



INDUSTRIAL PROPERTY FOR SALE & LEASE

10841 Pellicano Dr ±48,000 SF

EL PASO, TX 79935

RECENTLY RENOVATED WITH DOCK AND GRADE LOADING, SECURE OUTDOOR STORAGE, PI ZONING, AND 1,200 AMP/3-PHASE POWER NEAR I-10.

CALL FOR PRICING INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT



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PROPERTY SUMMARY



RENOVATED INDUSTRIAL BUILDING WITH LARGE, SECURED YARD AND POWER

10841 Pellicano Drive is a ±48,000 SF industrial facility in East El Paso, located **approximately one mile from Interstate 10**. The property is configured to support **warehouse, distribution, and light manufacturing users**, with a combination of **loading, power, and usable outdoor storage**.

The **3.99 AC site includes additional outdoor storage area**, supporting fleet parking, outdoor storage, and circulation. The building features **(5) dock-high doors with levelers** and **(6) grade-level drive-in doors** (including (1) oversized door), along with ±16' clear height and 36' x 29' column spacing.

Zoned PI and equipped with 1200 amps of 120/208V 3-phase power, the property accommodates a range of operational uses beyond traditional warehousing. The **office area totals ±4,500 SF** and has been **recently updated alongside broader interior and site improvements**, resulting in a functional and well-maintained industrial facility.



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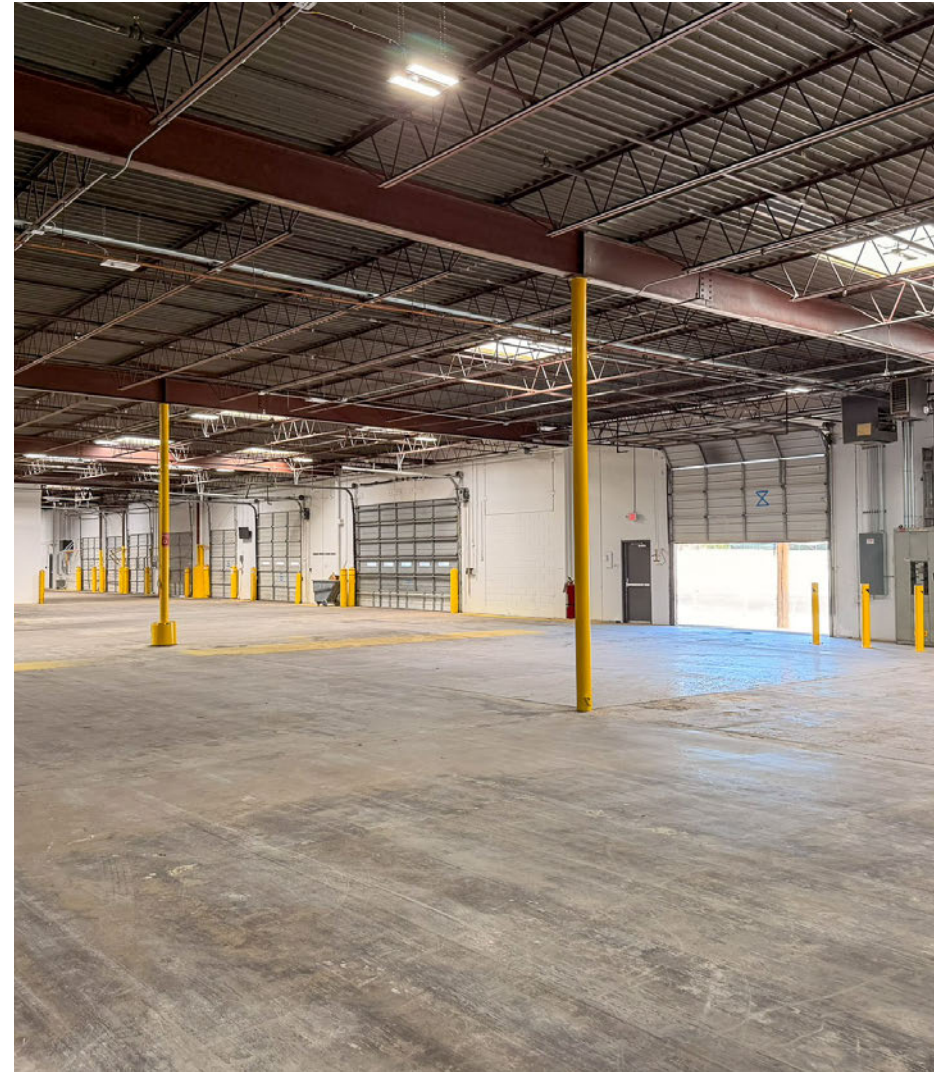
PROPERTY SUMMARY

HIGHLIGHTS

- **Building Size:** ±48,000 SF
Office Area: ±4,500 SF (recently renovated)
- **Land Area:** 3.99 AC
Outdoor Storage: ±34,000 SF IOS
Truck Court Access: Two secured gates for truck circulation
- **Zoning:** PI (industrial and manufacturing uses permitted)
- **Loading Configuration:**
5 dock-high doors with levelers
6 grade-level drive-in doors
- **Clear Height:** ±16'
Column Spacing: 36' x 29'
- **Power:** 1200 Amps, 120/208V, 3-phase
- **Parking & Trailer Capacity:**
44 parking spaces
15 trailer positions
5 delivery truck positions
- **Construction:** Concrete tilt-wall
Foundation: Concrete slab on grade
- **Lighting:** LED
Sprinklers: Yes
HVAC: Office area
- **Access:** Approximately 1 mile to I-10

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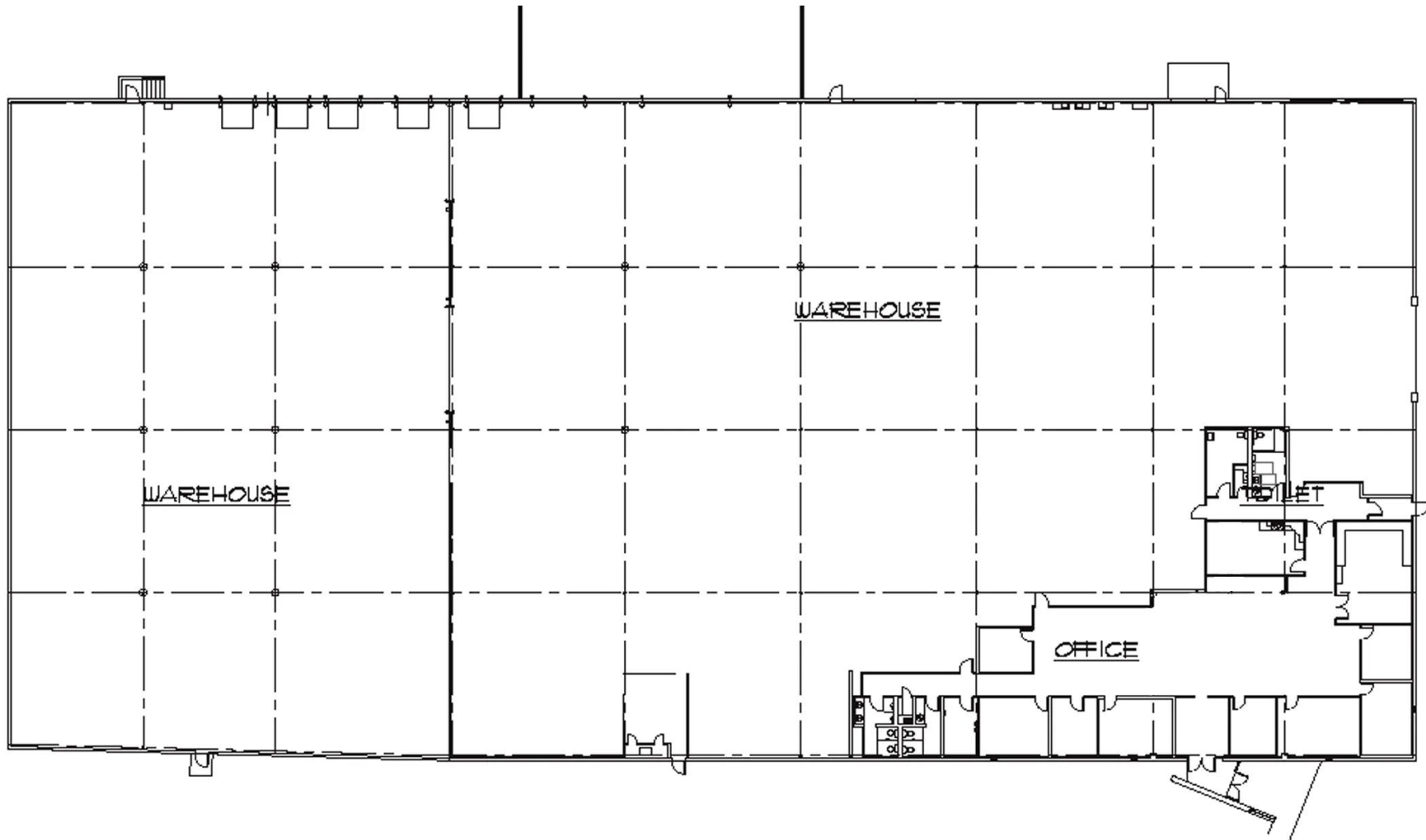
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FLOOR PLAN



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REAR AERIAL



Additional outdoor storage to accommodate trailer parking, equipment storage, and operational use while maintaining circulation for truck movement.



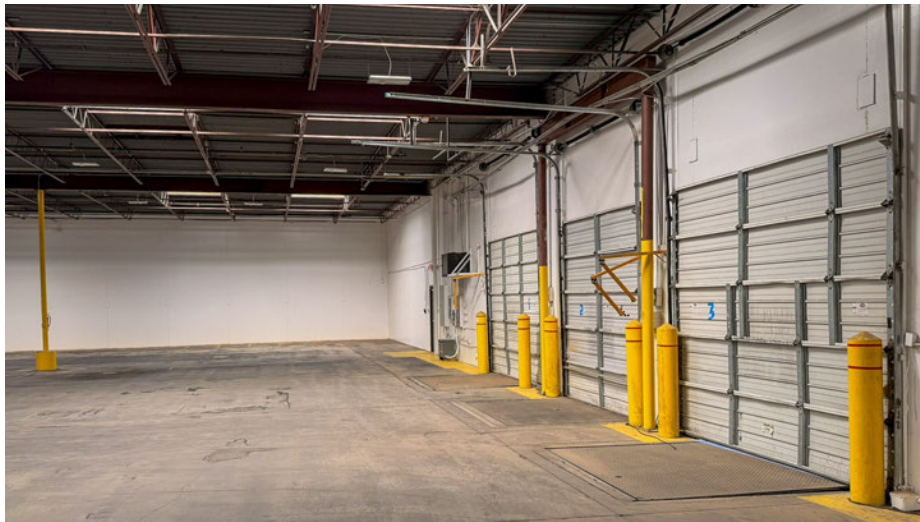
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RENOVATIONS COMPLETED



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HIGHLIGHTS AND VALUE ADD

Recent improvements focused on increasing warehouse functionality, updating office areas, and addressing key building systems and site conditions. **The work positions the property for immediate occupancy with improved usability across both office and warehouse components.**

OFFICE & INTERIOR IMPROVEMENTS

- Office footprint reduced to ±4,500 SF to increase warehouse capacity
- Interior finishes updated, including flooring and paint
- Restrooms renovated and brought to ADA standards
- Breakroom expanded and support areas refreshed
- HVAC systems serviced and optimized

WAREHOUSE IMPROVEMENTS

- LED lighting installed throughout
- Interior warehouse walls cleaned and treated
- Warehouse heaters serviced and partially replaced
- Dock levelers inspected and maintained
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Value: Improved lighting, working conditions, and operational reliability

SITE & EXTERIOR WORK



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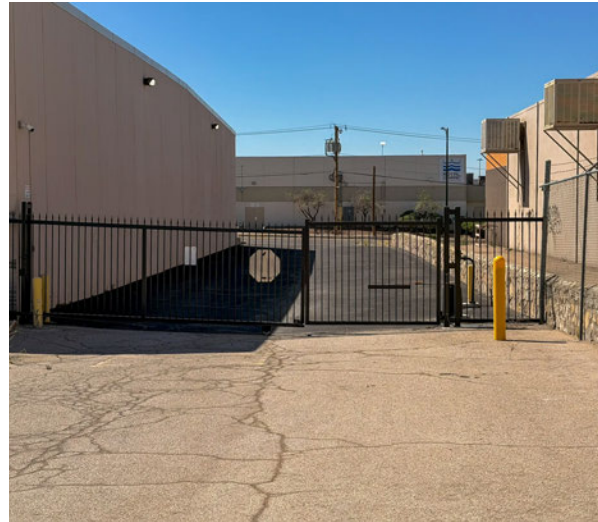
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WAREHOUSE PHOTOS

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OFFICE PHOTOS



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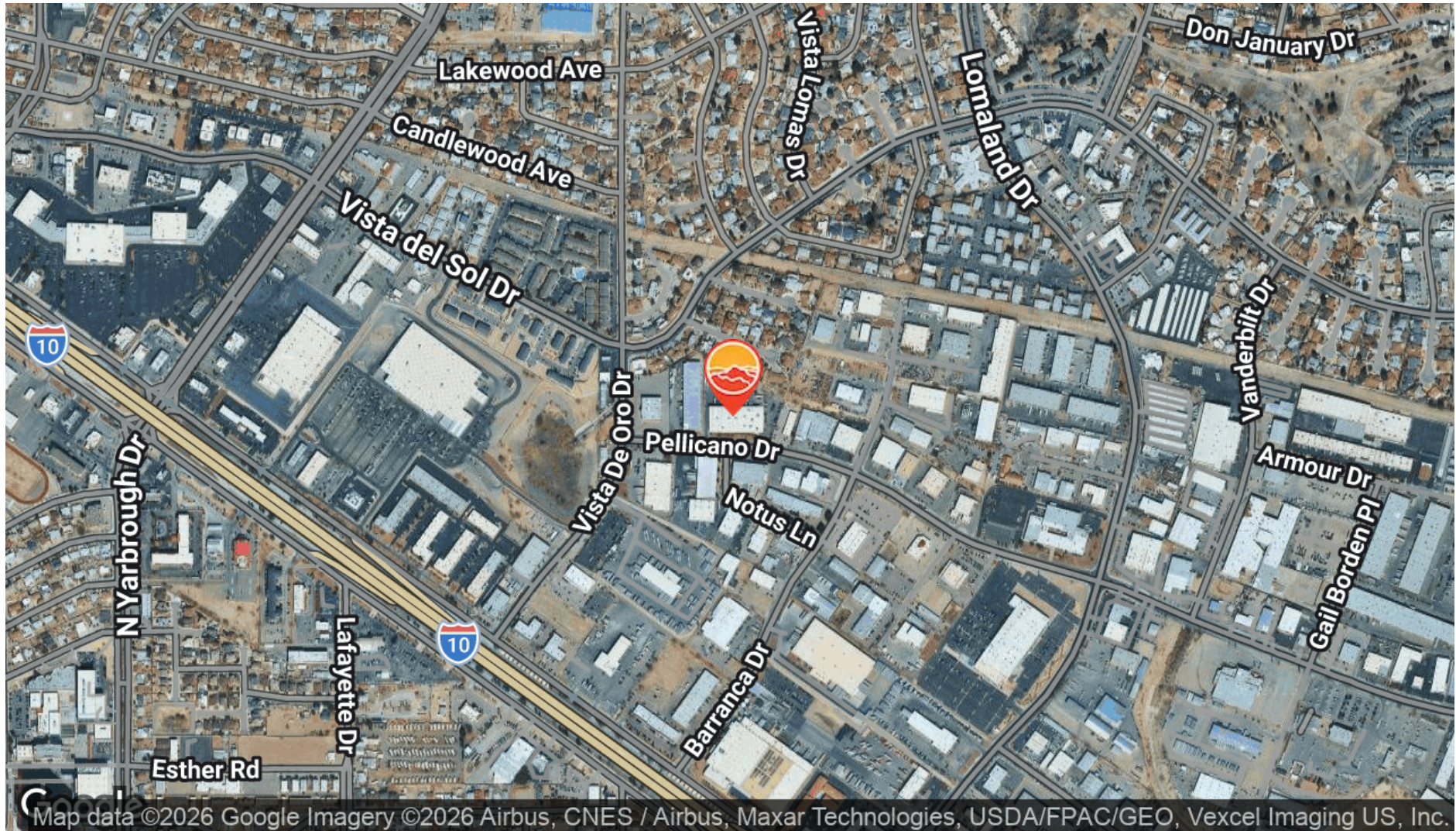
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AERIAL MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	775	3,244	11,634
Average Age	23.8	27.7	35.9
Average Age (Male)	28.0	30.8	34.9
Average Age (Female)	20.1	26.2	38.0

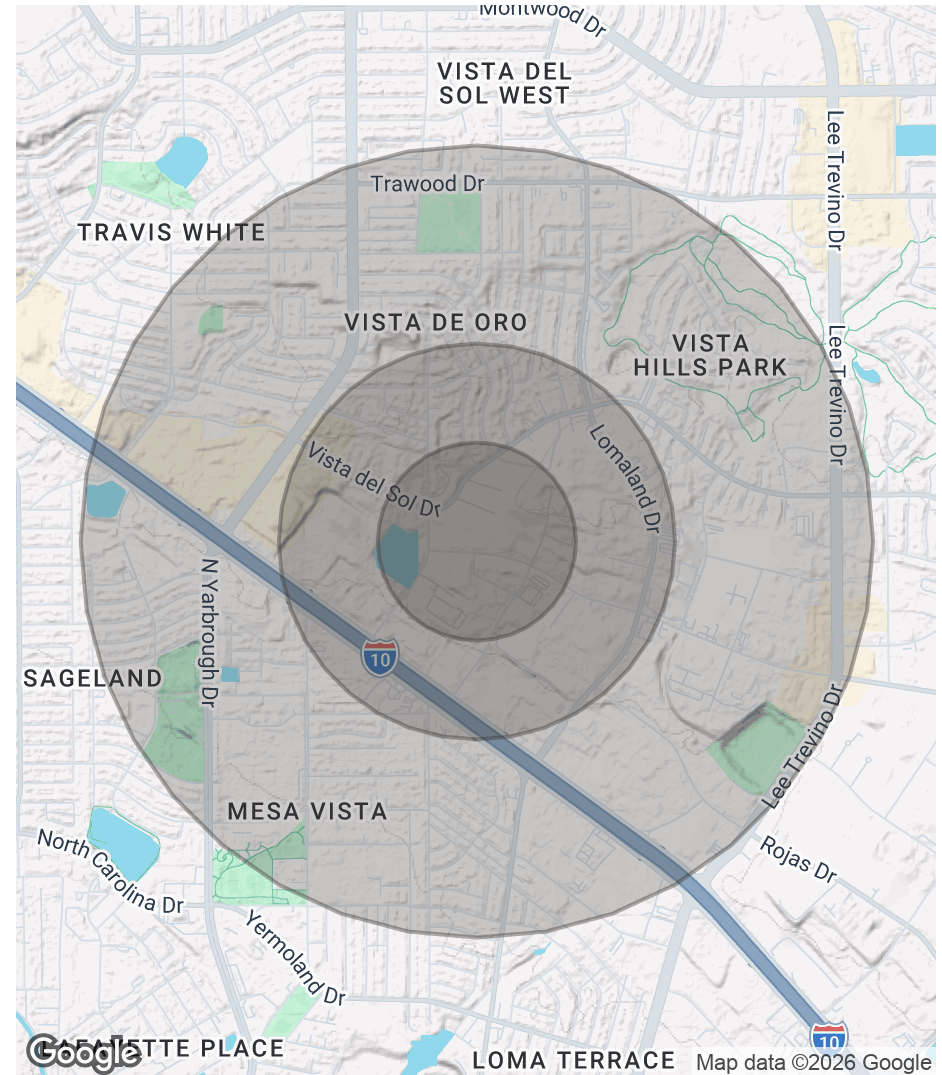
HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	213	1,000	4,255
# of Persons per HH	3.6	3.2	2.7
Average HH Income	\$60,937	\$62,396	\$66,807
Average House Value	\$239,691	\$223,227	\$193,060

2023 American Community Survey (ACS)

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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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov