



SKY PARK EL PASO

FOR LEASE



INDUSTRIAL DEVELOPMENT IN NORTH EL PASO

192,417 Sq. Ft. | 443,975 Sq. Ft.

205 & 217 Walter Jones Boulevard
El Paso, Texas 79906

CBRE

MAP / AERIAL



SKY PARK EL PASO

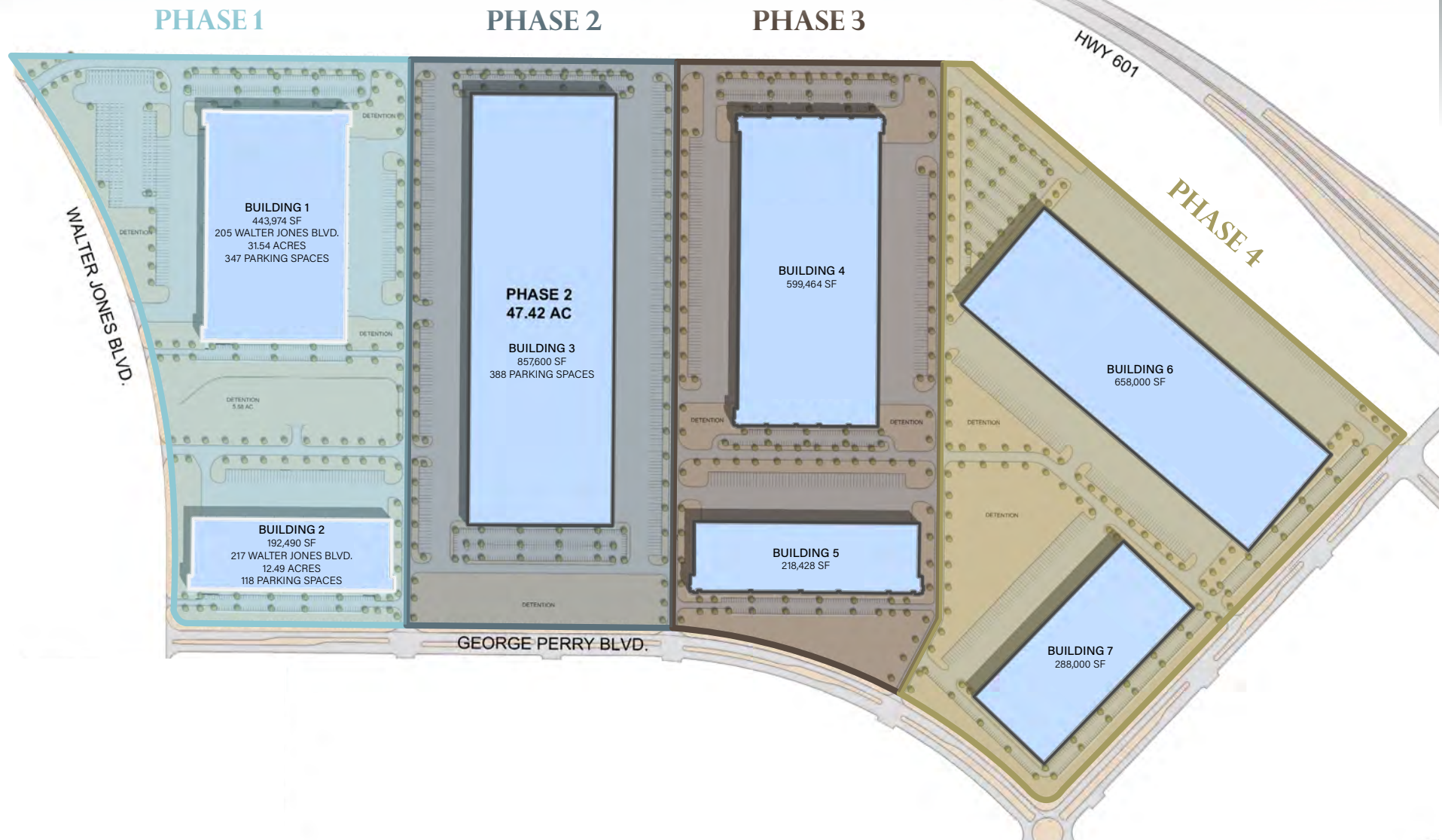
Sky Park is a master-planned industrial project adjacent to the El Paso International Airport and the TJX/Marshall's new regional distribution center. Sky Park will start Phase 1 with two warehouses, one 443,975 SF cross dock and a 192,417 SF rear loading building. The central location offers proximity to major labor pools in El Paso and easy access to the region's highway system. Sky Park is a Class A warehouse project that will offer all of the modern amenities required for successful local and regional logistics operations and the attraction of the area's best workforce.

Property:	Building A Building B	205 Walter Jones Boulevard 217 Walter Jones Boulevard El Paso, Texas 79906
Office Space:	± 2,500 SF for each building Expandable upon request	
Available:	Building A Building B	443,975 SF 192,417 SF
Building Depth:	Building A Building B	520' cross-dock 260' rear load
Column Spacing:	Building A Building B	50' x 50' w/ 60' speed bays 50' x 50' w/ 60' speed bays

Dock Doors: with levelers and seals	Building A Building B	(71) 9' x 10' dock high (38) 9' x 10' dock high
Ramps:	Building A Building B	4 drive-in ramps 2 drive-in ramps
Truck Court:	Building A Building B	184' on both sides 185'
Trailer Parking:	Building A Building B	80 slots 71 at building & 100 expansion 48 slots 38 at building
Auto Parking:	Building A Building B	347 parking spaces <i>expandable</i> 118 parking spaces
Clear Height:	36' at first column line for both buildings	
Roof:	TPO, 20-year warranty	
Floor:	6" slab throughout	
Lighting:	LED with motion sensors at 20 FC, clerestory windows throughout	
Electrical: <i>additional Power Available</i>	Building A Building B	2,500 KVA / 4,000 Amps 1,500 KVA / 2,500 Amps
Sprinkler:	ESFR with fire pump	
Foreign Trade Zone:	No. 68	

MASTER PLAN

SKY PARK



DRIVE-TIMES



- El Paso International Airport:**
5.5 miles (approx. 10 minutes)
- Bridge of the Americas:**
10 miles (approx. 13 minutes)
- Zaragoza Bridge International Port of Entry**
19 miles (approx. 26 minutes)

 U.S. Customs and Border Protection
AMERICAS BRIDGE
INTERNATIONAL
PORT OF ENTRY

 U.S. Customs and Border Protection
ZARAGOZA BRIDGE
INTERNATIONAL
PORT OF ENTRY



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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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date