

# FOR LEASE

## 12,726 +/- SF Industrial Facility

1.69-Acre Site

16' Clear Height



## 6980 Market St, El Paso, TX 79915



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

**FOR MORE INFORMATION PLEASE CONTACT:**

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## PROPERTY HIGHLIGHTS

- Excellent Location in El Paso's East Industrial submarket with close proximity to Interstate I-10 and downtown El Paso
- The 12,726 +/- SF industrial building with warehouse space features 16' clear heights
- Fully fenced surface lot with gated access
- Two (2) drive-in loading doors
- 24 marked employee parking spaces
- Approximately 1,789 +/- SF of office space
- Less than 9 miles (20 minute drive) away from El Paso International Airport

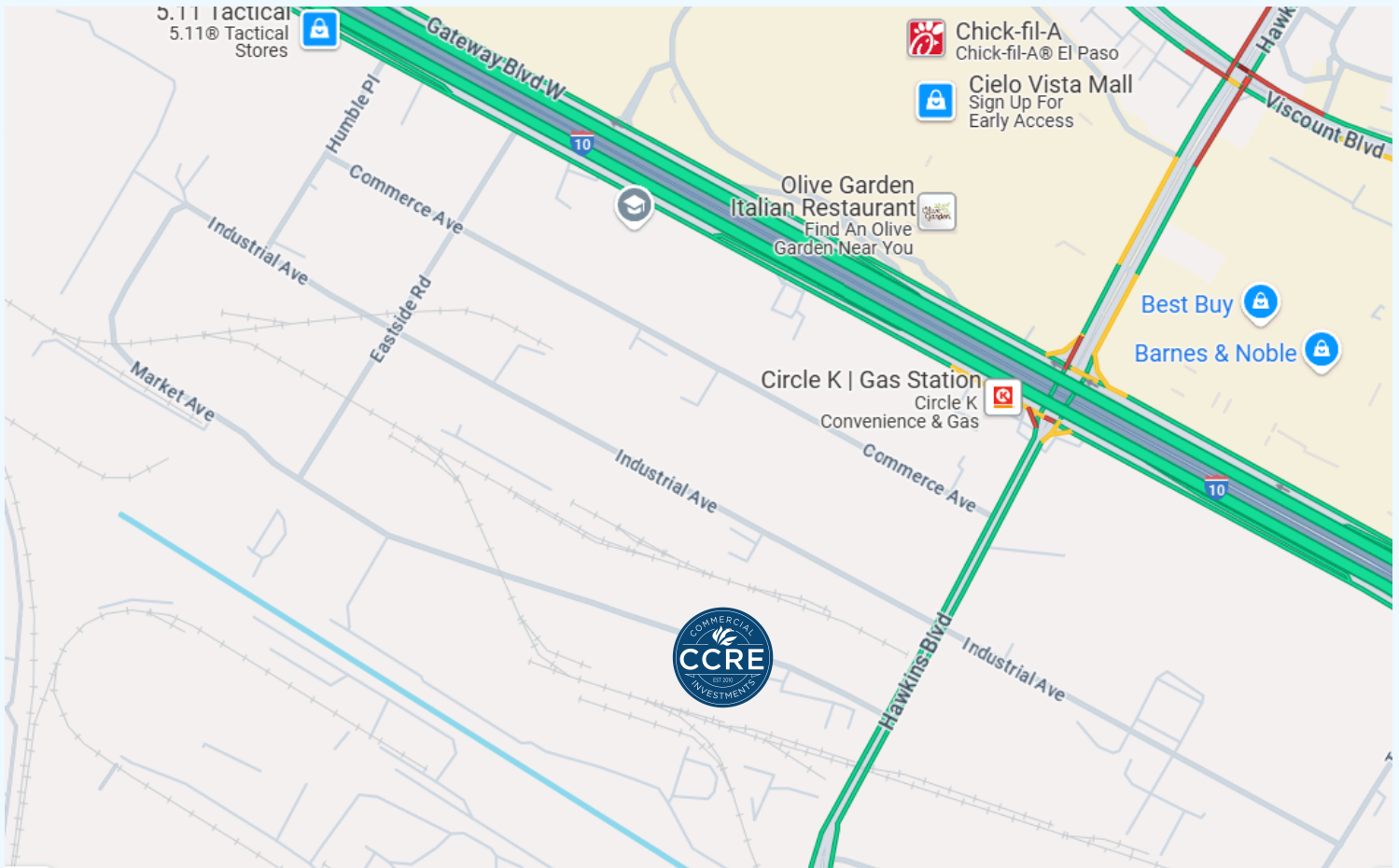
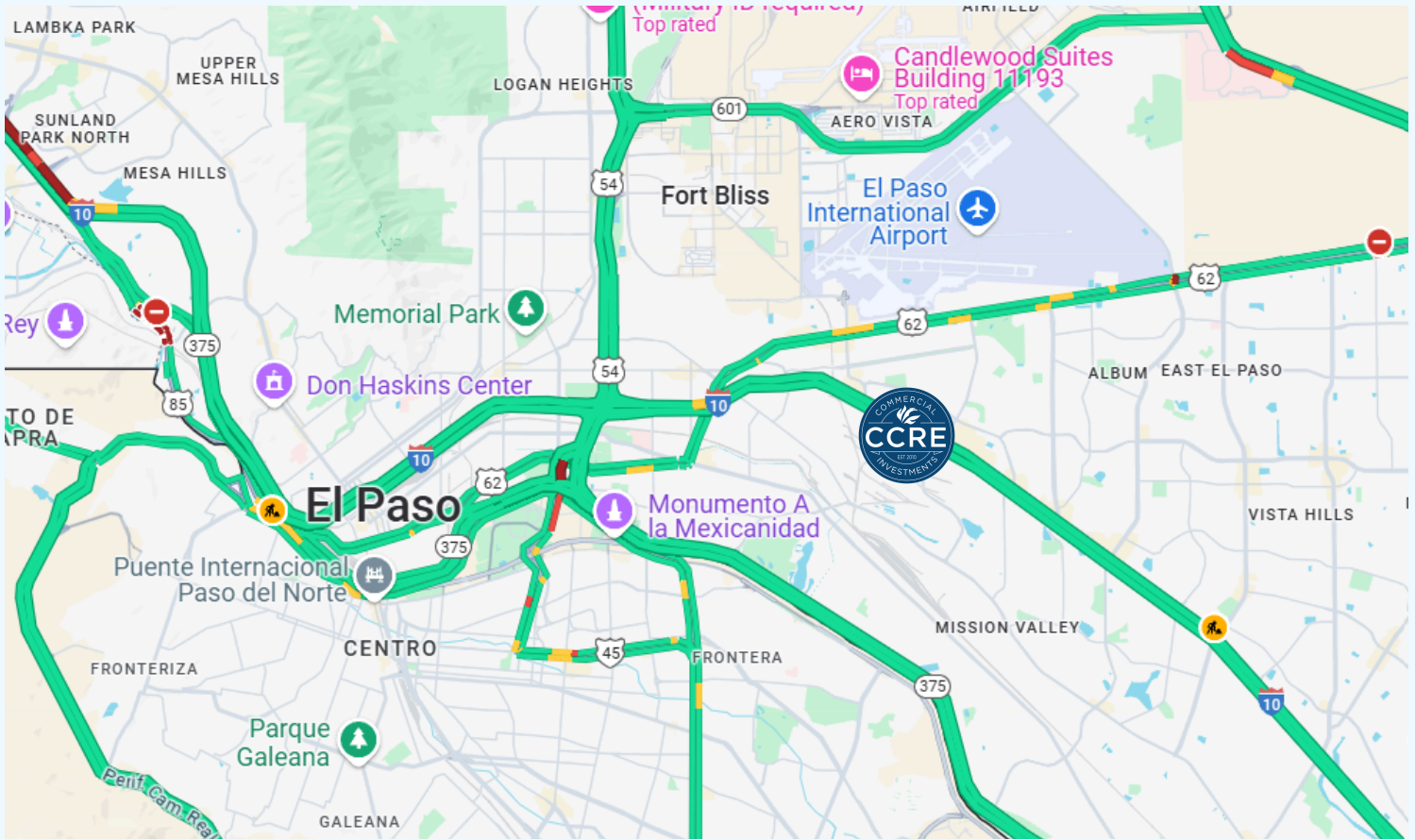


## OFFERING SUMMARY

|                   |                                    |
|-------------------|------------------------------------|
| Physical Address  | 6980 Market Ave, El Paso, TX 79915 |
| Lot Size          | 1.69 Acres                         |
| Building Size     | 12,726 +/- SF                      |
| Warehouse Area    | Approx. 10,936 SF (86%)            |
| Office Area       | Approx. 1,789 +/- SF (14%)         |
| Clear Heights     | 16'                                |
| Grade Level Doors | Two (2)                            |
| Year Built        | 1960                               |
| Security          | Fully Fenced with Gated Access     |
| Parking           | Surface lot with 12+ spaces        |
| Floodplain        | Property is not in floodplain      |

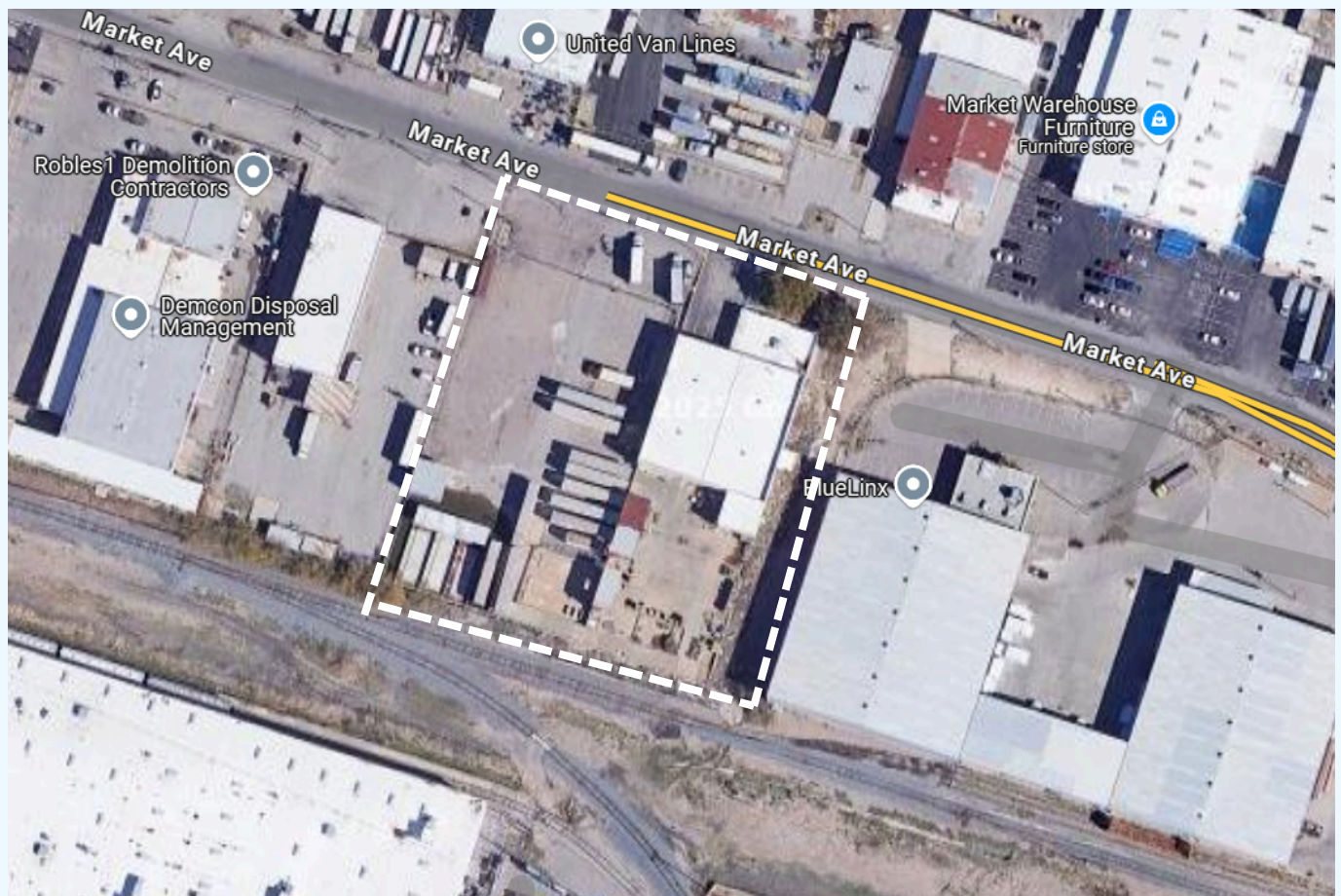
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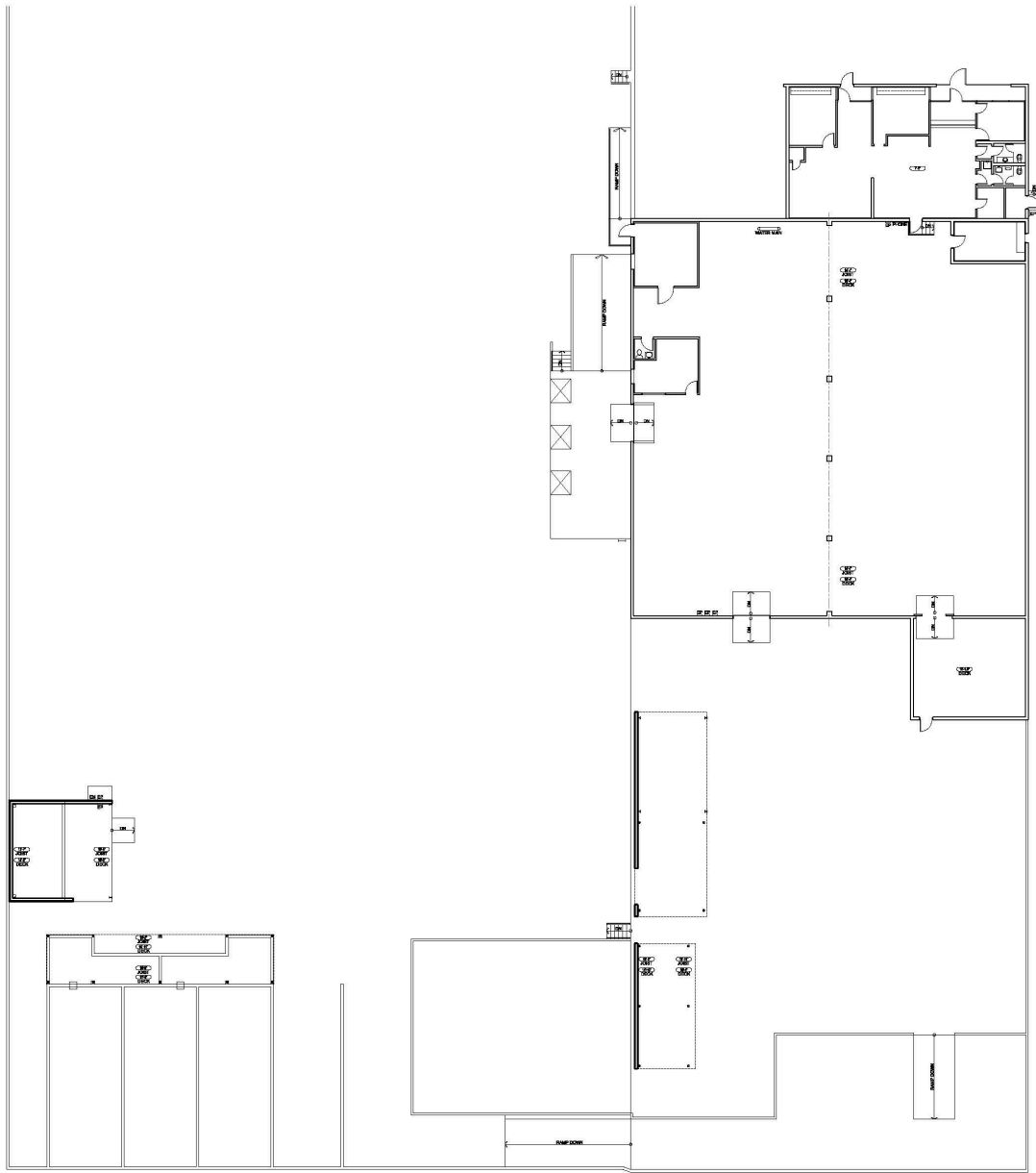
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**AS-BUILT FLOOR PLANS**  
**6980 MARKET AVE, EL PASO, TX 79915**  
REVISED DATE: 06-19-20 SQUARE FOOTAGE BREAKDOWN SCALE: NTS  
 2,077 OFFICE SF  
 10,646 WAREHOUSE  
 12,725 GROSS TOTAL  
 16,801 TOTAL OUTSIDE SF

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