



OFFERING MEMORANDUM

Central Located in Metro Area | Near I-10, US 54, Airport, Ft. Bliss, Port of Entry

1345 Geronimo Dr

±23,386 INDUSTRIAL INVESTMENT | FULLY LEASED | MARKET: EL PASO, TX

FOR MORE INFORMATION, PLEASE CONTACT



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1345 Geronimo Dr

1345 GERONIMO DR, EL PASO, TX 79925

INDUSTRIAL PROPERTY FOR SALE:

±23,386 SF | CALL FOR PRICING

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sonny Brown Associates, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sonny Brown Associates, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sonny Brown Associates, LLC in compliance with all applicable fair housing and equal opportunity laws.

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SECTION 1

EXECUTIVE SUMMARY

1345 Geronimo Dr

1345 GERONIMO DR, EL PASO, TX 79925

INDUSTRIAL PROPERTY FOR SALE:

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EXECUTIVE SUMMARY



Sales Price

**CALL FOR
DETAILS**

PROPERTY OVERVIEW

1345 Geronimo Drive is a fully leased industrial property located in central/east El Paso. The asset totals ±23,386 square feet on ±1.0364 acres and consists of two buildings occupied by separate tenants.

Building A comprises ±18,136 square feet, including ±15,553 square feet of warehouse space and ±2,583 square feet of office across two levels. The warehouse features a combination of grade-level and dock-high loading through a concrete cross-dock platform.

Building B consists of a ±5,250 square foot rear warehouse structure with clear heights ranging from approximately 22 to 24 feet, and combination of grade-level and dock-high loading. The separation between buildings allows for independent tenant operations.

The property includes a secured fenced yard of approximately ±16,800 square feet. Its location is central in expanding metro and provides access to Interstate 10, US Highway 54, and US Highway 62, along with proximity to the Bridge of the Americas, El Paso International Airport and nearby Fort Bliss.

OFFERING SUMMARY

Building Size # of Buildings	±23,386 SF 2 units
NOI:	\$210,099
Zoning:	C-3



SECTION 2

PROPERTY INFORMATION



1345 Geronimo Dr

1345 GERONIMO DR, EL PASO, TX 79925

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PROPERTY DESCRIPTION

LOCATION CONTEXT

1345 Geronimo Drive is positioned within a central El Paso industrial corridor, providing access to key transportation routes and employment centers. The location supports both local service operations and regional distribution activity.

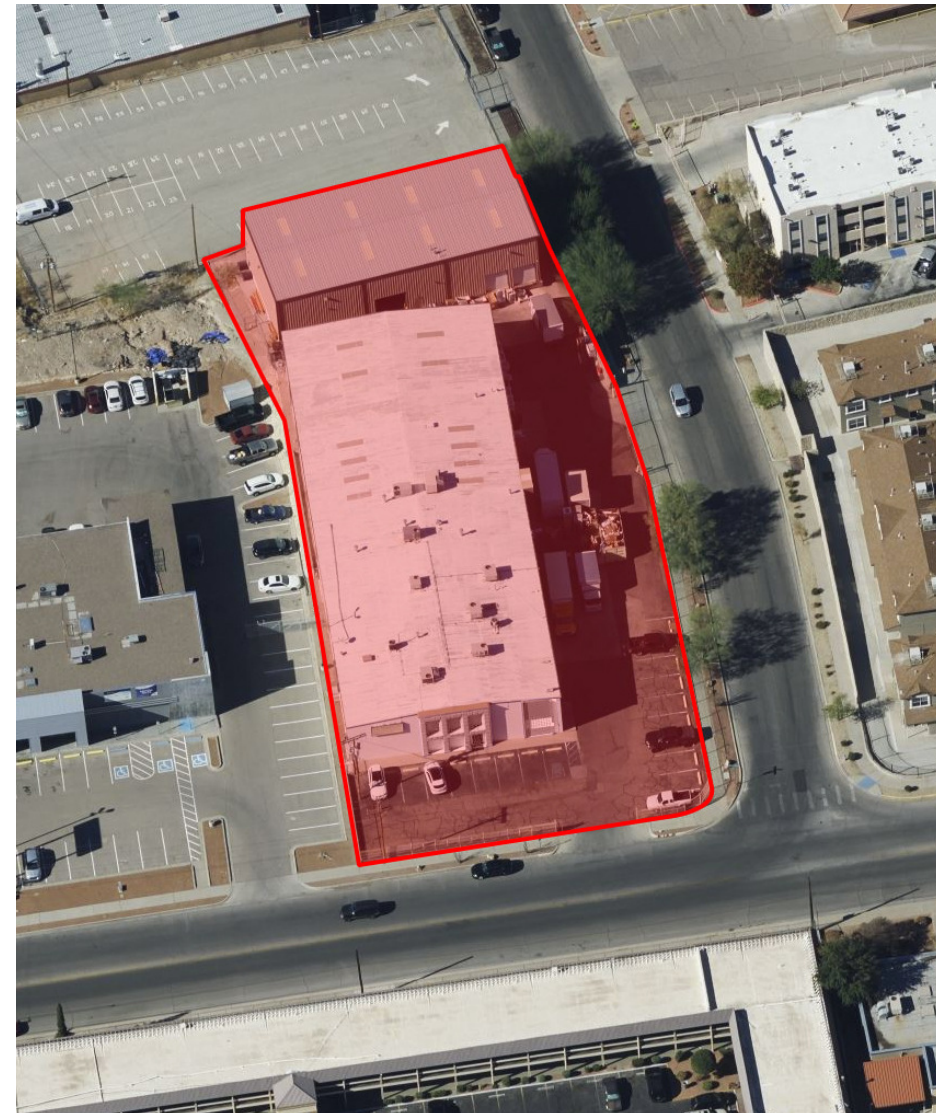
The property offers connectivity to Interstate 10, US Highway 54, and US Highway 62, along with proximity to the Bridge of the Americas Port of Entry and El Paso International Airport.

Fort Bliss is located nearby and contributes to consistent demand for service-related users. The surrounding area includes a mix of industrial, retail, and residential uses, providing access to labor and nearby amenities.

This central positioning supports a range of industrial users, including service providers, contractors, and last-mile distribution operations.

PROPERTY FEATURES

- **Total Building Area:** ±23,386 SF (Warehouse: ±20,803 SF/Office: ±2,583 SF)
- **Two-building configuration**
- **Clear Heights:** ±16'–24'
- **Loading Areas:** (2) Grade-level doors (12' x 12'), (2) Dock-high doors (9' x 10'), Cross-dock platform (25' x 22')
- **Secured Yard:** ±16,800 SF
- **Land Area:** ±1.0364 AC
- **Parking:** 18 spaces
- **Zoning:** C-3
- **Building signage available**



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AERIAL VIEW





SECTION 3

INVESTMENT OVERVIEW

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INVESTMENT OVERVIEW

ASSET HIGHLIGHTS

- **Functional Industrial Configuration:** The two-building layout provides separation between tenants while maintaining a cohesive site design. This configuration supports a range of operational needs and allows for flexibility in future leasing scenarios.
- **Secured Yard Component:** The ±16,800 square foot fenced yard adds a layer of utility not always available in infill industrial properties. It supports outdoor storage, vehicle staging, and operational flexibility for a variety of users.
- **Flexible Loading Capabilities:** The property includes both grade-level and dock-high loading, along with a cross-dock platform. This combination allows the space to accommodate different types of industrial operations, from service-based users to light distribution.
- **Dual-Tenant Income Structure:** The asset is fully leased to two tenants occupying separate buildings. This provides income diversification while maintaining clear operational boundaries within the site.
- **Central Location with Regional Access:** Positioned near I-10, US 54, and US 62, the property offers access across the El Paso metro area. Its proximity to the Bridge of the Americas, airport, and Fort Bliss supports both logistics and service-related demand.

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SECTION 4

LOCATION HIGHLIGHTS

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SURROUNDING AREA





SECTION 5

DEMOGRAPHICS

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AREA ANALYTICS

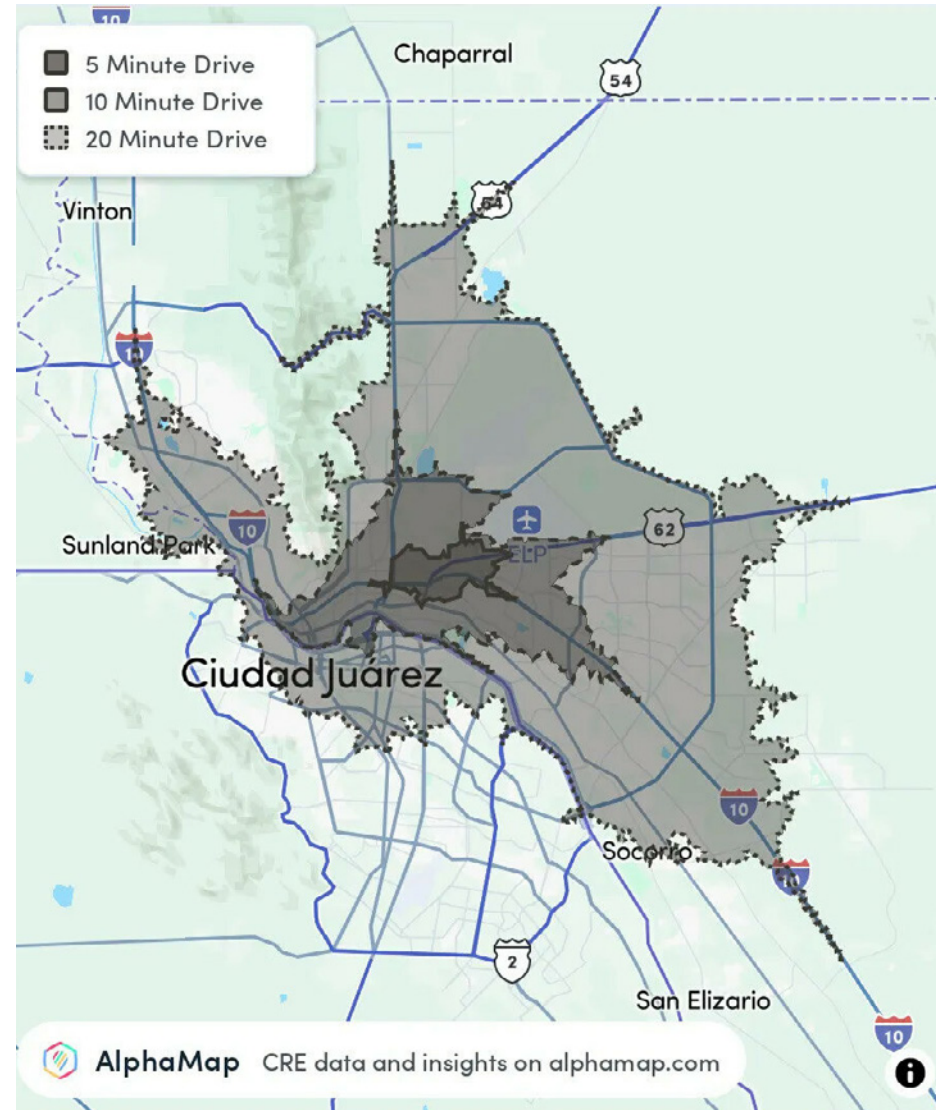
DRIVE-TIME DEMOGRAPHICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	15,606	109,998	296,470
Average Age	43	40	40
Average Age (Male)	41	38	38
Average Age (Female)	45	42	42
Total Households	6,393	41,849	113,005
Persons per HH	2.4	2.6	2.6
Average HH Income	\$53,139	\$52,880	\$60,545
Average House Value	\$147,515	\$168,929	\$184,357
Per Capita Income	\$22,141	\$20,338	\$23,286

Map and demographics data derived from AlphaMap

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SECTION 6

TENANT SUMMARY

*Southwest
Convenience
Stores*

himo Dr.
NG B



B

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TENANT PROFILES



TENANT OVERVIEW

Suite:	Building A
Lease Type:	NNN
Website:	www.vscfire.com

TENANT HIGHLIGHTS

- Provider of fire protection and life safety services
- Offers system installation, inspection, and maintenance
- Serves commercial and industrial facilities across multiple markets
- Utilizes warehouse and office space for equipment and operations
- Holds First Right of Refusal to Lease for Building B

DESCRIPTION

VSC Fire & Security provides fire protection and life safety services for commercial and industrial properties. The company's operations include installation, inspection, and maintenance of fire protection systems, supporting compliance with safety regulations across a range of facility types.

Their service model requires a combination of warehouse space for equipment and materials, along with office space for administrative and coordination functions. This operational mix aligns with the configuration of Building A, which provides both warehouse capacity and two-story office support.

VSC operates across multiple markets and supports clients with ongoing service and maintenance programs. Their presence at the property reflects a use consistent with service-oriented industrial occupancy within El Paso.



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TENANT PROFILES



TENANT OVERVIEW

Suite:	Building B
Lease Type:	NNN
Website:	www.oxxo.com

TENANT HIGHLIGHTS

- Operator of convenience retail locations under OXXO brand
- Part of a broader international convenience store platform
- Supports regional distribution and inventory management
- Occupies standalone warehouse structure

DESCRIPTION

Southwest Convenience Stores operates convenience retail locations under the OXXO brand, supporting store operations through regional distribution and logistics functions. The company utilizes warehouse space to manage inventory and supply chain needs for its retail network.

Their occupancy of Building B reflects a warehouse-focused use, supported by the building's clear height and standalone configuration. The structure allows for storage and distribution activities separate from the main building operations.

OXXO is part of a larger international convenience retail platform with an established presence in multiple markets. The El Paso location supports ongoing regional operations and aligns with the property's functionality as a distribution-support asset.





SECTION 7

ADVISOR BIOS

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MANAGING PARTNER



WILL BROWN, SIOR

Managing Partner

will@sonnybrown.com

Direct: **915.213.7791**

TX #042911 // NM #20712

PROFESSIONAL BACKGROUND

Will, Managing Partner, is also a University of Texas at Austin graduate with a Bachelor of Arts degree in Economics and minor in Business. Prior to joining Sonny Brown Associates, he completed a successful ten-year career with XEROX Corporation in both the Houston and Washington, D.C. markets. He served in capacities including sales, finance, marketing, training and management. Will joined the firm in 1995 and earned the SIOR designation as an Office specialist in 2002 and Industrial Specialist in 2019.

EDUCATION

University of Texas at Austin - B.A. Economics with Business Minor

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors - Office Specialist / Industrial Specialist
Licensed Texas Broker
Licensed New Mexico Broker
El Paso / Juarez Southwest Chapter of SIOR
The Greater El Paso CCIM Chapter Member
Greater El Paso Association of Realtors



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ASSOCIATE



J.C. WEISS

Associate

jc@sonnybrown.com

Direct: **915.213.7794**

TX #812179

PROFESSIONAL BACKGROUND

J.C., is an Associate with the firm, focusing on commercial real estate brokerage across the El Paso market. Their work includes supporting leasing and investment sales assignments, market research, and client advisory services. He works with both landlords and tenants across office, industrial, and retail properties, assisting in property marketing, financial analysis, and transaction execution. Their role includes coordinating marketing efforts, tracking market activity, and supporting negotiations throughout the deal process.

Prior to joining the firm, J.C. was involved in Operations and Marketing for different businesses in the San Antonio and Houston markets.

Sonny Brown Associates, LLC

200 Bartlett Dr., Suite 105

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915.584.5511





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.

<u>Sonny Brown Associates</u>	<u>9010301</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Will C. Brown, Broker, SIOR</u>	<u>042911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>James Cody Weiss</u>	<u>812179</u>	<u>jc@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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