

FOR SUBLEASE



12104 EMERALD PASS DR | EL PASO, TX 79928

Emerald Pass Industrial

El Paso, TX 79928

Far East El Paso | Americas Industrial Corridor

209,153 SF

Total Building

36' Clear

Ceiling Height

43

Dock Doors

Rear Load

Configuration

OVERVIEW

Emerald Pass Industrial is a Class-A rear-load distribution facility located in El Paso's Americas industrial corridor. The 209,153 SF building features 36' clear heights, 43 dock doors, and 2 drive-in doors. Strategically positioned near the US-Mexico border and major interstate highways, this facility offers exceptional access to cross-border logistics and Southwest distribution networks.

SUBLEASE TERM

Through December 2027

CONTACT

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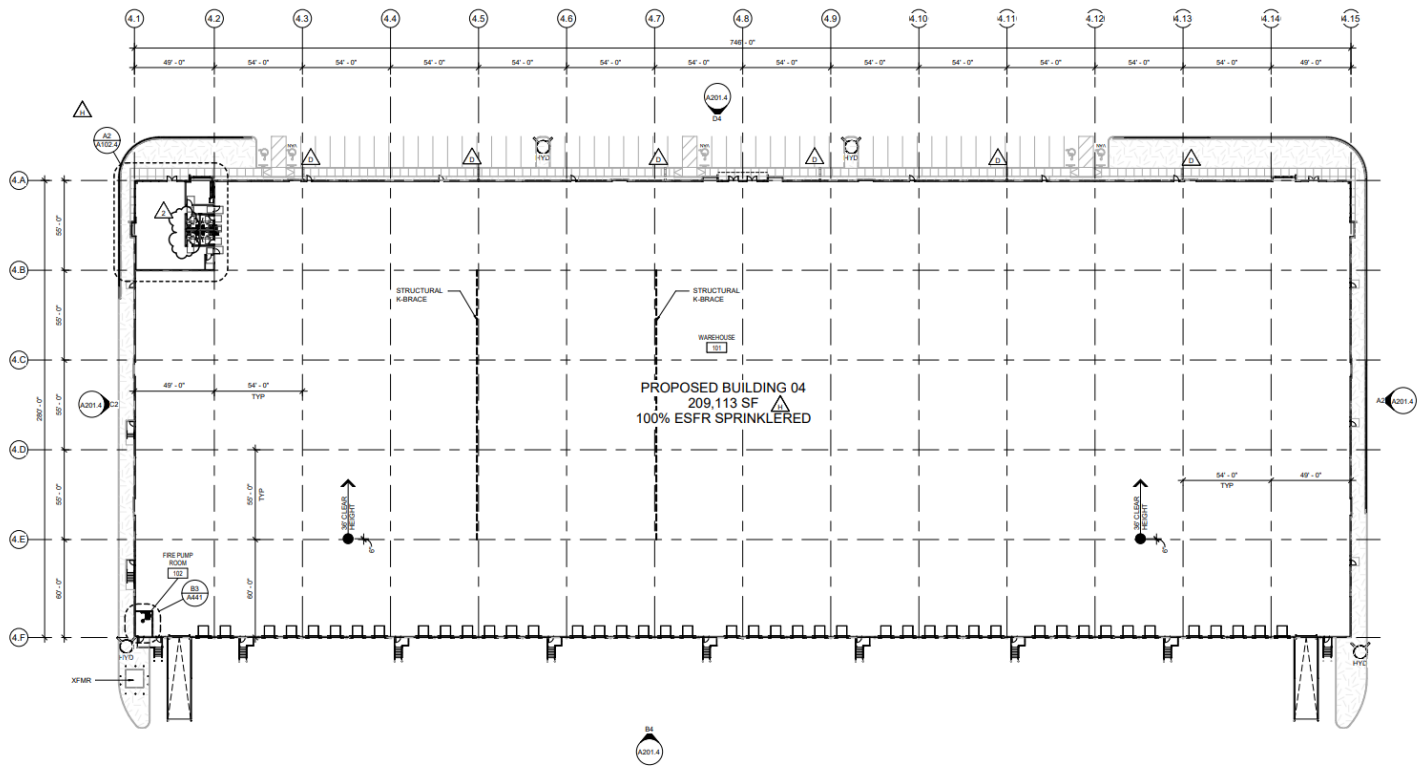
BUILDING SPECS

Total Building SF	209,153 SF
Office SF	2,749 SF
Configuration	Rear Load
Year Built	2022
Construction	Tilt Concrete
Column Spacing	54' x 55'
Dock Doors	43
Drive-In Doors	2
Truck Court Depth	200'
Trailer Parking	57 spaces
Auto Parking	137 spaces
Ceiling Height	36' clear
Sprinkler	ESFR
Power	3,000 Amps, 277/480V

NOTABLE DISTANCES

INTERSTATE	
I-10	3 miles
US-54	5 miles
BORDER CROSSING	
Zaragoza Bridge	8 miles
BOTA Bridge	15 miles
AIRPORT	
El Paso Intl (ELP)	12 miles
INTERMODAL	
BNSF	10 miles
UP	8 miles

SITE PLAN



4.4 OVERALL FLOOR PLAN - BLDG 4