



CLICK OR SCAN

El Paso Lower Valley Commerce Center

140-ACRE CLASS A INDUSTRIAL PARK

Build-to-suit and pre-leasing opportunities available

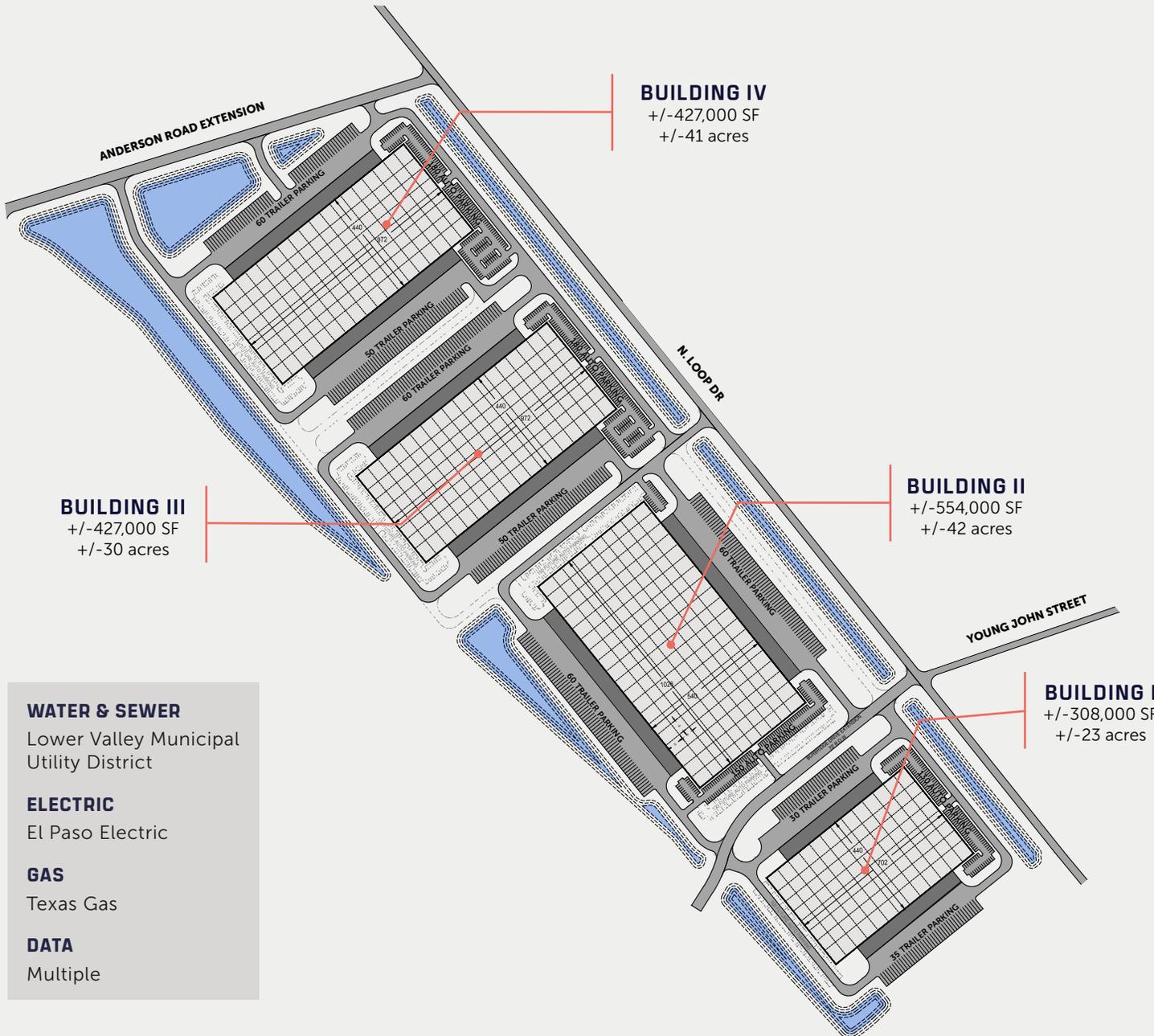
Located in East El Paso

SWC of N. Loop Drive & Anderson Road, Clint, Texas

AMBROSE

CBRE

OPTION 01



WATER & SEWER

Lower Valley Municipal Utility District

ELECTRIC

El Paso Electric

GAS

Texas Gas

DATA

Multiple

Available for Build-to-Suit or User Sales

The El Paso Lower Valley Commerce Center offers users a well located, fully turn-key, and cost effective real estate solution that can accommodate a user's exact specifications.

50,000 - 1,800,000+ SF options currently available

Generous tenant improvement packages

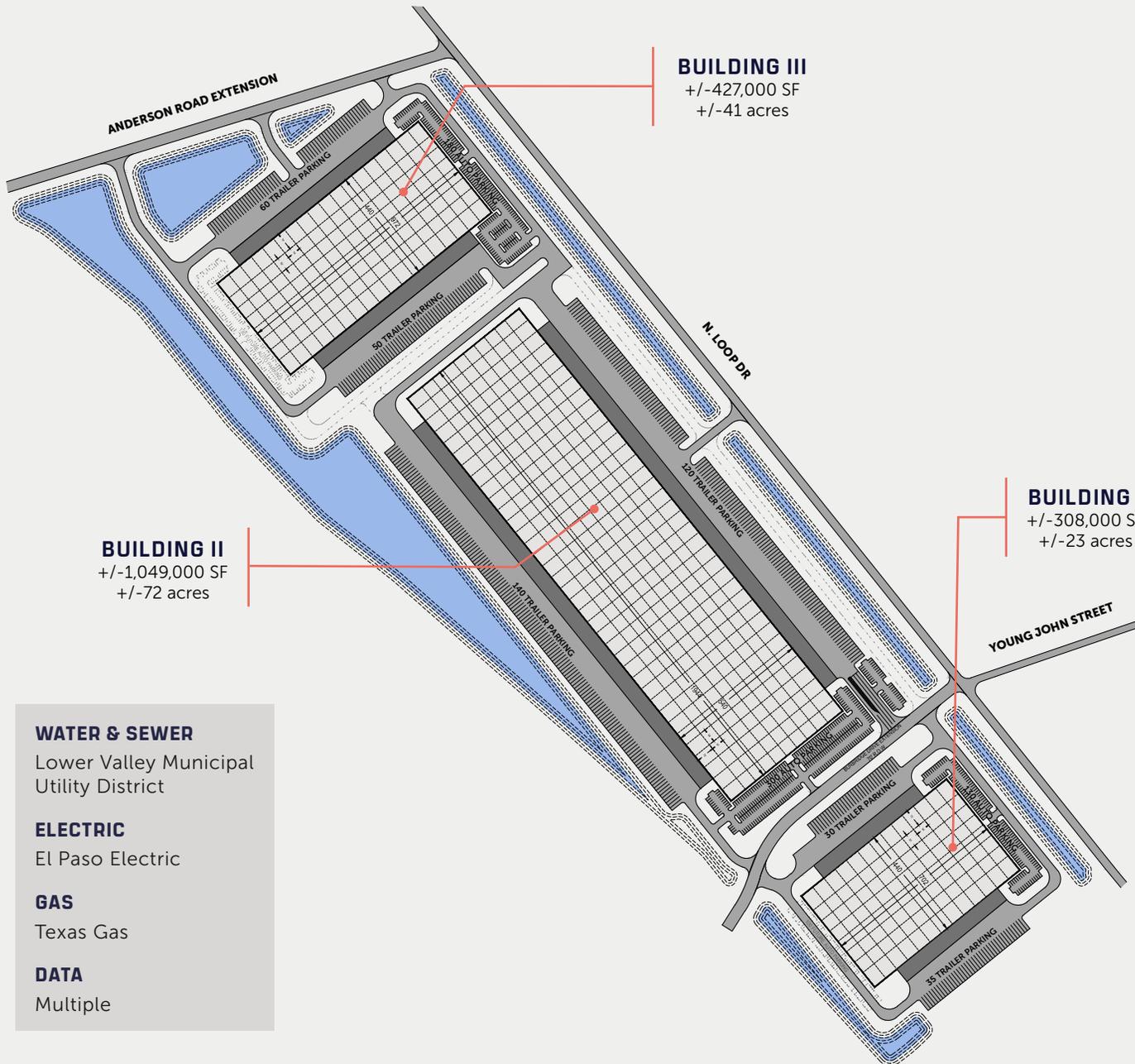
Fully customizable development plans

Existing El Paso electric infrastructure to be improved

N loop drive to be improved

Shovel ready site - all due diligence completed

OPTION 02



BUILDING III
 +/- 427,000 SF
 +/- 41 acres

BUILDING II
 +/- 1,049,000 SF
 +/- 72 acres

BUILDING I
 +/- 308,000 SF
 +/- 23 acres

- WATER & SEWER**
 Lower Valley Municipal Utility District
- ELECTRIC**
 El Paso Electric
- GAS**
 Texas Gas
- DATA**
 Multiple

Available for Build-to-Suit or User Sales

The El Paso Lower Valley Commerce Center offers users a well located, fully turn-key, and cost effective real estate solution that can accommodate a user's exact specifications.

50,000 - 1,800,000+ SF options currently available

Generous tenant improvement packages

Fully customizable development plans

Existing El Paso electric infrastructure to be improved

N loop drive to be improved

Shovel ready site - all due diligence completed

A

ACCESS & LABOR

El Paso Lower Valley Commerce Center is located in the next phase of industrial development in East El Paso with **convenient access to Interstate 10 and TX-375 Loop** and **close proximity to the Zaragoza International Port of Entry**.

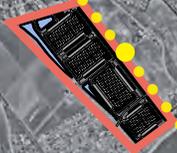
- Located in Socorro El Paso County
- 3.3 miles to Interstate 10 / Darrington Road interchange
- 5 miles to Interstate 10 / Horizon Blvd. interchange
- 6.5 miles to TX-375 Loop
- 10.1 miles to Zaragoza International Port of Entry
- 17.7 miles to Tornillo-Guadalupe International Bridge
- 17 miles to El Paso International Airport
- Robust surrounding labor pool

Sites *available now* for build-to-suit or user sales



ZARAGOSA /
YSLETA PORT OF ENTRY
10.1 MI

5 miles to I-10
Horizon Interchange



2.3 miles to recently completed
Frontage Rd Connector

3.3 miles to I-10
Darrington Interchange

El Paso Lower Valley Commerce Center

AMBROSEPG.COM/PROPERTIES

CHRISTIAN PEREZ GIESE
Executive Vice President - Director, CBRE
christianperezgiese@cbre.com | 915.241.9162

SCOTT SANDERS
SVP, Investments &
National Build-to-Suit Officer, Ambrose
ssanders@ambrosepg.com | 317.443.3674

AMBROSE

CBRE