

For Sale/Lease

CBRE

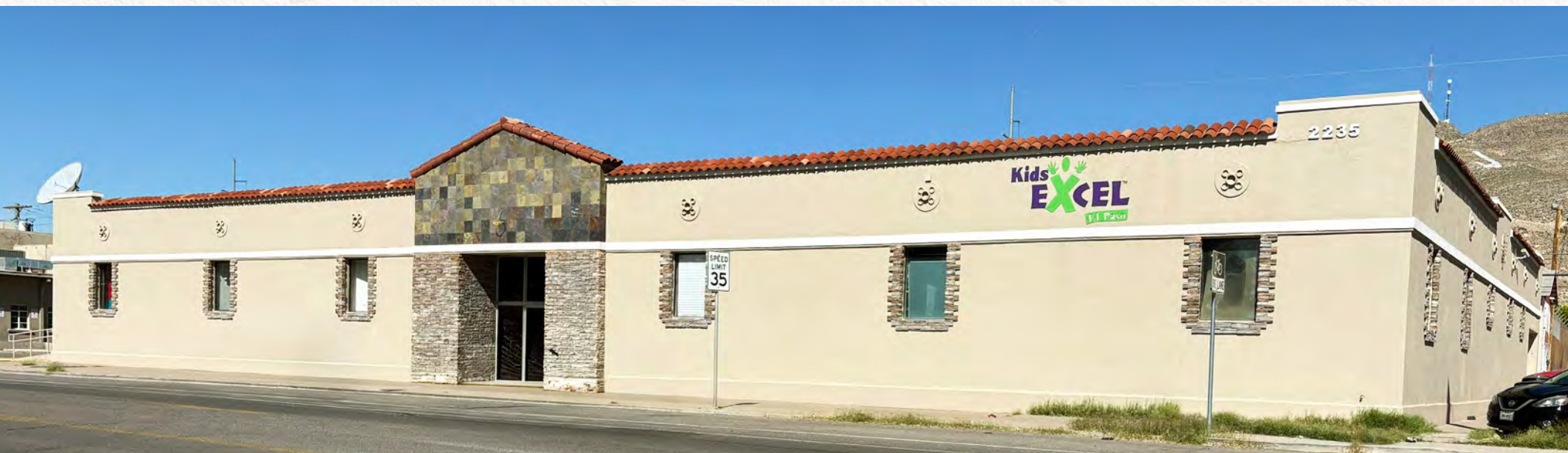
OFFICE WAREHOUSE

2235 WYOMING AVE
EL PASO, TEXAS 79903

Contact Us

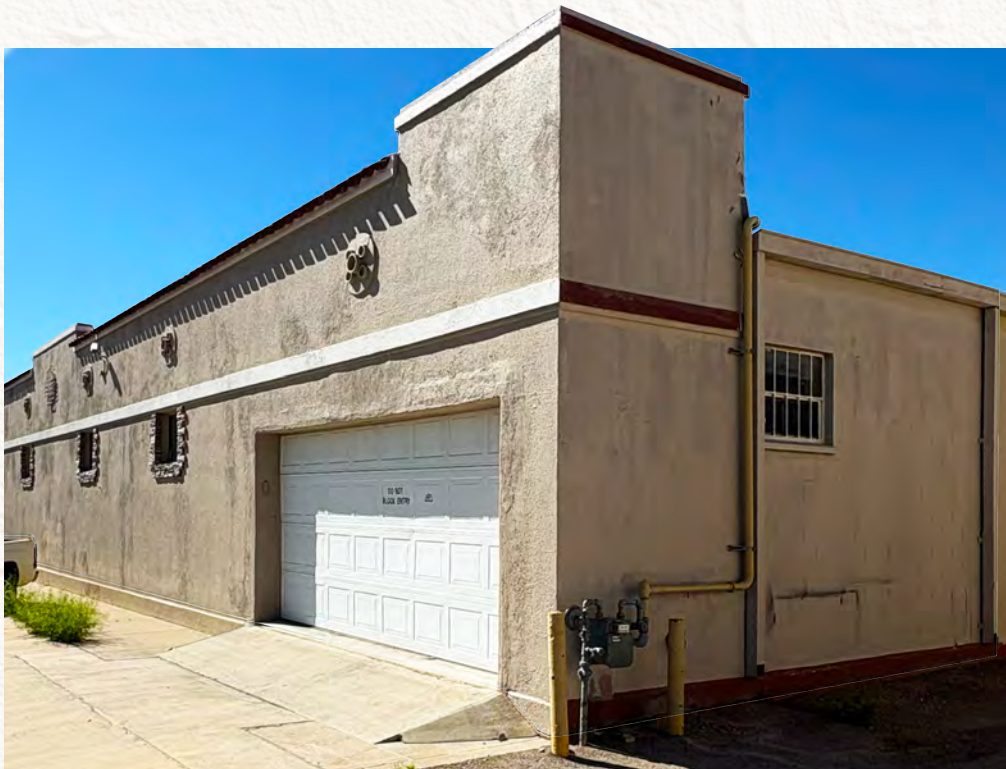
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2235 Wyoming Ave

Property Overview

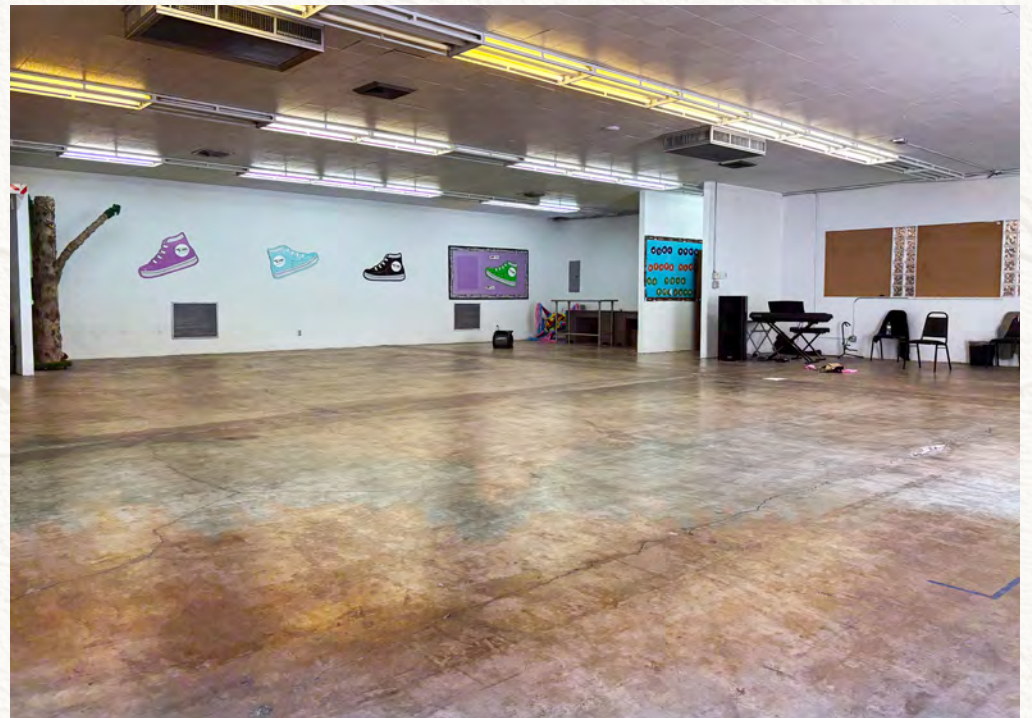
Excellent office/warehouse opportunity in the Five Points West area. This single-story building boasts a versatile layout with both office and warehouse space, updated features, and ADA compliance. Benefit from exceptional accessibility with convenient connections to I-10, I-54, Loop 375, Downtown, and the Bridge of the Americas. This location provides a prime advantage for businesses looking to thrive in a growing area.

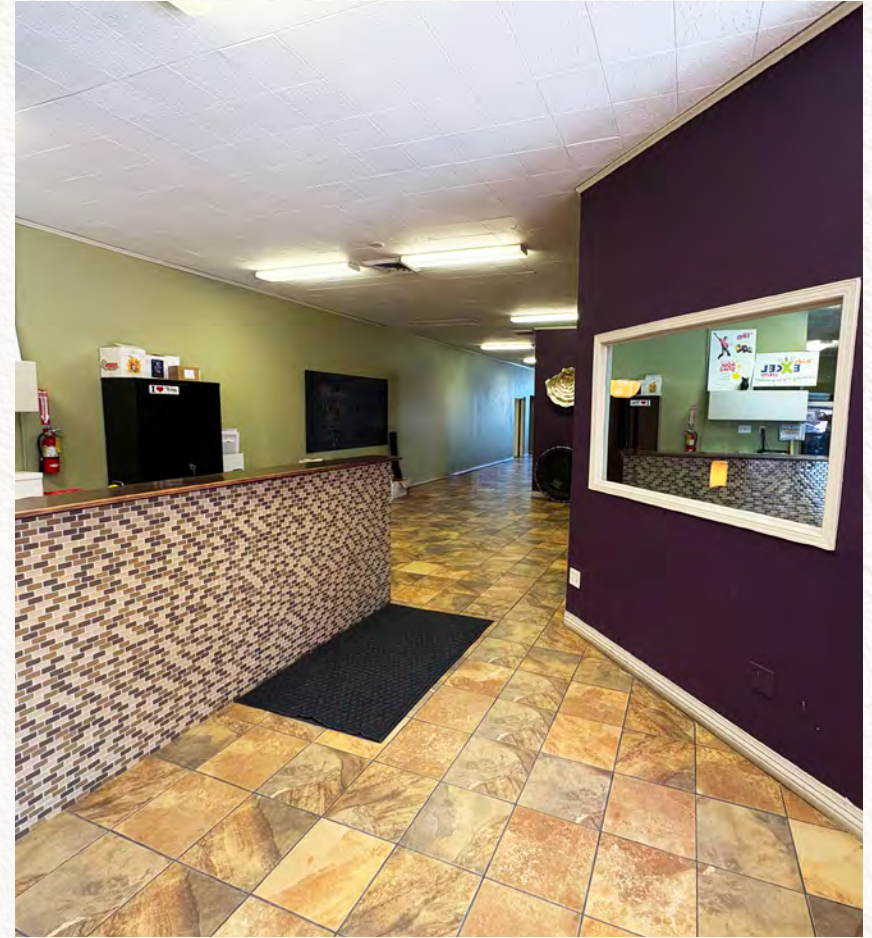
- + 15,070 sf of total space
- + 9,572 Sq. Ft of warehouse/storage space
 - Garage door access to warehouse
- + 5,497 Sq. Ft. of office/common space
 - Remodeled restrooms (3)
 - Reception Area
 - Kitchen/Breakroom
 - Conference Room
- + Central Heating and Cooling
- + Plentiful window lighting
- + Cameras and alarm system
- + Private parking lot and street side parking
- + Plentiful window lighting
- + Front facade remodel
- + Electrical in place for signage



— Maximize Your Operational Efficiency

2235 Wyoming Ave offers 9,572 square feet of versatile warehouse and storage space. Featuring convenient drive-in access via two overhead dock doors, this space is ideal for a variety of industrial and distribution needs.





— Versatility and Functionality

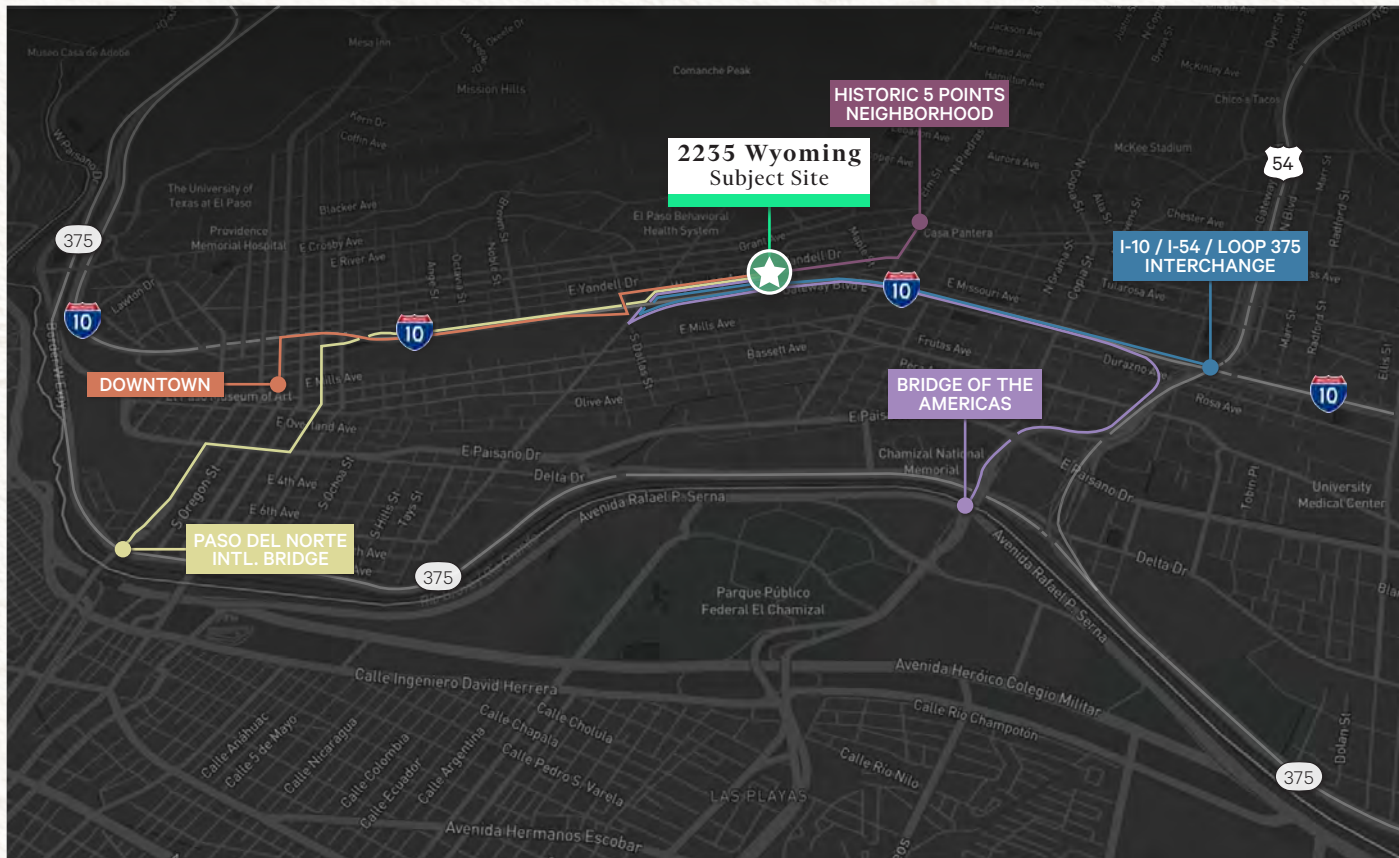
This Flex Industrial building features 5,497 square feet of office space, including reception, conference rooms, and versatile common areas designed to meet diverse business needs. Remodeled bathrooms and a mix of private and co-working office options further enhance its appeal and adaptability.



— 15,070 Sq. Ft. Floor Plan



Centralized Connectivity | Near Immediate I-10 Access



- **0.7 Miles**
to the Historic 5 Points Neighborhood
- **1.8 Miles**
to the I-10 / I-54 / Loop375 Interchange
- **2 Miles**
to Downtown El Paso, Texas
- **2.1 Miles**
to the Bridge of the Americas
- **2.8 Miles**
to the Paso Del Norte Bridge

Area Demographics (2025)	1 Mile	3 Miles	5 Miles
Businesses	1,411	4,896	7,471
Employees	14,630	57,749	92,967
Employed Civilian Pop. 16+	94.7%	93.7%	93.8%
Avg. Household Size	2.41	2.29	2.31
Avg. Household Income	\$51,952	\$56,908	\$61,308
Population	13,706	81,089	134,794

15,070 Sq Ft - for Sale/Lease

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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.

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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