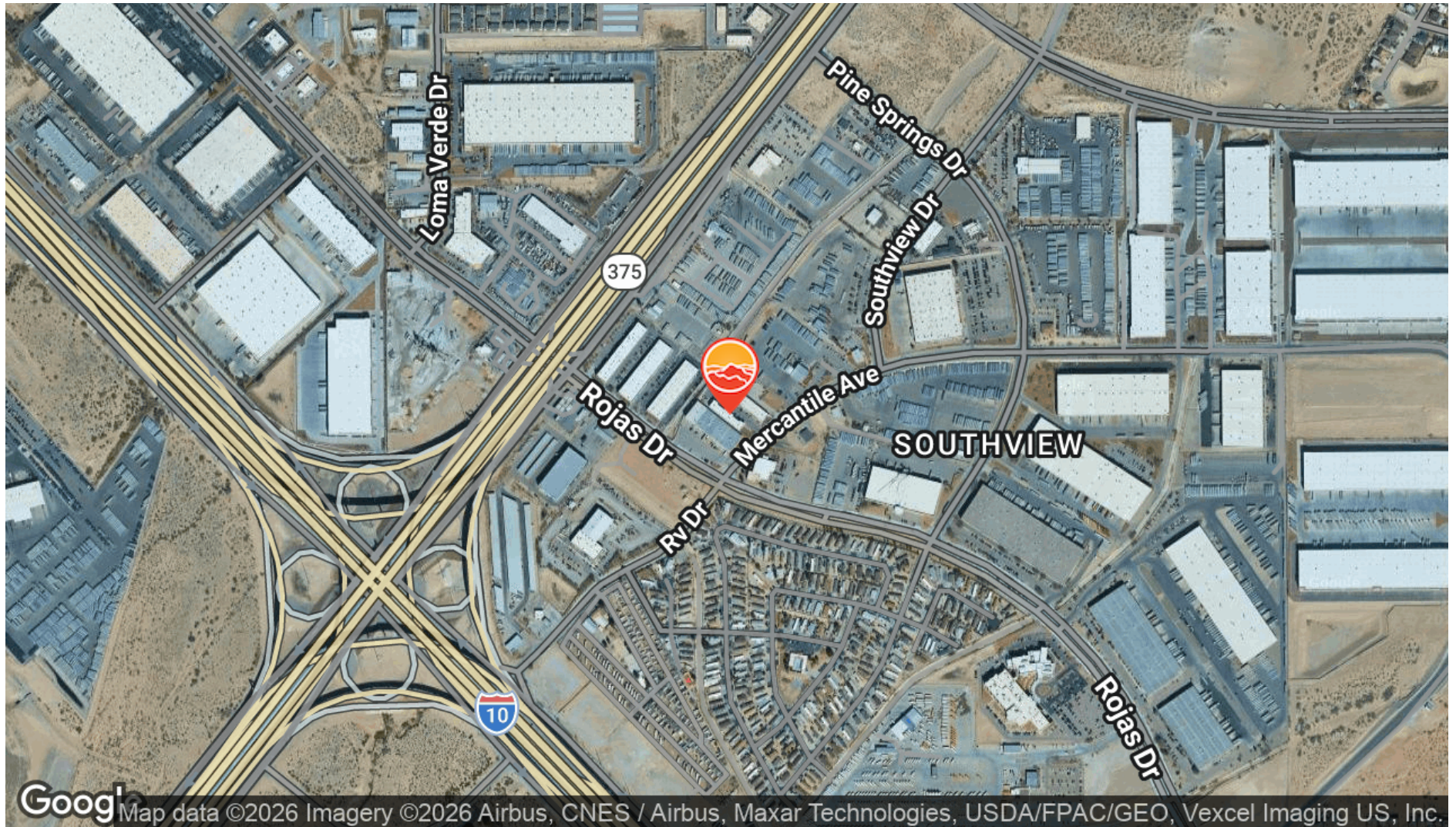
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

Total Population	4,044	85,899	227,650
Average Age	34	36	37
Average Age (Male)	33	35	36
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	1,237	28,034	75,801
# of Persons per HH	3.3	3.1	3
Average HH Income	\$108,830	\$85,659	\$79,790
Average House Value	\$298,166	\$205,859	\$199,351

2020 American Community Survey (ACS)

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