

Under Construction Class A Facility Available For Lease

60 Walter Jones Boulevard, El Paso, TX 79906

Butterfield Trail Industrial Park @ El Paso Airport



Call 312-212-0933 Now for More Information



JIM SIEGEL, SIOR

President & CEO

D: 312-212-0930

E: Jim@Nationwide-RE.com

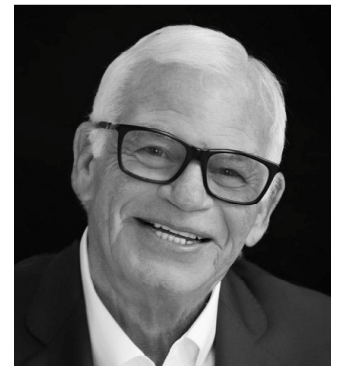


CAMERON WHEELER

Director of Midwest Operations

D: 312-229-0453

E: Cam@Nationwide-RE.com



PERRY RUDA, SIOR

Senior Advisor, Founder & Chairman, Emeritus

D: 312-212-0239

E: Perry@Nationwide-RE.com

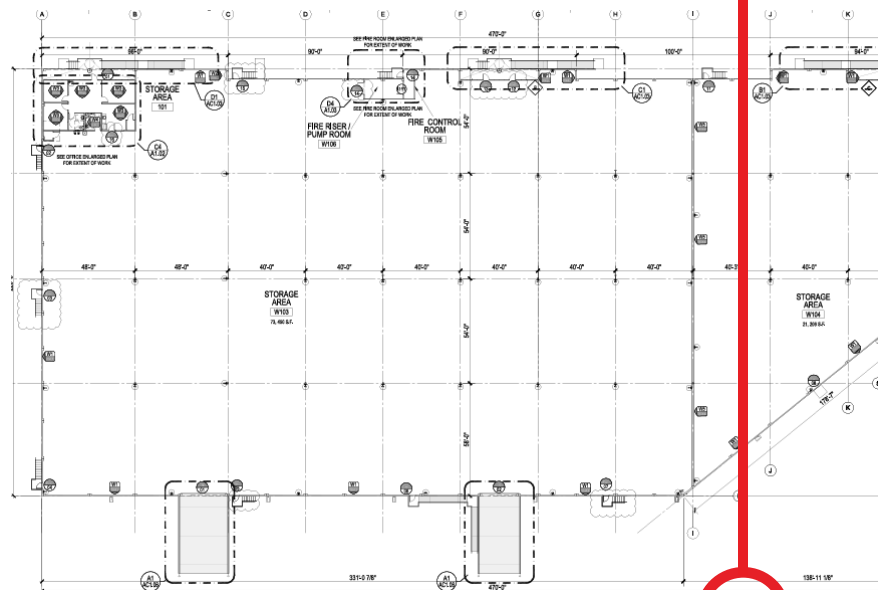
UNDER CONSTRUCTION CLASS A FACILITY AVAILABLE FOR LEASE

60 Walter Jones Boulevard, El Paso, TX 79906

94,516 SF Available Fit to Suit

- Asking Rate as Low as \$8.50 PSF NNN
- Estimated Op Ex (TICAM) of \$1.69
- Up to 94,516 SF Available
- Divisible to $\pm 20,000$ SF
- 40' Clear Ceiling Height
- 50 ft x 40 ft Column Spacing
- Advanced ESFR Sprinkler System with a High Volume Fire Pump
- 9 Dock-High Doors with Optional Levelers
- 3 Each 20ft x 20ft OH Doors and Truck Ramps
- 8' Concrete Gated Security Fence
- Security Cameras and Card Access
- 500 KVA Power (480 / 277 / 230 / 115 V)
- Significant Outdoor Storage Capacity
- State-of-the-Art Engineered Roofing Built to Last 50+ Years

BUILDING SPECIFICATIONS

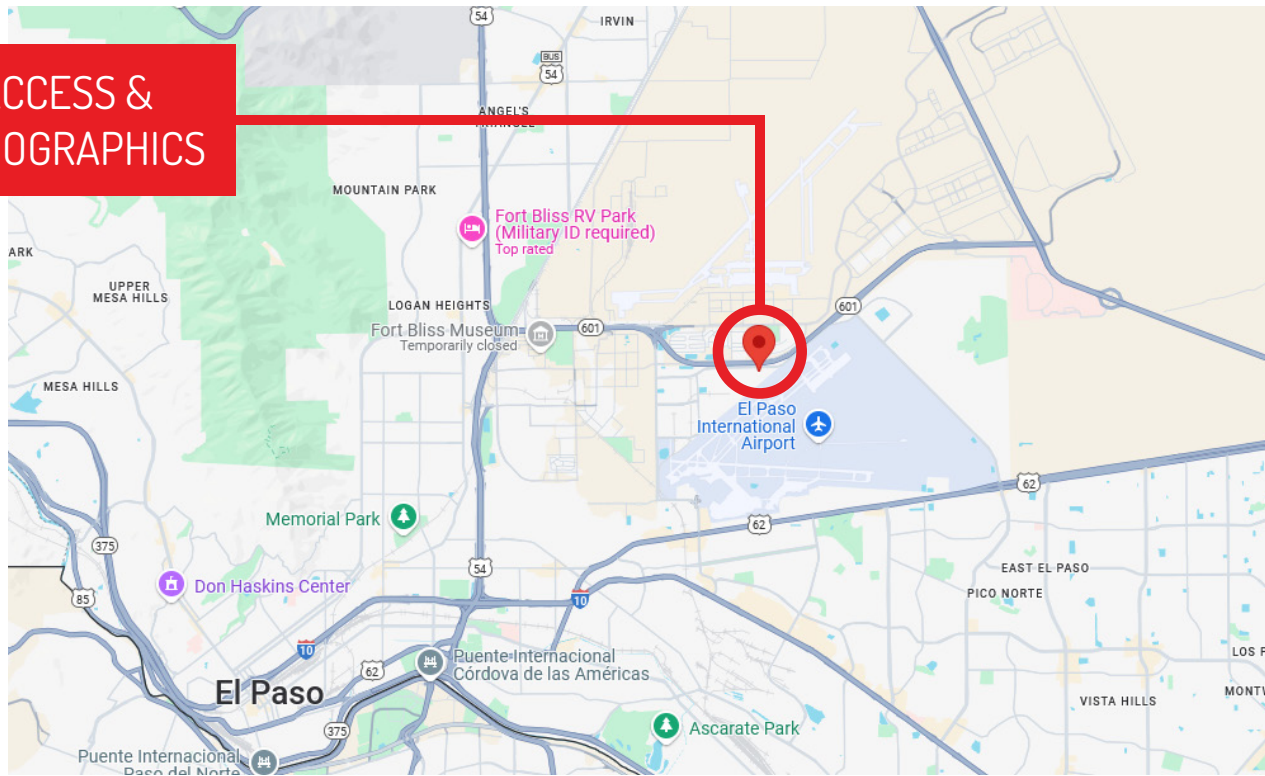


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ACCESS & DEMOGRAPHICS



- Adjacent to El Paso International Airport
- Adjacent to Ft. Bliss, 9 miles from downtown El Paso, 15 miles from Ciudad Juarez and 50 miles from Las Cruces, NM
- Excellent access to I-10, Hwy 601, Hwy 375 and Hwy 54
- Average Household Income of \$49,528 within a 10-mile radius

