



12221 Ashtabula Avenue (Building 1)
El Paso, Texas 79936

Warehouse / Distribution
For Lease: 308,270 Square Feet



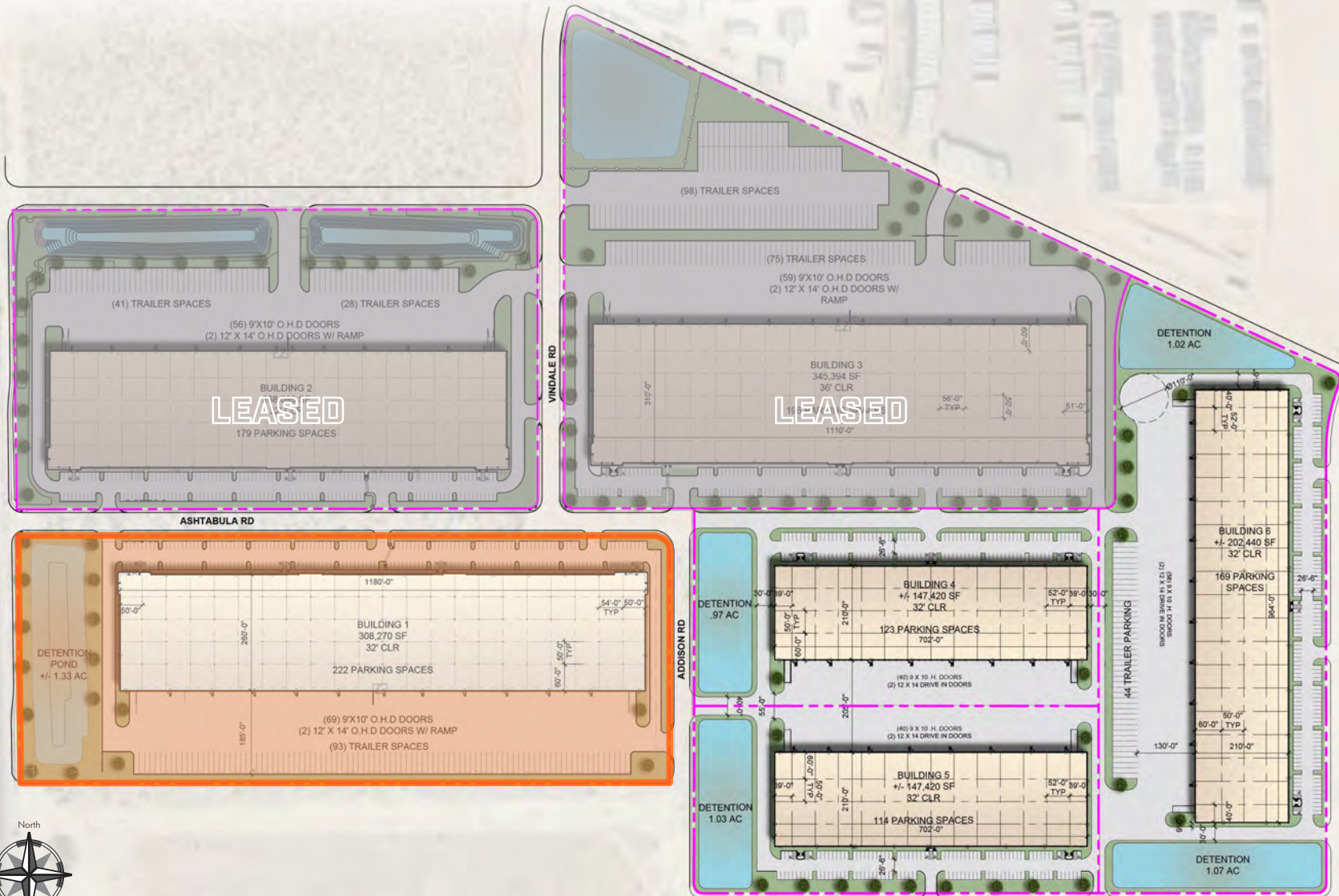
REAL
ESTATE



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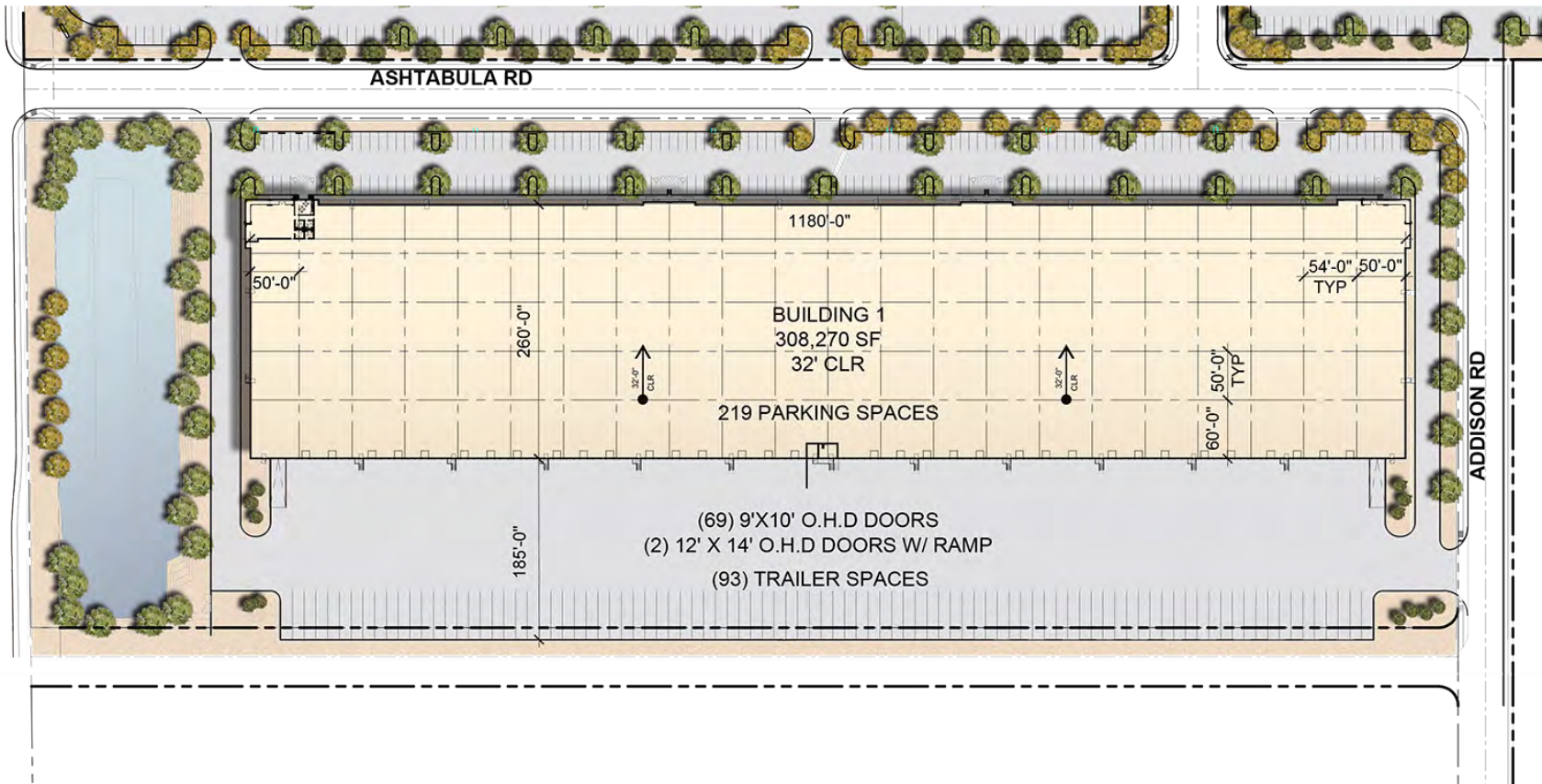
CAMINO REAL LOGISTICS PARK

MASTER PLAN



SITE PLAN

12221 Ashtabula Avenue



BUILDING SPECIFICATIONS

12221 Ashtabula Avenue



AVAILABLE SIZE:	308,270 sq. ft.
OFFICE SPACE:	2,837 sq. ft. (spec)
BUILDING DEPTH:	260'
COLUMN SPACING:	54' x 50', with 60' speed bays
CLEAR HEIGHT:	32' at first column line
DOCK DOORS:	69 (9' x 10') dock high 2 (12' x 14') drive-in ramps 35 (30,000 lbs) mechanical dock levelers
POWER:	4,000 Amps, 277/480V, 3PH, 4W
FOREIGN-TRADE ZONE (FTZ):	Located in Foreign Trade Zone No. 68
TRUCK COURT:	185'
ROOF:	Roof system - 60 Mil TPO Roof warranty: 20 years
FLOOR:	6" - 4000 PSI reinforced concrete
LIGHTING:	25' FC LED Clerestory, side windows in warehouse
TRAILER PARKING:	93 trailer spaces
AUTO PARKING:	219 auto spaces
SPRINKLER:	ESFR

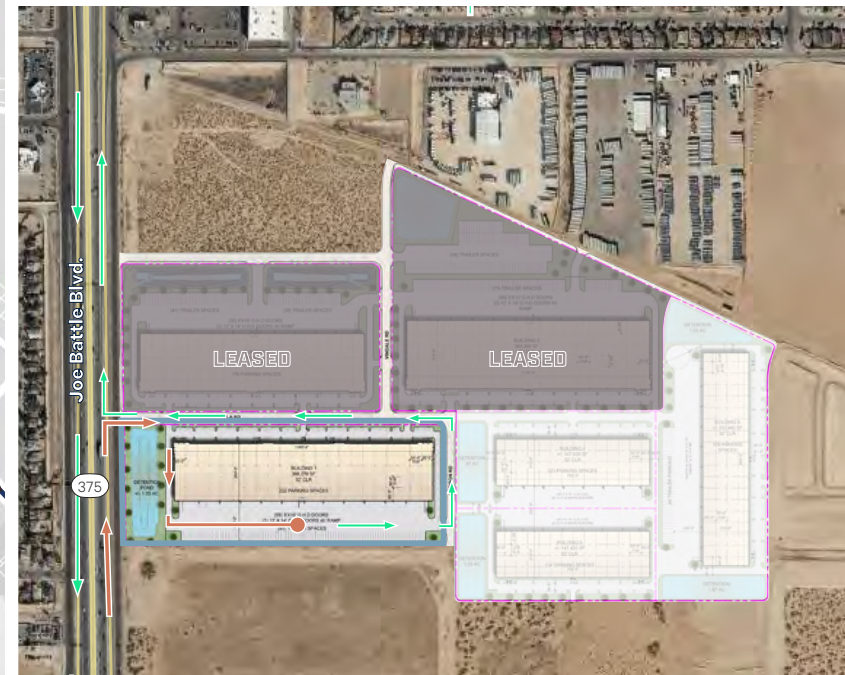
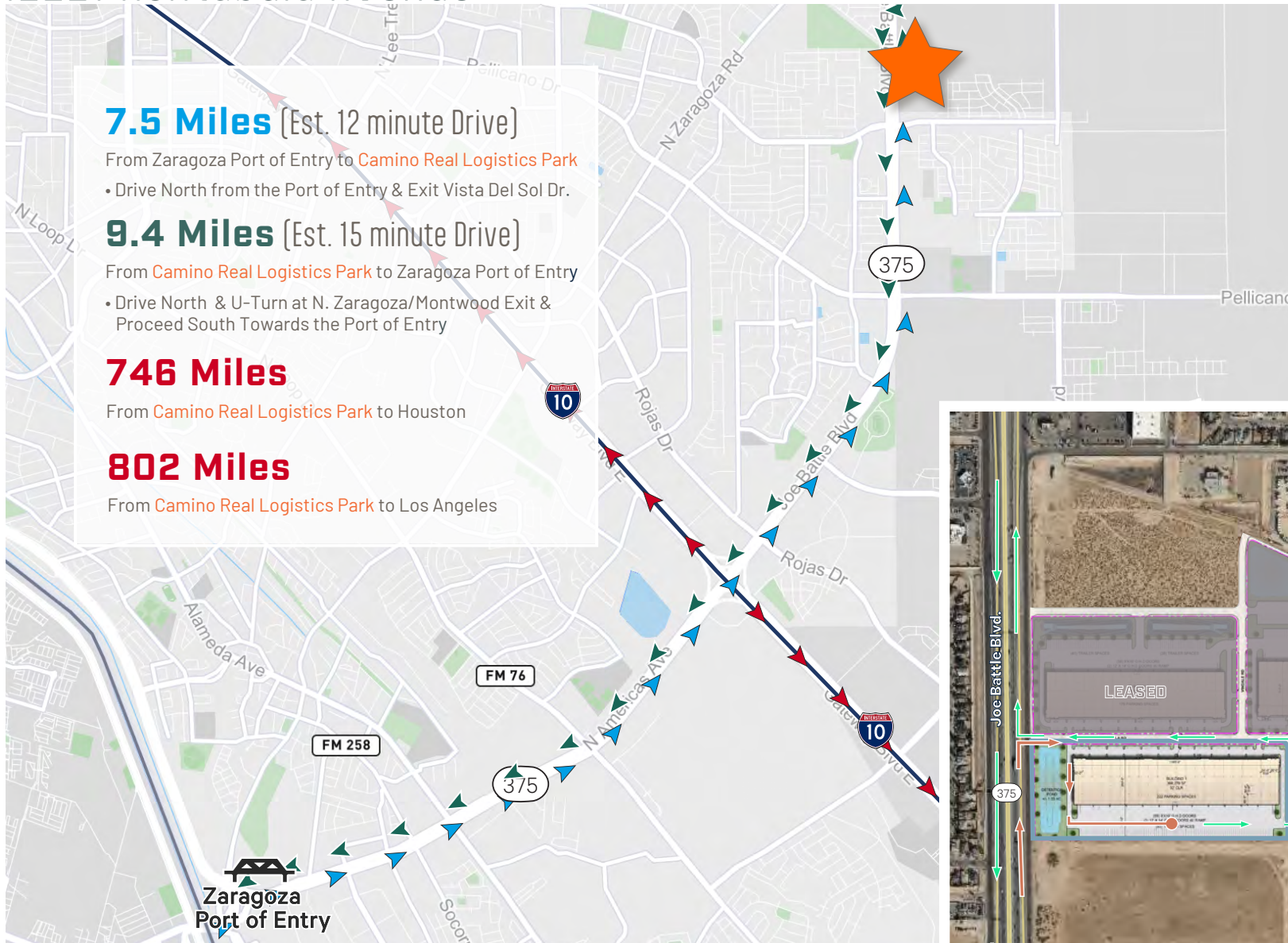
PROPERTY PHOTOS

12221 Ashtabula Avenue



INGRESS / EGRESS MAP

12221 Ashtabula Avenue



REGIONAL INFORMATION

PROJECT OVERVIEW

- Phase I (Buildings 100, 200 & 300) have already been completed, with construction underway on Phase II (Buildings 400, 500 & 600)
- High image corporate industrial park with frontage on TX-375 Loop
- Strategically positioned approximately 7.5 miles north of the Zaragoza Port of Entry
- Convenient access to TX-375 Loop and Interstate-10
- Large truck court with ample trailer staging
- Located in Foreign Trade Zone No. 68
- 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





CAMINO REAL LOGISTICS PARK

12221 Ashtabula Avenue

[Building 1]

El Paso, Texas 79936

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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.

11-2-2015



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.

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.

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.

CBRE, Inc.	299995	texaslicensing@cbre.com	210-225-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date