

SAXUM
REAL ESTATE



West Texas Logistics Center

1569 North Eastwind Avenue, El Paso, Texas 79928

Phase I: 346,912 SF | 407,104 SF

Phase II: 347,200 SF | 582,400 SF

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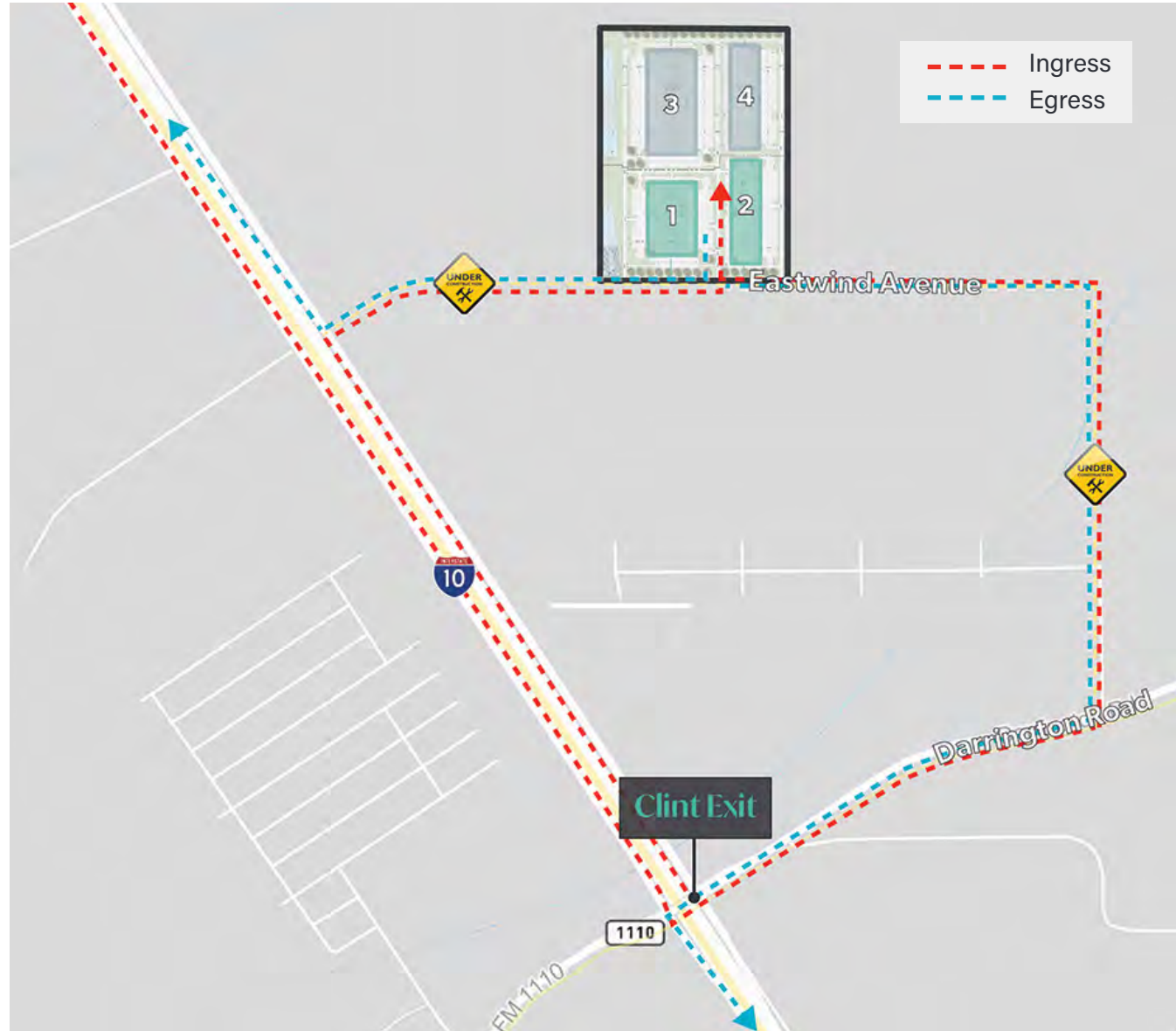
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PHASE I OVERVIEW

West Texas Logistics Center is a master-planned industrial project in El Paso's east submarket. Phase I of the development broke ground in Q2 2025 and is comprised of a 407,104 square foot cross-dock (Building 1) and a 346,912 square foot rear load (Building 2).

This location offers proximity to major labor pools in East El Paso and easy access to the region's highway system. West Texas Logistics Center is a Class A warehouse development that will offer all of the modern amenities required for successful local and regional logistics operations and the attraction of the area's best workforce.



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DEVELOPMENT FEATURES

	Phase I		Phase II	
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
Delivery:	Q2 2026		Q4 2027	
Building Size:	407,104 sq. ft.	346,912 sq. ft.	582,400 sq. ft.	347,200 sq. ft.
Office Space:	2,800 sq. ft.	2,800 sq. ft.	2,800 sq. ft.	2,800 sq. ft.
Building Configuration:	Cross-dock	Rear load	Cross-dock	Rear load
Clear Height (At first column line):	36'	36'	36'	36'
Dock High Doors:	77 doors (4) 12' X 14' (73) 9' X 10'	61 doors (2) 12' X 14' (59) 9' X 10'	78 doors	60 doors
Ramps:	(4) - 12' x 14'	(2) - 12' x 14'	(4) - 12' x 14'	(2) - 12' x 14'
Building Dimensions:	784' x 520'	1,120' x 310'	1,120' x 520'	1,120' x 310'
Building Depth:	520'	310'	520'	310'
Truck Court Depth:	185' - both sides	185'	190' - both sides	190'
Auto Parking:	316 spaces	208 spaces	375 spaces	239 spaces
Trailer Staging:	103 spaces	79 spaces	170 spaces	78 spaces
Power:	1,500 KVA transformer	750 KVA transformer	TBD	TBD

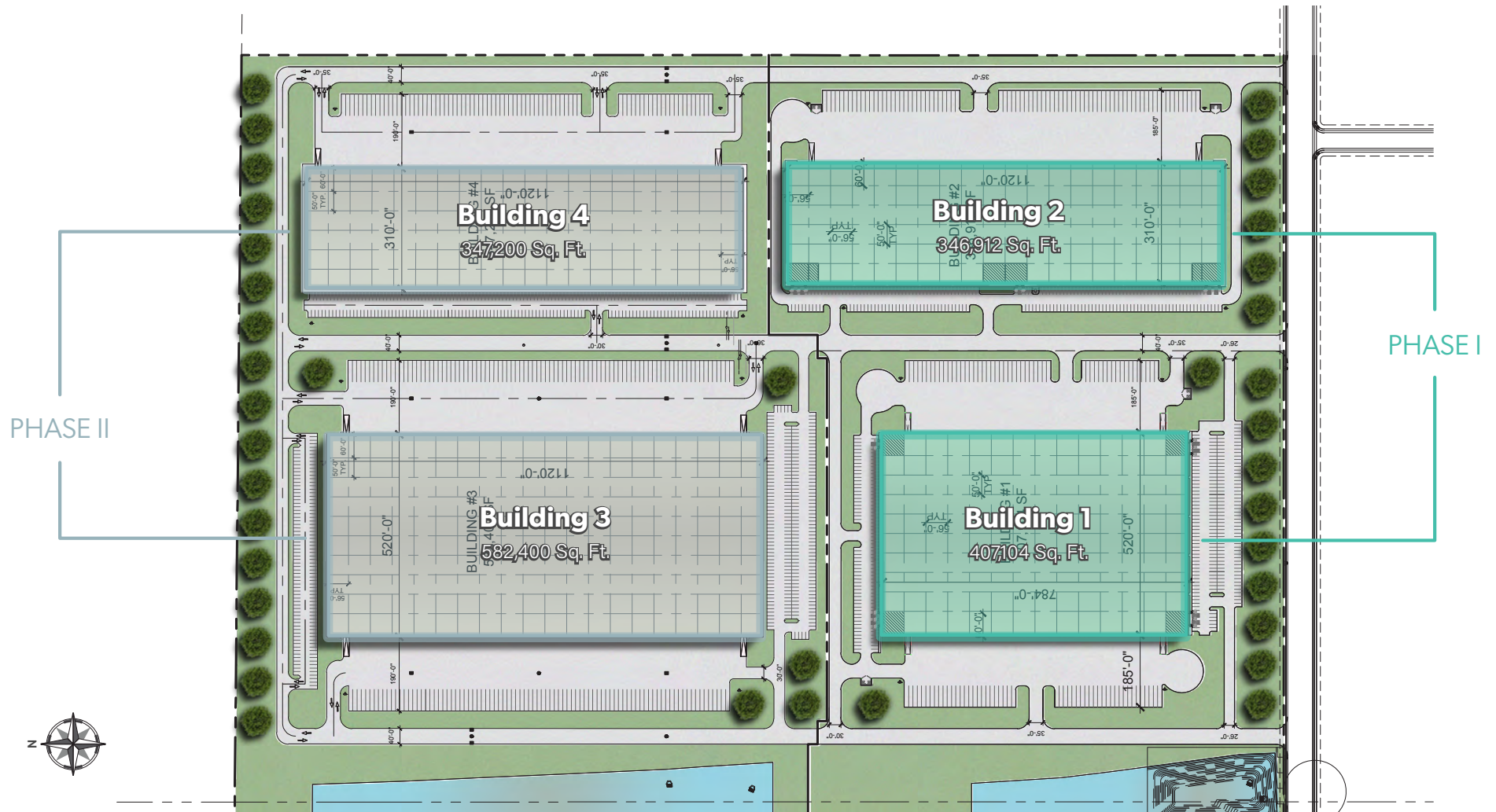
Throughout Development

- ◆ Roof: 60 Mil TPO, 20-year warranty
- ◆ Floor: 7" reinforced slab
- ◆ Fire Protection: ESFR
- ◆ Lighting: 30 FC LED w/ clerestory side windows
- ◆ Column Spacing: 56' x 50'
- ◆ Foreign Trade Zone: No. 68 (pending)
- ◆ Power: Additional power available as needed

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DEVELOPMENT MASTER PLAN.



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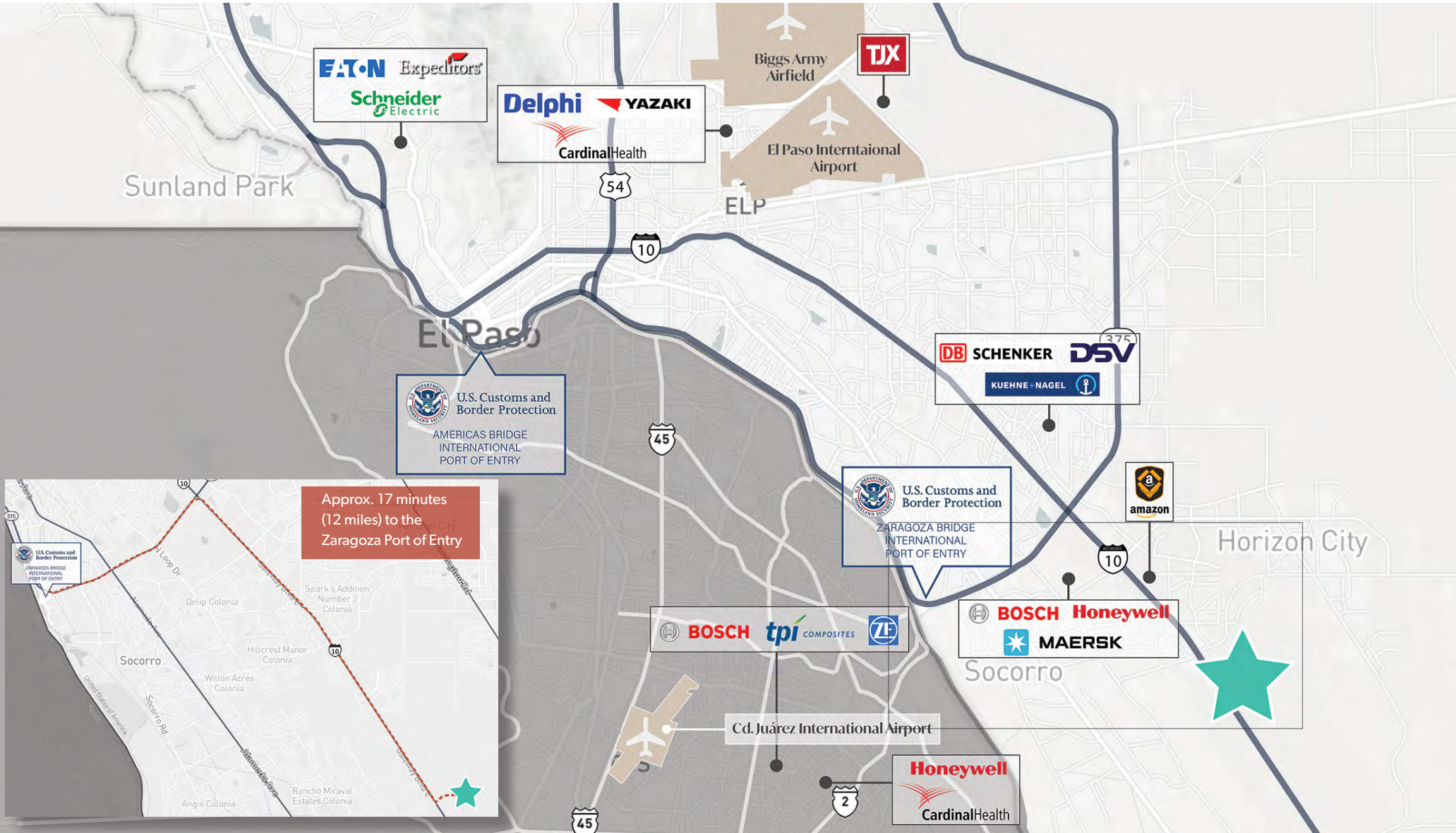
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West Texas Logistics Center, Phase I & II

1569 North Eastwind Avenue, El Paso, Texas 79928

For Lease



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MARKET OVERVIEW

El Paso is located at the western tip of Texas and is the geographic center of the 2,000 mile U.S. / Mexico border. The city is roughly equidistant to Houston and Los Angeles on Interstate 10. El Paso, combined with its sister city Cd. Juarez, Mexico, plays a vital role in the global manufacturing and logistics firms located in the region. The total industrial supply on both sides of the border is over 165 million square feet.

◆ Major Companies in El Paso:

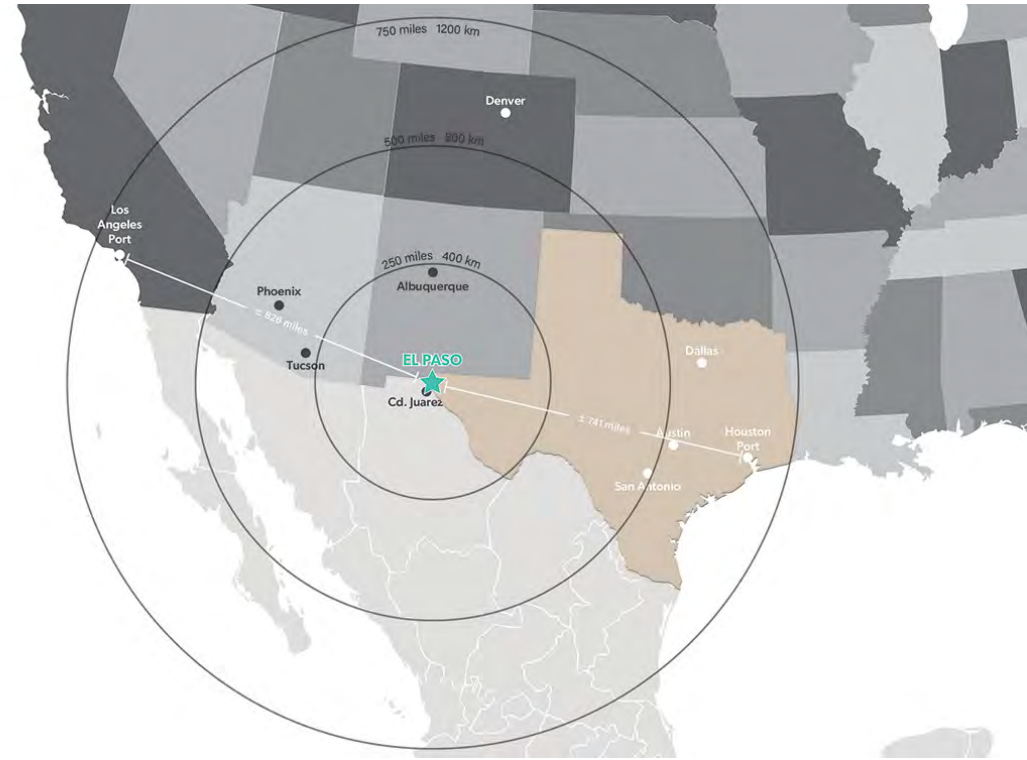
- Amazon
- TJ Maxx
- Honeywell
- Expeditors
- Cardinal Health

◆ Trade:

- In 2023, trade crossing through the El Paso regions' Port of Entries had a value of \$127.8 billion with over 902,588 northbound trucks crossing into El Paso.

◆ Location

- Approx. 1.5 miles to Interstate 10 on-ramp
- Approx. 12 miles to Loop 375
- Approx. 14.5 miles to Zaragoza Port of Entry



◆ Population:

- El Paso is the 22nd largest city in the U.S. & 6th largest in Texas
- The bi-national region is home to over 2.5 million people.
- El Paso Metro Population is 839,238.
- Cd. Juarez, Mexico population is 1,501,500.

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For Lease



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Contact Us

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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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date