



COMMERCIAL PROPERTY FOR LEASE

10365 Railroad Dr

±26,000 - 52,000 SF

EL PASO, TX 79924

FOR MORE INFORMATION, PLEASE CONTACT



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CALL FOR PRICING INFORMATION

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10365 RAILROAD DR, EL PASO, TX 79924

COMMERCIAL PROPERTY FOR LEASE:

±26,000 – 52,000 SF | NEGOTIABLE

PROPERTY SUMMARY



SECURED FLEX INDUSTRIAL FACILITY NEAR MAJOR CORRIDORS

10365 Railroad Dr is a **52,000 SF concrete tilt-up facility** on approximately **4.44 ACs**, paved and secured, in one of El Paso's established industrial corridors. The property is currently configured into **two ±26,000 SF suites with one suite vacant for immediate use** or potential to **return property to one ±52,000 SF suite**.

Originally developed for manufacturing operations and later converted to office-intensive use, the facility supports a range of operational or industrial occupancies through **existing HVAC improvements, open work areas, conference rooms, dock-high loading, and substantial parking capacity**.

Additional features include **M-1 zoning, three dock-high doors, approximately 1,200 AMP power service, wet-pipe sprinklers, LED lighting, backup generator infrastructure, and proximity to the developing Texas Spur 320 / Borderland Expressway corridor** connecting Loop 375, US 54, and Interstate 10. **The site is also near Meta's 1.2M SF Data Center Campus as well as El Paso's Campo Del Sol Residential Community.**

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PROPERTY FEATURES

PROPERTY DESCRIPTION

Building Size: 52,000 SF

Land Size: 4.44 AC

Location: Northeast Corporate Center, North of Loop 375 near Spur 320

Zoning: M-1

Year Built/Updated: 1997 /2018

Potential Uses: Light manufacturing, production, logistics, contact center, technology

SPECIFICATIONS:

- Concrete tilt wall construction
- Production space that includes large open areas, private offices, training spaces, conference space, break area, expanded restrooms
- 2 x 4 suspended 10' ceiling throughout with LED lighting
- TPO Roof (Installed 2016)
- Refrigerated HVAC/Climate controlled building
- 1,200 AMP power for production/ operations with backup generator
- Wet Pipe Sprinkler System
- Attractive and well maintained exterior landscaping
- Rock wall/wrought iron fence encloses entire perimeter of property.
- ±300 parking spaces available
- Secured/ fenced in parking / paved yard area
- Occupancy: 26,000 SF immediate and 26,000 SF within (60) days

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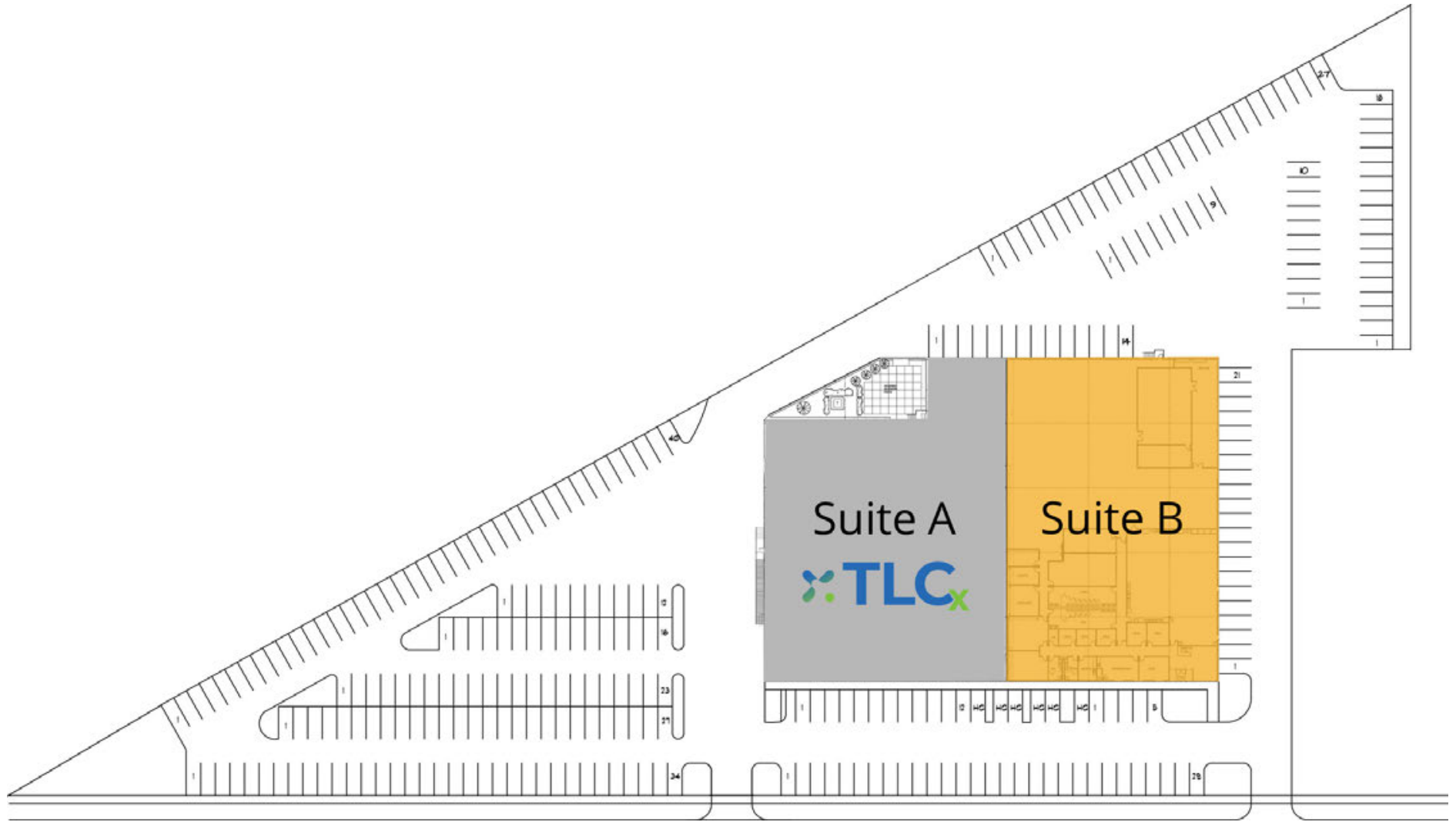
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SITE PLAN



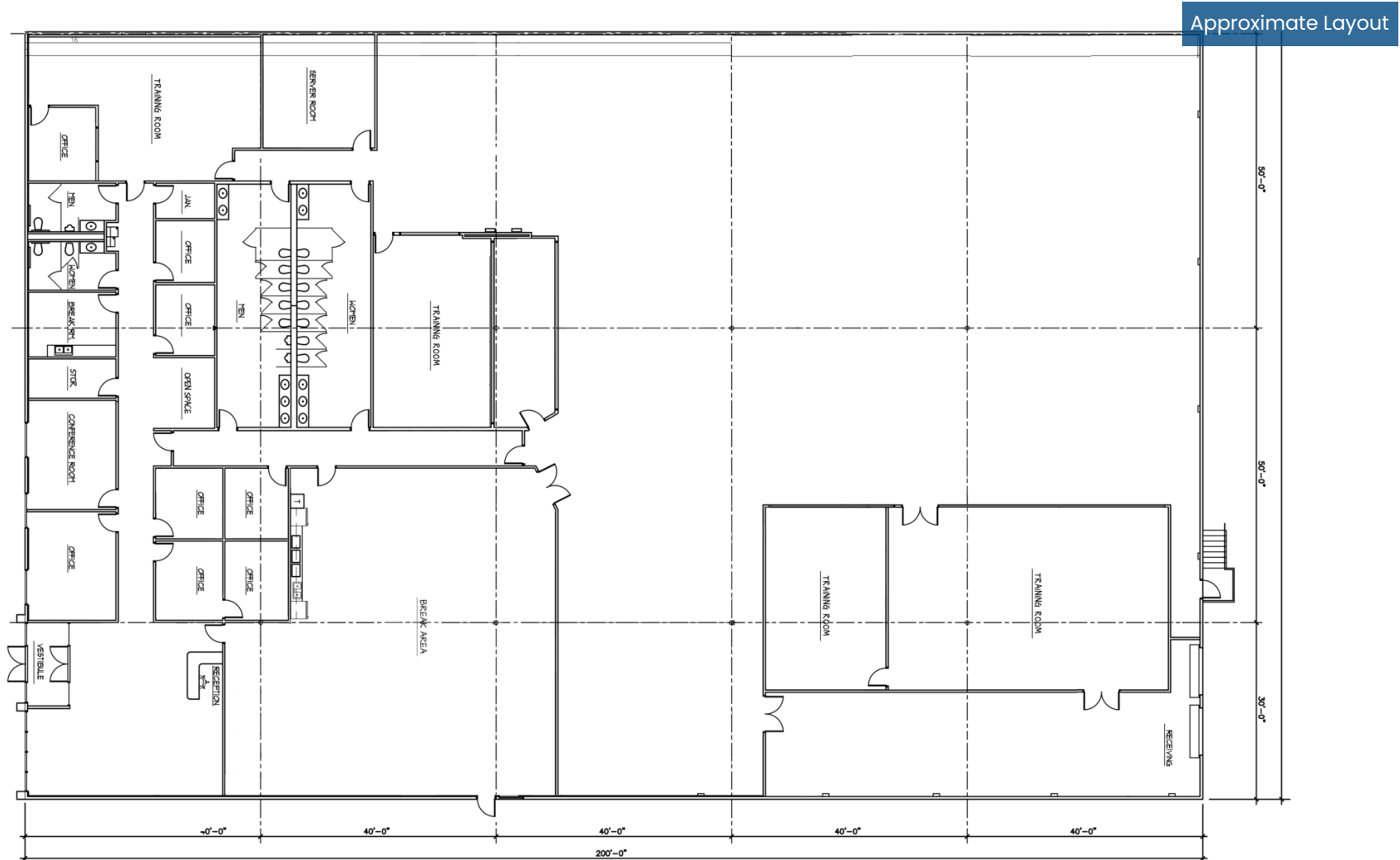
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COMMERCIAL PROPERTY BUILDING FOR LEASE:

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FLOOR PLAN



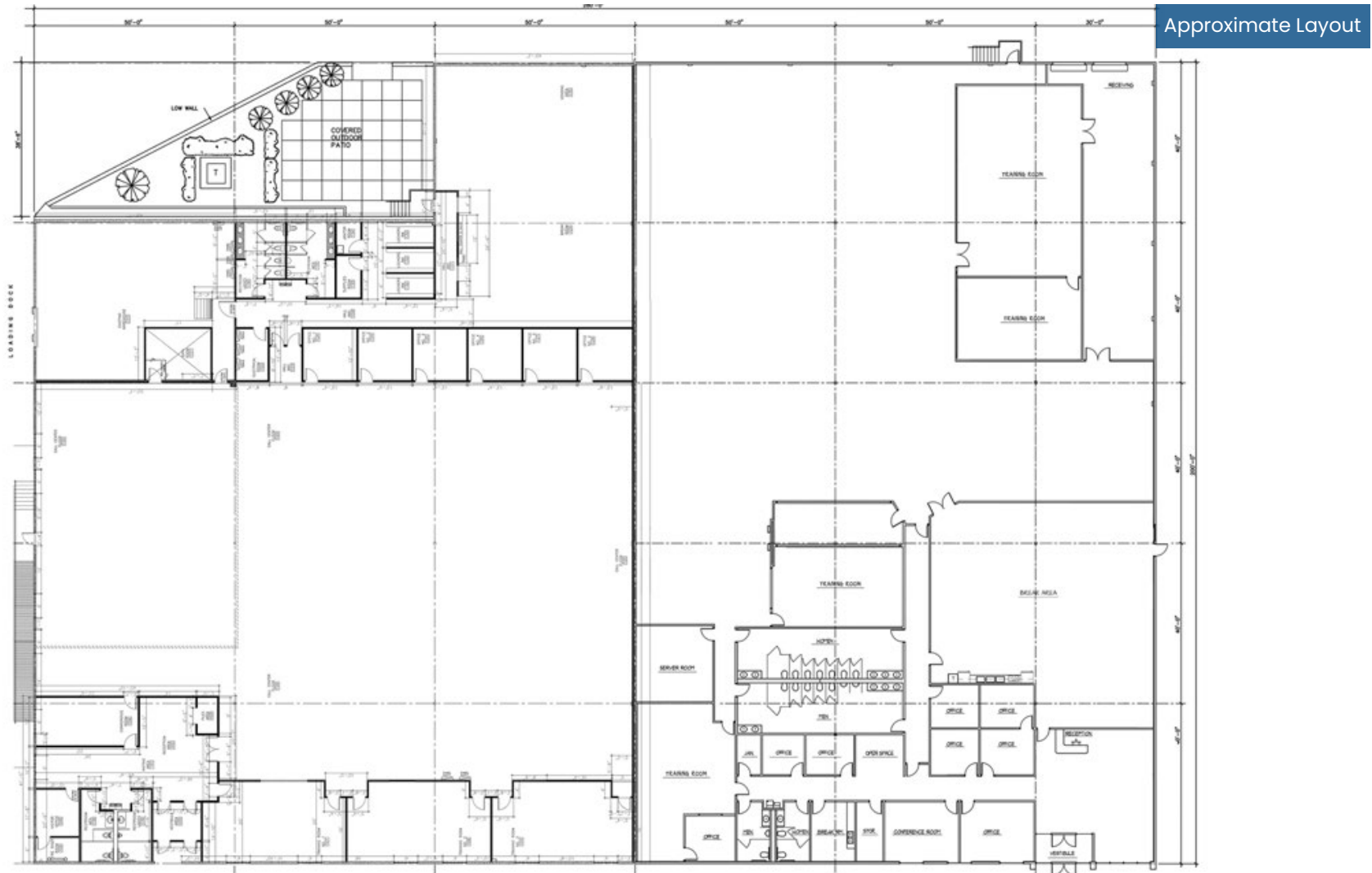
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COMBINED FLOOR PLAN



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EXTERIOR PHOTOS

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INTERIOR PHOTOS



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FLEXIBLE OPERATIONAL USE

OFFICE / OPERATIONAL FACILITY

The existing improvements support office-intensive and workforce-heavy occupancies seeking immediate operational functionality within a secured industrial setting.

Current buildout includes:

- -Large open work areas
- -Private offices
- -Conference rooms
- -Training rooms
- -HVAC throughout
- -Break areas and support spaces
- Extensive parking capacity

The layout is well-suited for:

- -Customer support operations
- -Administrative headquarters
- -Technical support operations
- -Workforce training environments
- -Back-office operations
- -Government or institutional users
- -Healthcare administration users
- -Office-intensive operational occupancies
-

The combination of parking capacity, secured site access, scalable floorplates, and regional transportation connectivity creates operational flexibility for users requiring substantial employee infrastructure within a controlled environment.

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FLEXIBLE OPERATIONAL USE

CLIMATE-CONTROLLED INDUSTRIAL/ REPOSITIONING OPPORTUNITY

The property also supports industrial and operational users seeking a climate-controlled facility with long-term adaptability.

Industrial features include:

- Concrete tilt-up construction
- Three dock-high doors
- M-1 zoning
- Secured paved site
- Approx. 1,200 AMP power service w/ backup generator infrastructure
- Wet-pipe sprinkler system
- LED lighting

Existing improvements may remain in place for operational support functions or be selectively reduced over time to support a more traditional warehouse or manufacturing configuration.

The site configuration, transportation access, and building infrastructure support a range of operational uses including:

- Light manufacturing
- Assembly operations
- Climate-controlled storage
- Distribution support
- Technical production
- Equipment servicing
- Operational headquarters
- Hybrid office/industrial users

The property's proximity to the developing Texas Spur 320 / Borderland Expressway corridor further supports regional accessibility for industrial and operational users requiring connectivity throughout the El Paso market.

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SURROUNDING AREA



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 4,887 | 58,936 | 99,946 |
| Average Age | 35 | 36 | 37 |
| Average Age (Male) | 33 | 35 | 35 |
| Average Age (Female) | 36 | 38 | 38 |

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,663 | 20,958 | 35,804 |
| # of Persons per HH | 2.9 | 2.8 | 2.8 |
| Average HH Income | \$62,622 | \$72,406 | \$71,264 |
| Average House Value | \$144,611 | \$164,915 | \$184,747 |

2020 American Community Survey (ACS)

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