

CBRE

NIT
INDUSTRIAL

MENLO EQUITIES



WINDERMERE INDUSTRIAL PARK

EAST EL PASO, TEXAS

74,000 - 160,000 SQ. FT. READY FOR OCCUPANCY



WINDERMERE INDUSTRIAL PARK

EAST EL PASO, TEXAS

Windermere Industrial Park is a new industrial development in East El Paso, Texas, offering four brand new Class A industrial buildings that are ready for occupancy. Ideally suited for warehousing and logistics operations, the park is located between Windermere Avenue and Brandywine and features building sizes ranging from 74,000 square feet to 160,000 square feet. The property also offers excellent regional connectivity, situated just 2.1 miles from Loop 375, 4.8 miles from the Loop 375/I-10 Interchange, and 8.7 miles from the Zaragoza International Port of Entry.

74,000 - 160,000 SQ. FT.
READY FOR OCCUPANCY

BUILDING 1

WINDERMERE INDUSTRIAL PARK - 12631 BRANDYWINE

74,350 SF
TOTAL BUILDING

52' X 50'
COLUMN SPACING

31
TRAILER PARKING

60 MIL, R-9
ROOF-TPO

±2,750 SF
OFFICE SPACE

185'
TRUCK COURT DEPTH

32'
CLEAR HEIGHT

6"
REINFORCED SLAB

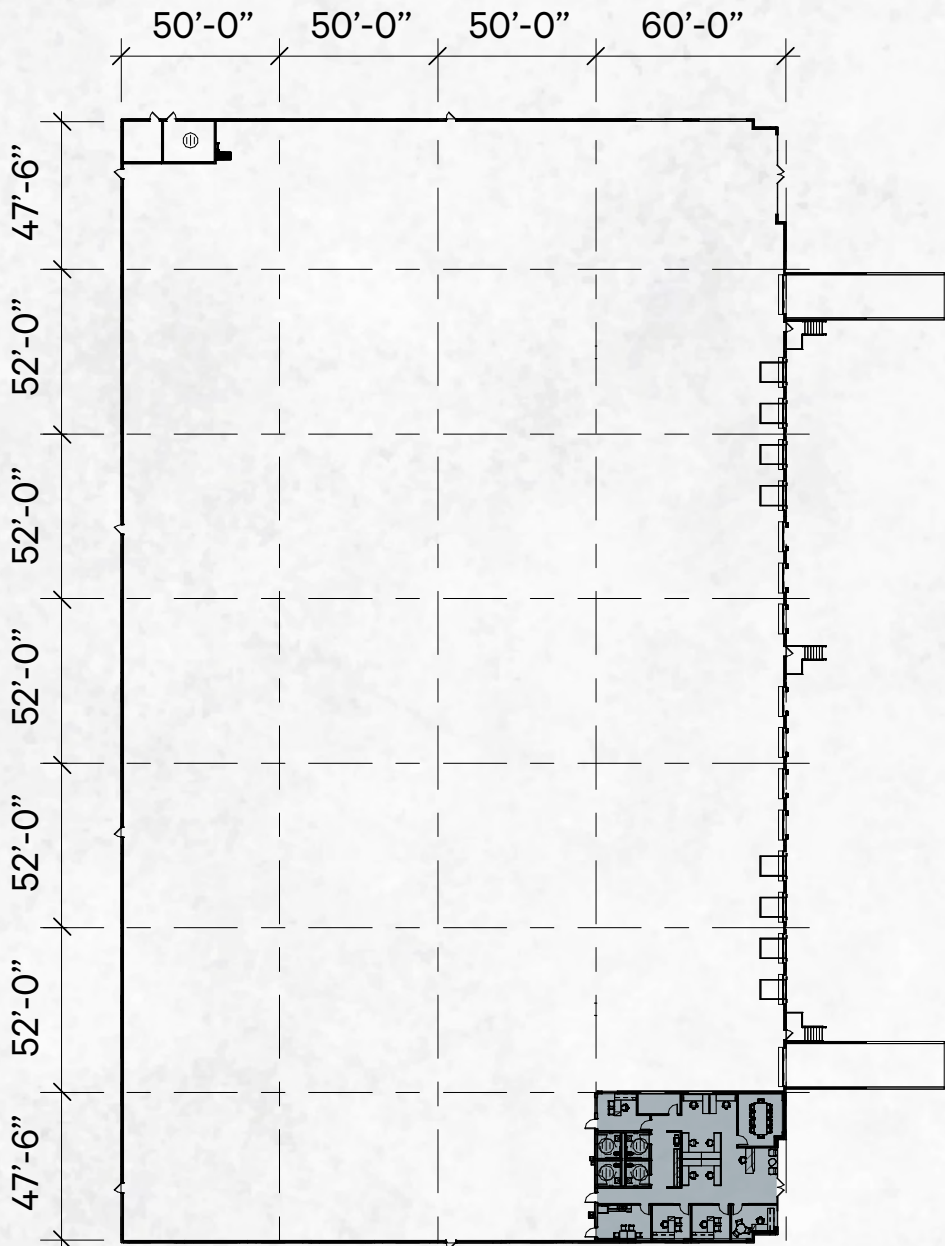
355' X 210'
BUILDING DIMENSIONS

54
AUTO PARKING

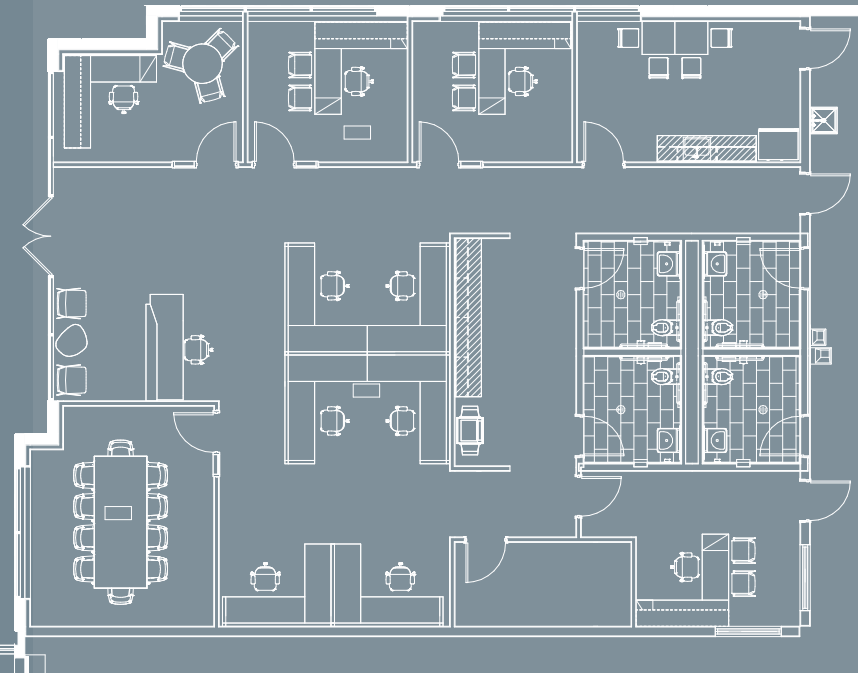
30 FC LED
LIGHTING

902 AMPS/750 KVA
POWER

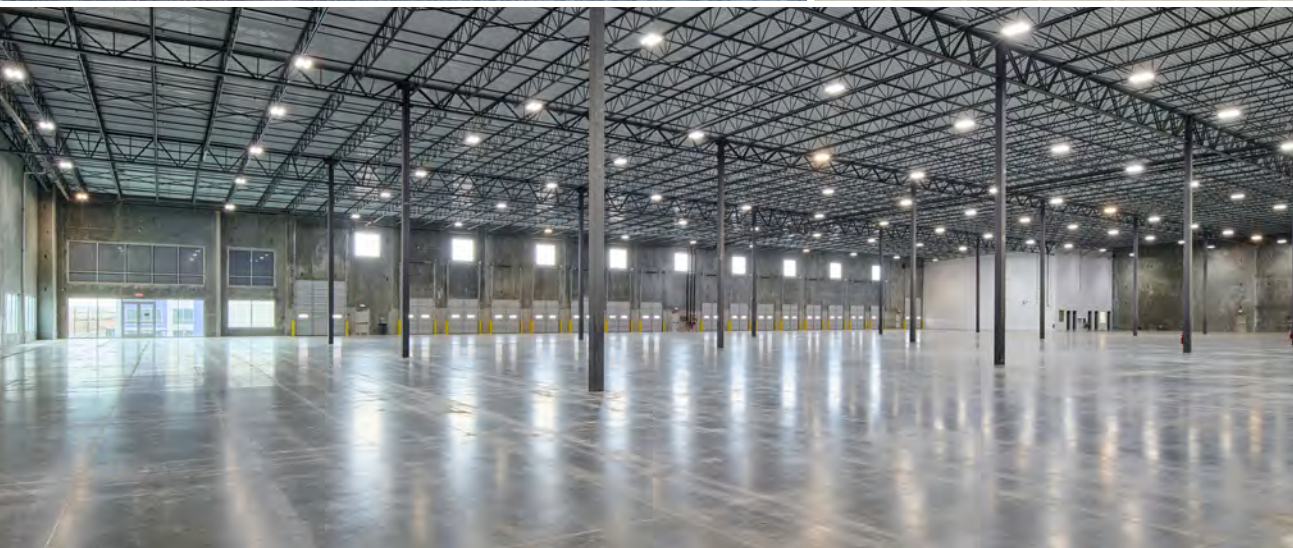




SITEPLAN 74,350 SF



OFFICE
±2,750 SF



BUILDING 2

WINDERMERE INDUSTRIAL PARK - 12631 BRANDYWINE

154,842 SF
TOTAL BUILDING

52' X 47-6'
COLUMN SPACING

46
TRAILER PARKING

60 MIL, R-9
ROOF-TPO

±2,922 SF
OFFICE SPACE

185'
TRUCK COURT DEPTH

32'
CLEAR HEIGHT

6"
REINFORCED SLAB

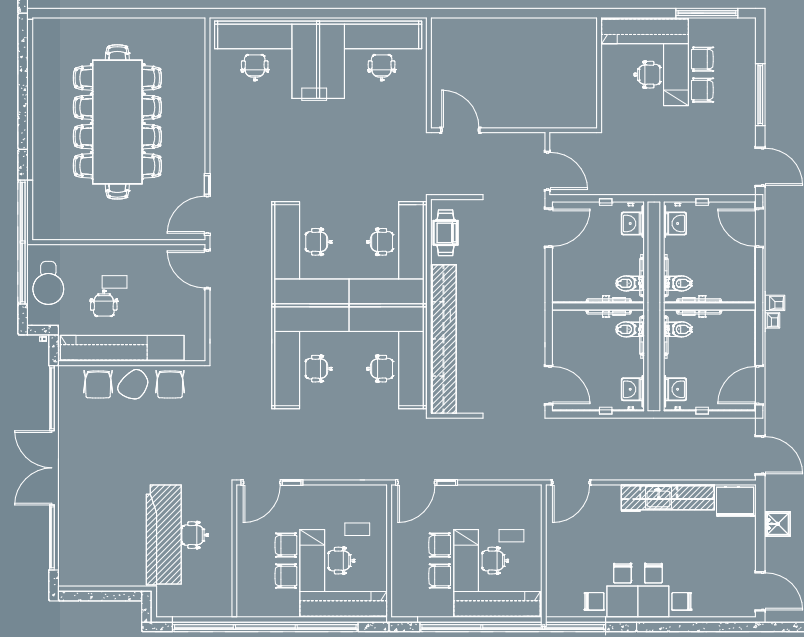
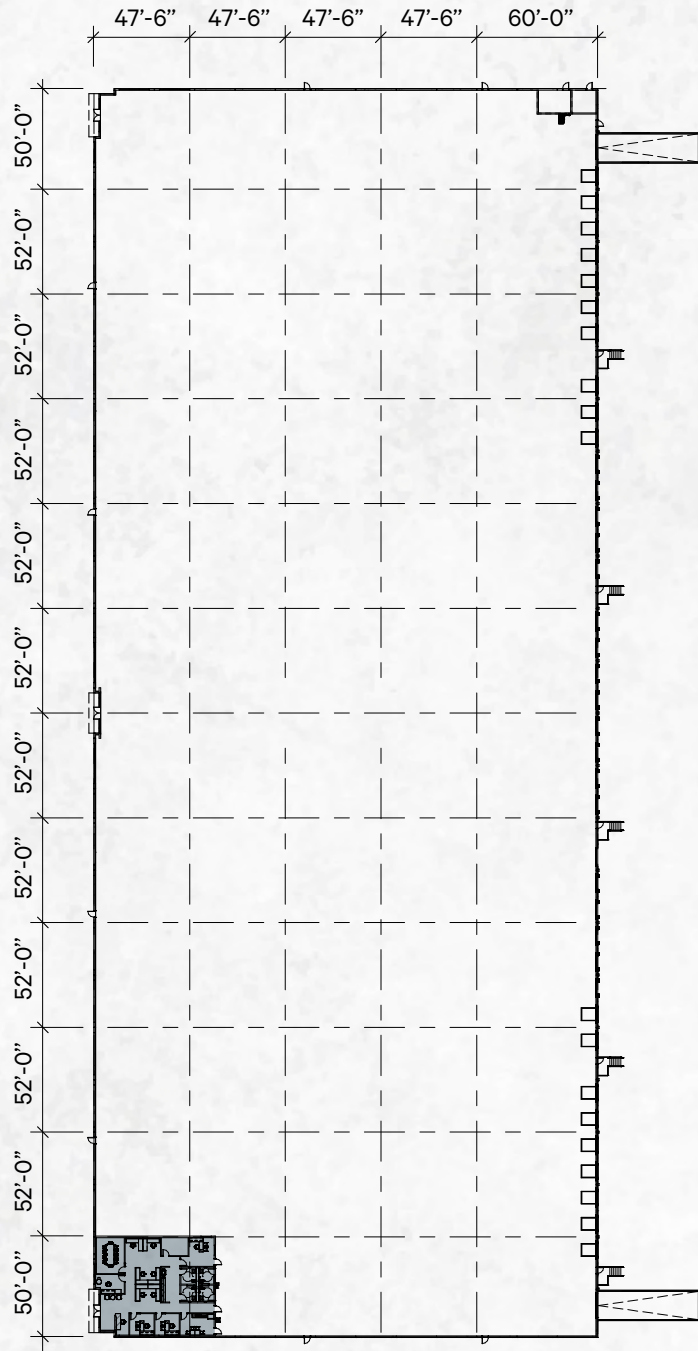
620' X 250'
BUILDING DIMENSIONS

205
AUTO PARKING

30 FC LED
LIGHTING

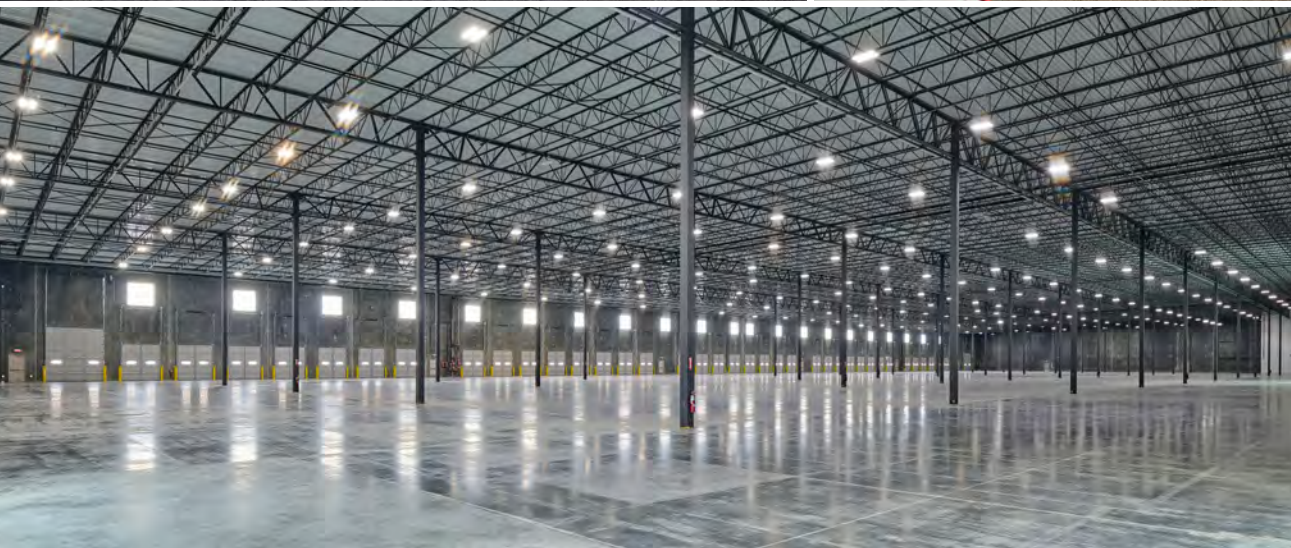
1805 AMPS/1500 KVA
POWER





OFFICE
±2,922 SF

SITEPLAN 154,842 SF



BUILDING 3

WINDERMERE INDUSTRIAL PARK - 12631 BRANDYWINE

161,092 SF
TOTAL BUILDING

52' X 47-6'
COLUMN SPACING

46
TRAILER PARKING

60 MIL, R-9
ROOF-TPO

±2,920 SF
OFFICE SPACE

185'
TRUCK COURT DEPTH

32'
CLEAR HEIGHT

6"
REINFORCED SLAB

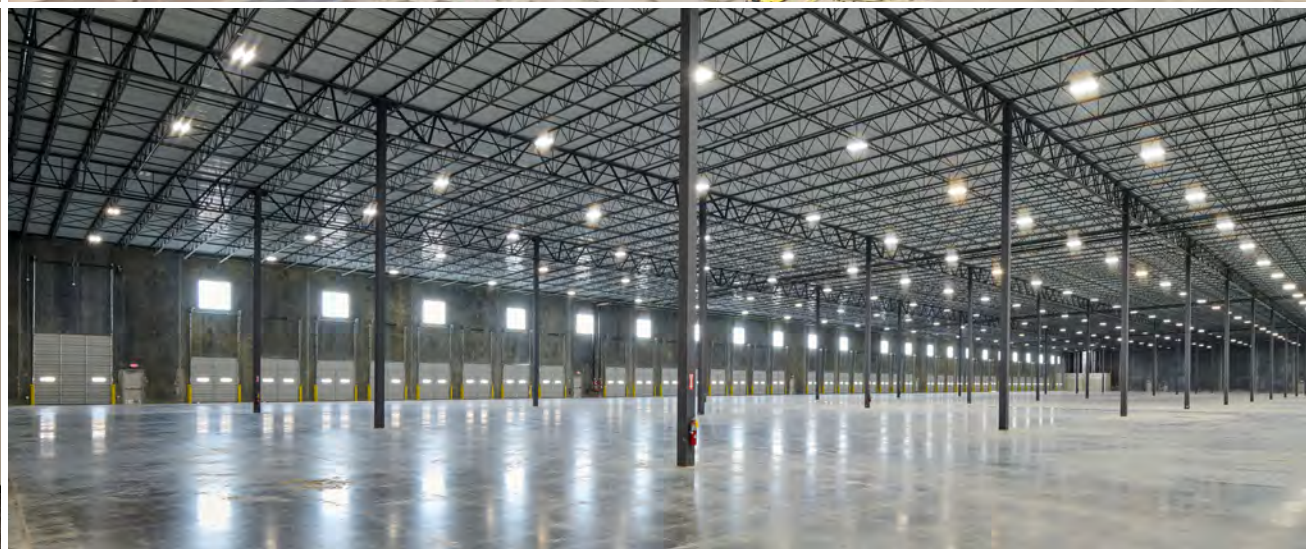
645' X 250'
BUILDING DIMENSIONS

172
AUTO PARKING

30 FC LED
LIGHTING

1805 AMPS/1500 KVA
POWER





BUILDING 4

WINDERMERE INDUSTRIAL PARK - 12650 WINDERMERE AVE

108,192 SF
TOTAL BUILDING

52' X 60'
COLUMN SPACING

20
TRAILER PARKING

60 MIL, R-9
ROOF-TPO

±2,841 SF
OFFICE SPACE

130'
TRUCK COURT DEPTH

32'
CLEAR HEIGHT

6"
REINFORCED SLAB

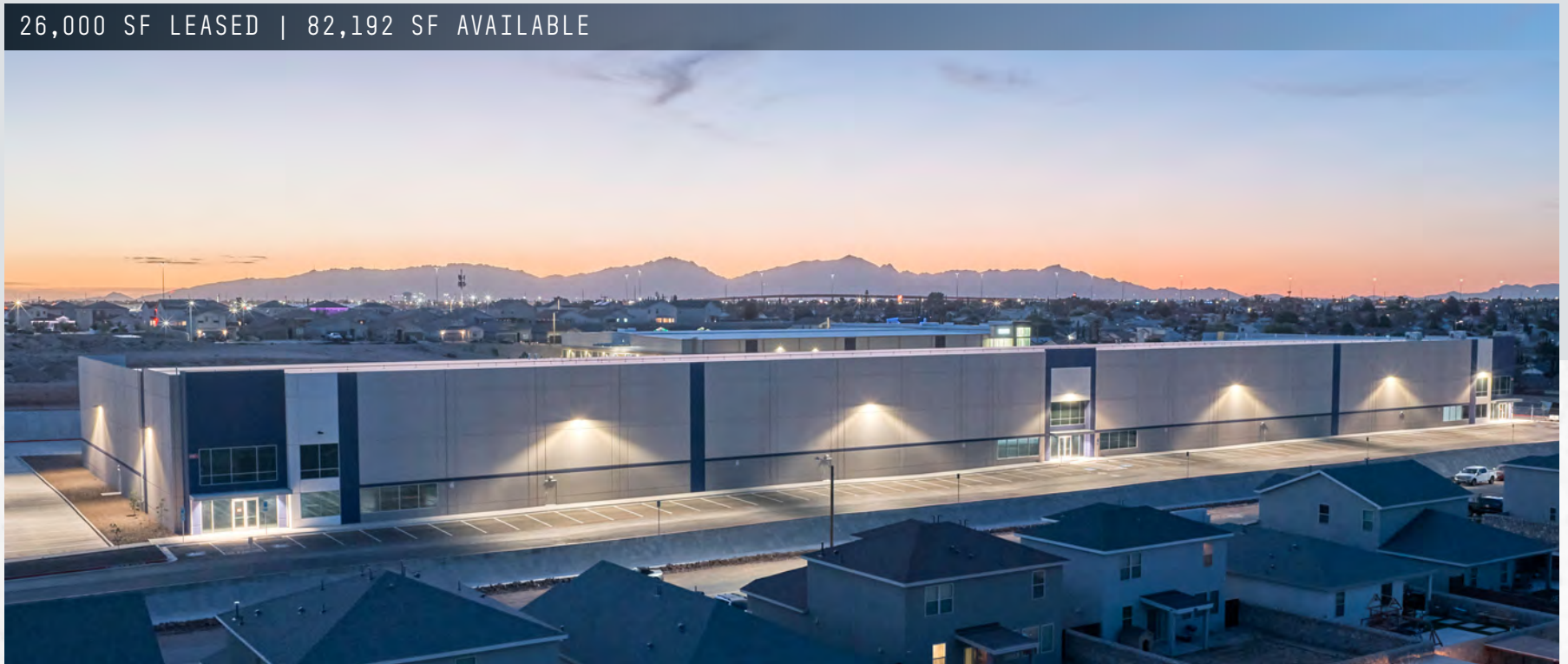
602' X 180'
BUILDING DIMENSIONS

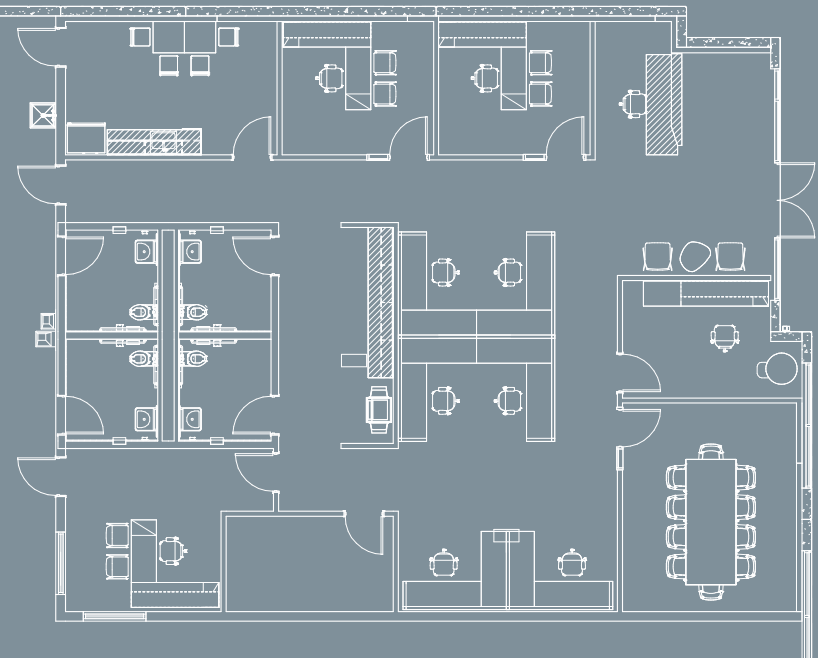
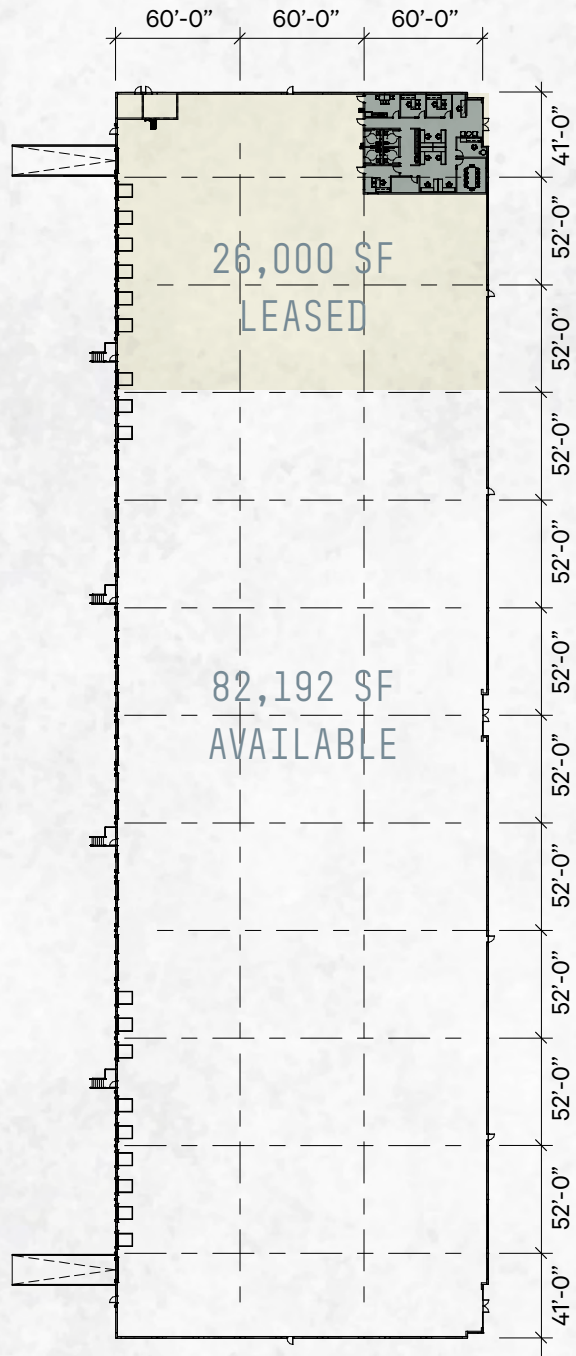
89
AUTO PARKING

30 FC LED
LIGHTING

1203 AMPS/1000 KVA
POWER

26,000 SF LEASED | 82,192 SF AVAILABLE





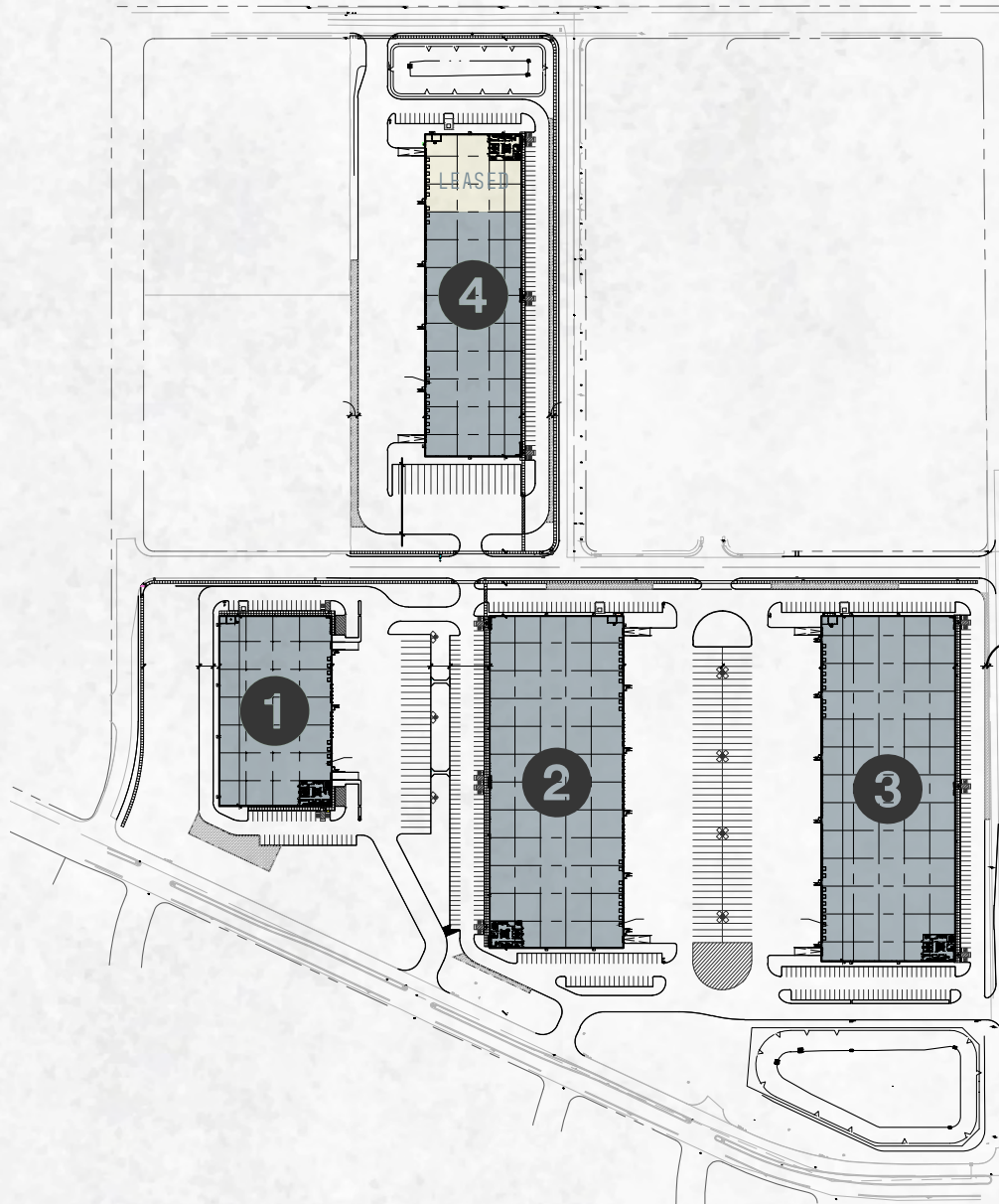
OFFICE
±2,841 SF

SITEPLAN 108,192 SF



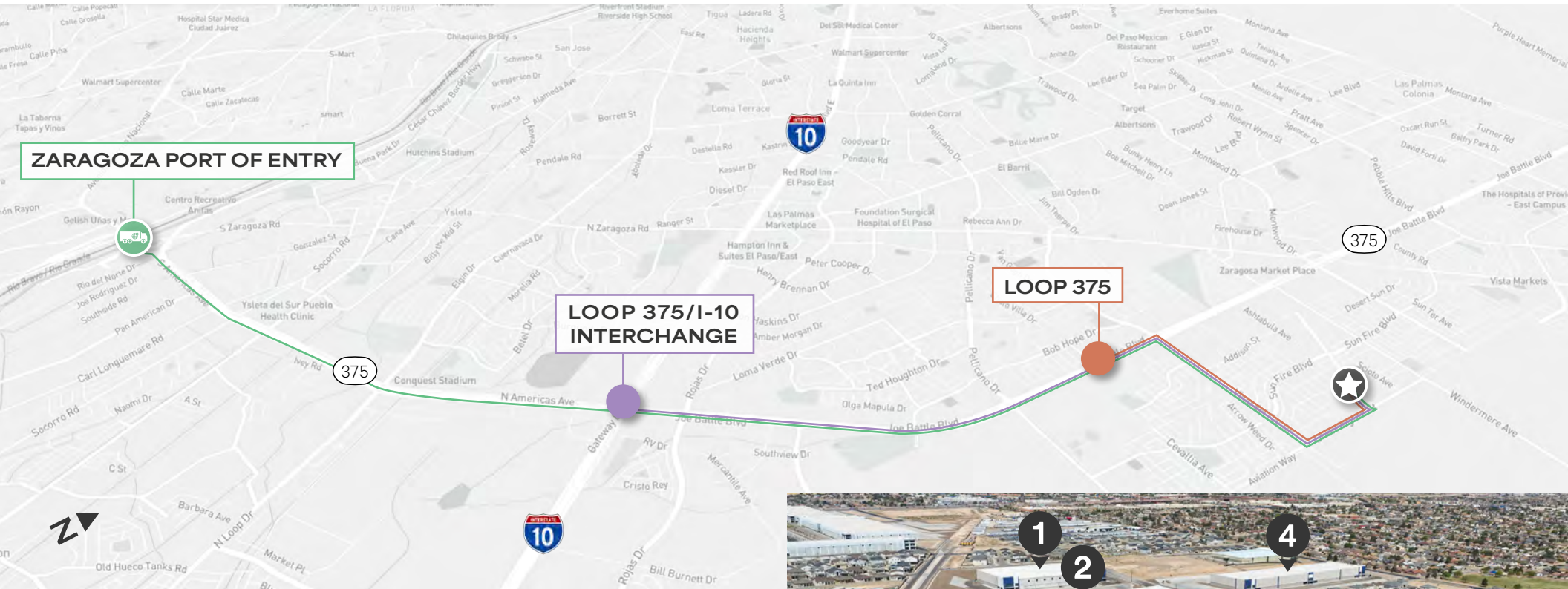
SITE PLAN

WINDERMERE INDUSTRIAL PARK



BUILDING	SIZE
1	74,350 SF
2	154,791 SF
3	161,041 SF
4	108,142 SF

74,000 - 160,000 SQ. FT. READY FOR OCCUPANCY



2.1 MILES
FROM LOOP 375

4.8 MILES
FROM THE LOOP 375/I-10
INTERCHANGE

8.7 MILES
FROM THE ZARAGOZA
PORT OF ENTRY





WINDERMERE INDUSTRIAL PARK

EAST EL PASO, TEXAS

74,000 - 160,000 SQ. FT. READY FOR OCCUPANCY

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