

HERMANOS

Farms Industrial Park
Phase I



Site Plan

TREES NOT DRAWN TO SCALE
AND ARE SHOWN FOR ILLUSTRATION
PURPOSES



Building 1 Overview

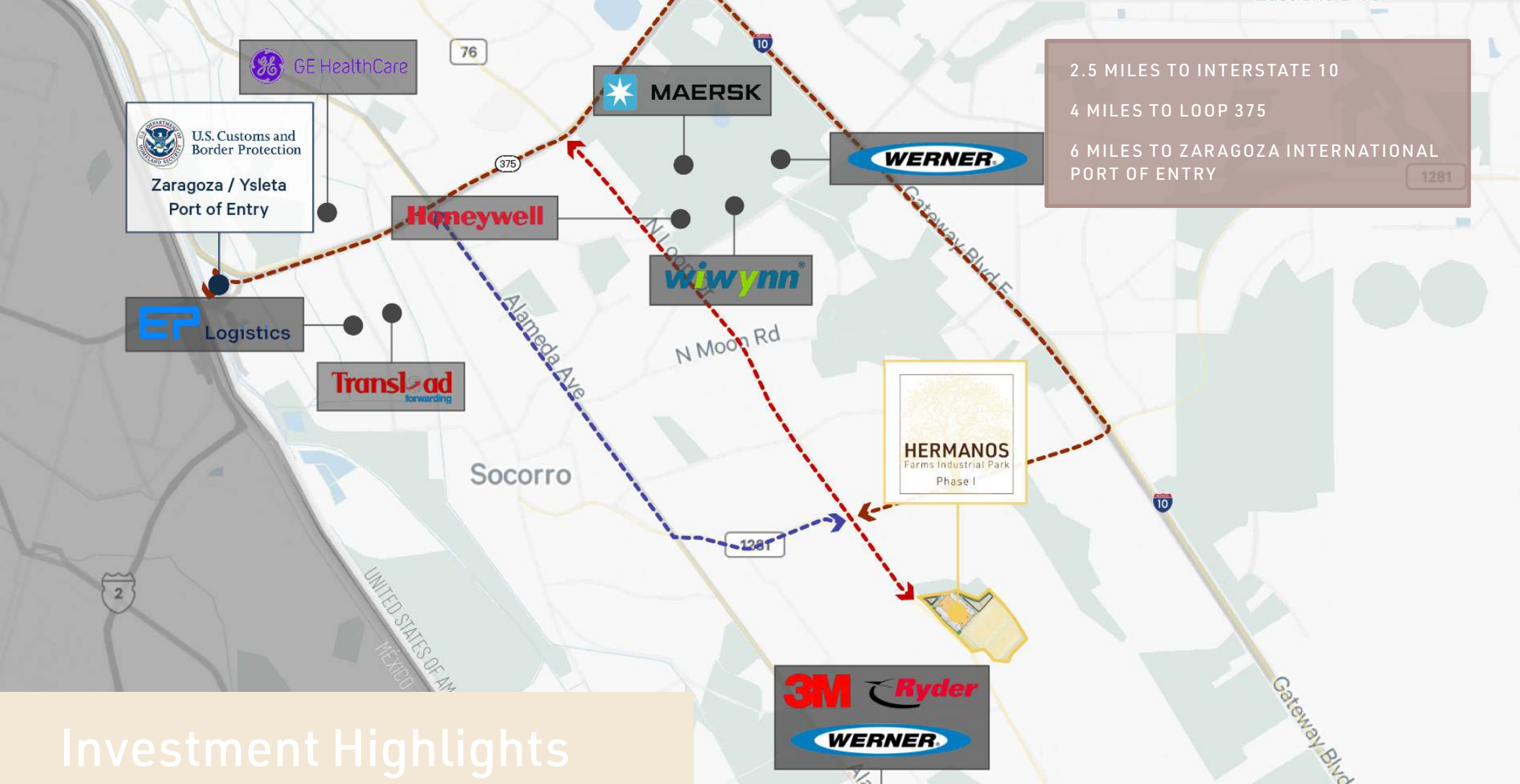
Building Size:	500,520 SF on 42.29 acres
Configuration:	Cross-dock
Building Depth:	450'
Office Area:	± 2,300 SF spec office
Clear Height:	40'
Column Spacing:	56' x 55' typ; 60' speed bays
Dock Doors:	113 dock high doors (with 50% levelers)
Ramps:	4 drive-in ramps
Trailer Parking:	211 stalls
Auto Parking:	185 spots
Electricity:	2,500 KVA 3 Phase 277-480V
Roof:	TPO roof - 60 mil membrane

Development Overview

Greenlaw Partners has started construction on Phase I of the Hermanos Farms Industrial Park in East El Paso. Phase I of the project is a 500,520 SF cross dock that is 40' clear, has 113 dock doors, 211 trailer parking spots, and has all the features of modern distribution centers. The project broke ground in November of 2025 and will be available for occupancy in 4Q 2026.

Hermanos Farms Industrial Park is located in East El Paso, Texas just 2.3 miles from I-10 and under 6 miles from the Zaragoza Port of Entry into Cd. Juarez, Mexico. This is one of the fastest growing areas of El Paso with a large labor pool, good day-time amenities, and excellent access to the regional highway system. There are two additional buildings planned in this Class A industrial park, all of which will meet the needs of modern warehouse and industrial users.





Investment Highlights

- Hermanos Farms Industrial Park
- Socorro, Texas
- Phase I - 500,520 SF Cross-Dock
- Under Construction - Delivery in Q4 2026
- Above Average Trailer Spaces for the Market

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GREENLAW

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México
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76

N. Loop Drive

Phase I
42.29 Acres

Phase II
Future Development
Build-to-Suit Opportunity
56.84 Acres

Project Overview

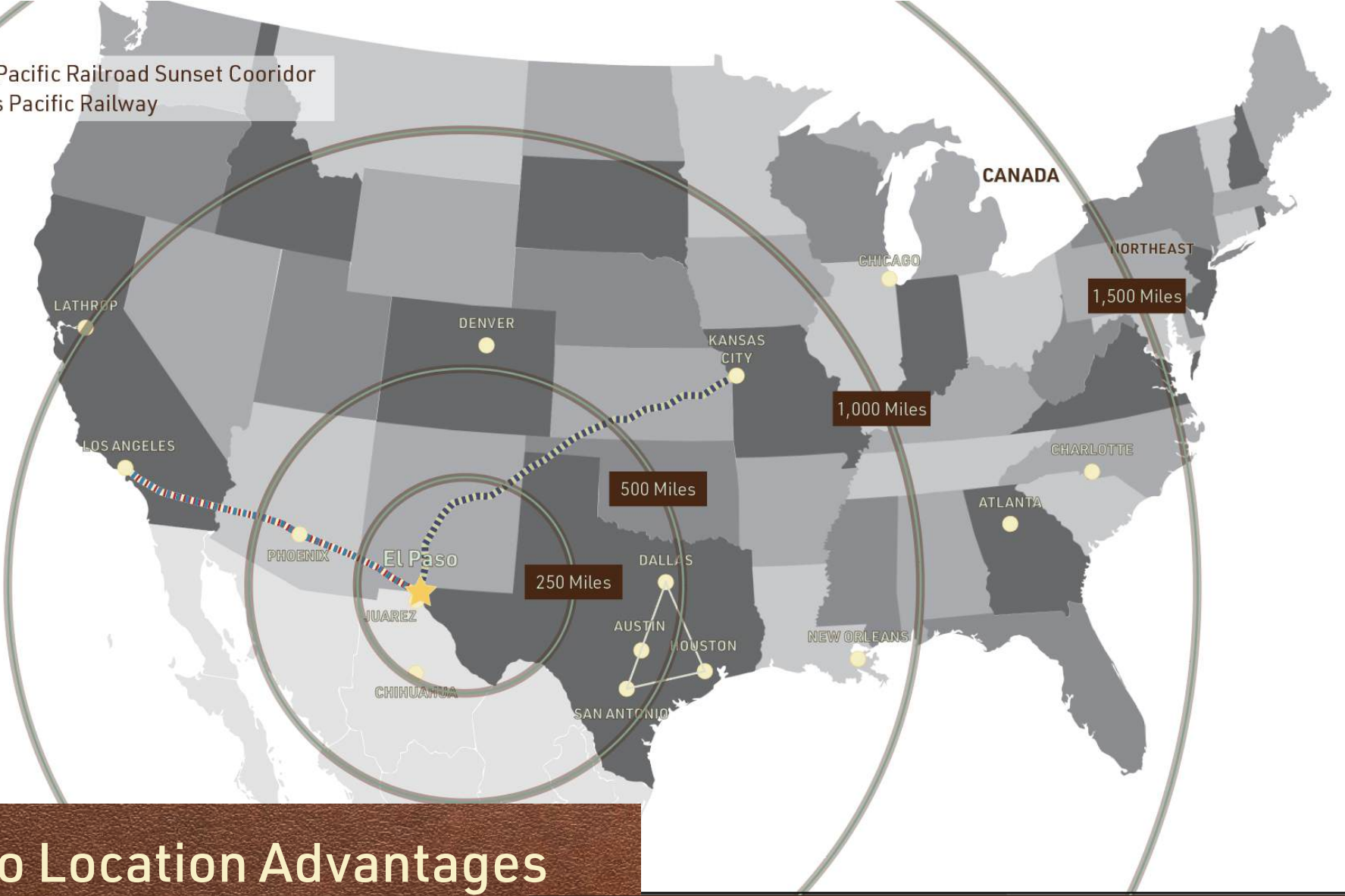
- High image corporate industrial park with frontage on TX-375 Loop
- Strategically positioned approximately 7.5 miles north of international border-crossing
- Convenient access to TX-375 Loop and Interstate-10
- Large truck court with ample trailer staging
- To be located in Foreign Trade Zone No. 68 (Pending)
- Approximately 13.5 miles to El Paso International Airport



Market Overview

- Business friendly Borderplex region (<https://www.borderplexalliance.org>)
- El Paso is the 22nd largest city in the U.S. & 6th largest in Texas
- Largest bi-national industrial market with over 135 million SF
- Roughly equidistant to Houston and Los Angeles on Interstate-10
- Home to more than 70 of the Fortune 500

-  - Union Pacific Railroad Sunset Corridor
-  - Kansas Pacific Railway



El Paso Location Advantages

- 2nd Largest Port of Entry on the Mexican Border
- 430 Miles (6.5 Hours) from Phoenix
- 625 Miles (9 Hours) to DFW Airport
- 676 Miles (9.25 Hours) from the Texas Triangle

- 724 Miles (10 Hours) from Southern California
- 746 Miles (10.25 Hours) to Port of Houston
- 813 Miles (12 Hours) to Port of LA / LB
- \$145B in trade passed through El Paso in 2024



CONTACT US

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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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_____	License No.	Email	Phone
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