



CLICK OR SCAN

# El Paso Lower Valley Commerce Center

**140-ACRE CLASS A INDUSTRIAL PARK**

Build-to-suit and pre-leasing opportunities available

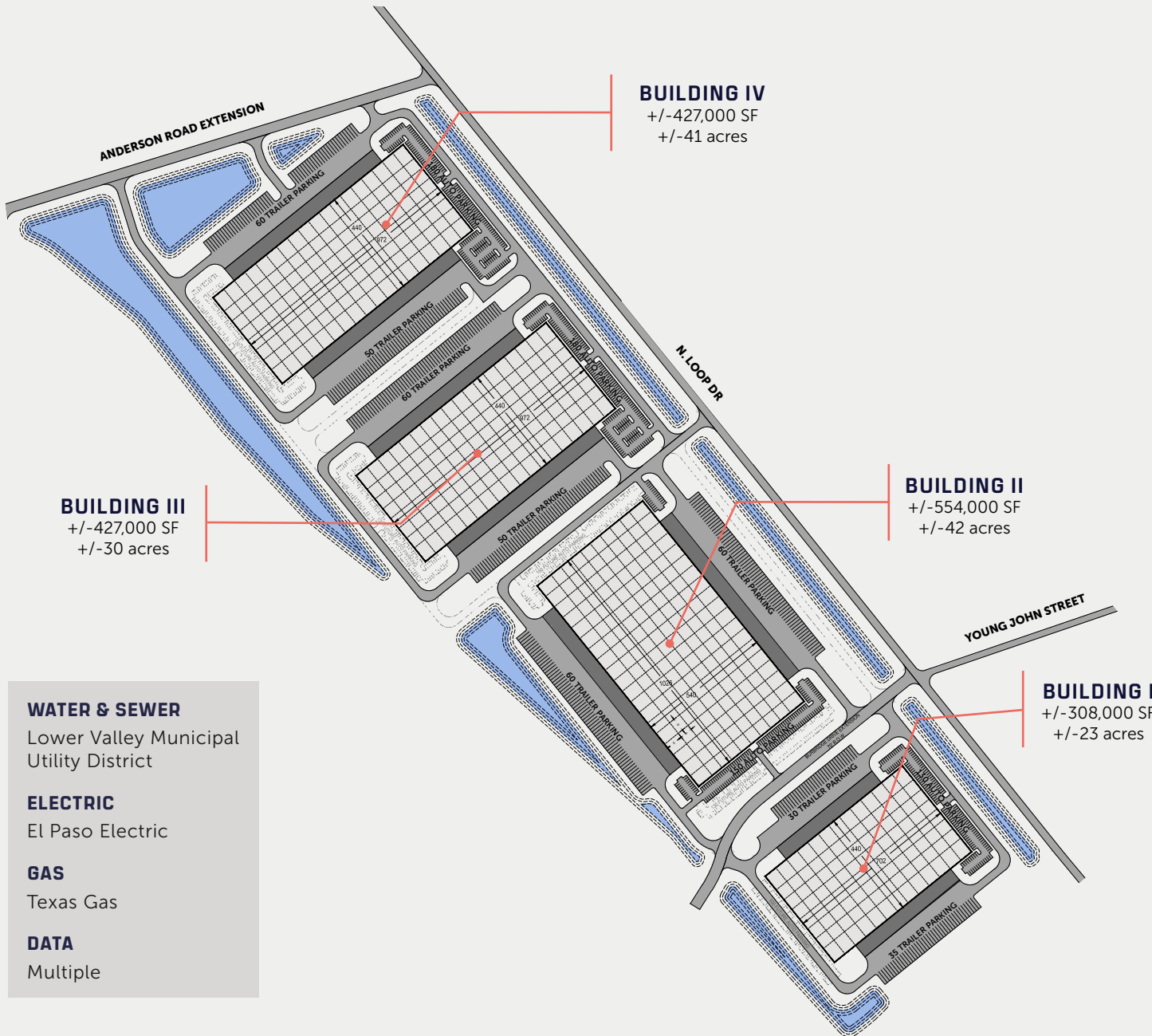
Located in East El Paso

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

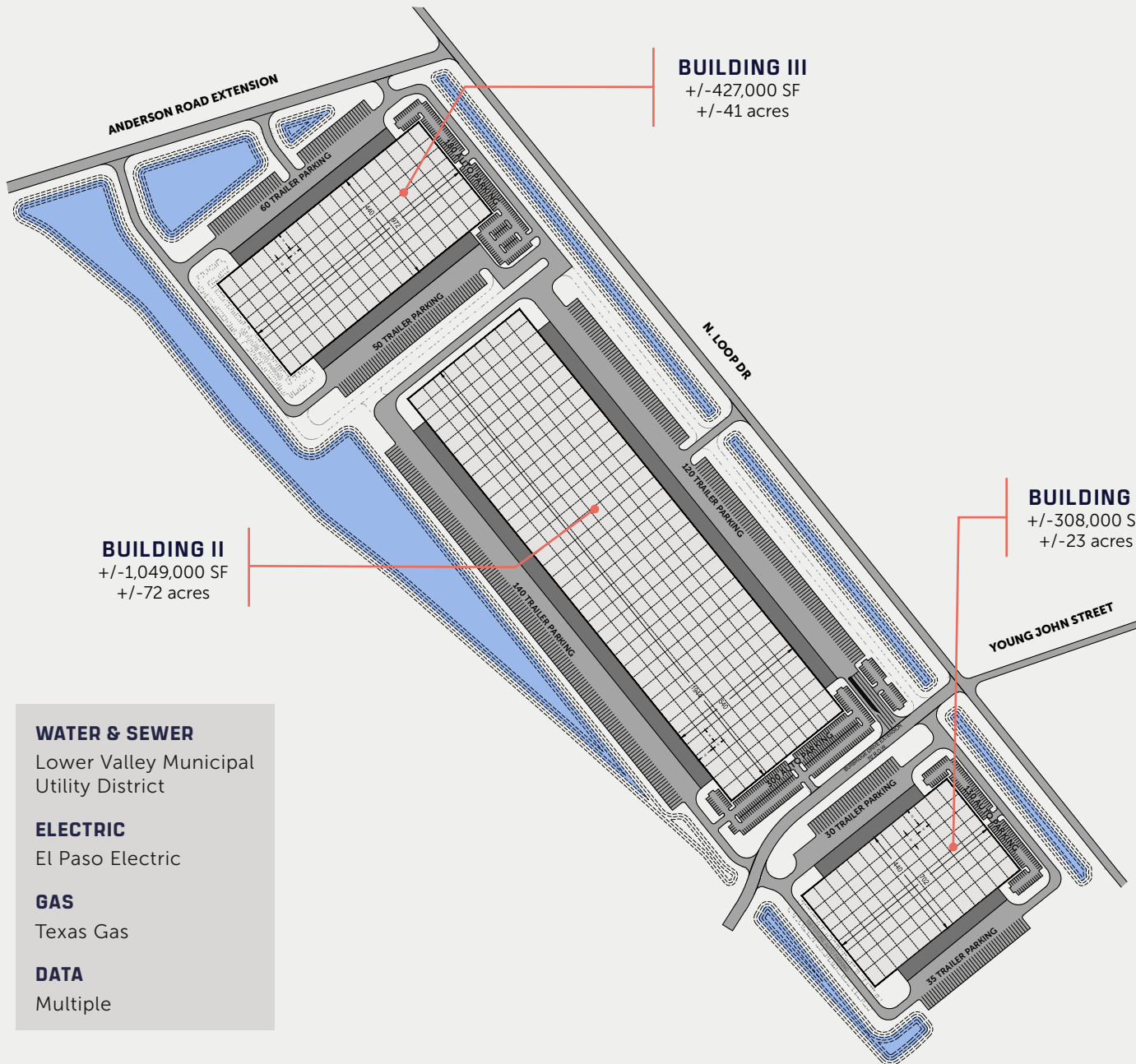
Fully customizable development plans

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

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## 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](http://AMBROSEPG.COM/PROPERTIES)

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