

CBRE

NIT
INDUSTRIAL

MENLO EQUITIES



WINDERMERE INDUSTRIAL PARK

EAST EL PASO, TEXAS

74,000 - 160,000 SQ. FT. READY FOR OCCUPANCY



WINDERMERE INDUSTRIAL PARK

EAST EL PASO, TEXAS

Windermere Industrial Park is a new industrial development in East El Paso, Texas, offering four brand new Class A industrial buildings that are ready for occupancy. Ideally suited for warehousing and logistics operations, the park is located between Windermere Avenue and Brandywine and features building sizes ranging from 74,000 square feet to 160,000 square feet. The property also offers excellent regional connectivity, situated just 2.1 miles from Loop 375, 4.8 miles from the Loop 375/I-10 Interchange, and 8.7 miles from the Zaragoza International Port of Entry.

74,000 - 160,000 SQ. FT.
READY FOR OCCUPANCY

BUILDING 1

WINDERMERE INDUSTRIAL PARK - 12631 BRANDYWINE

74,350 SF
TOTAL BUILDING

2
RAMPS

31
TRAILER PARKING

60 MIL, R-9
ROOF-TPO

±2,750 SF
OFFICE SPACE

52' X 50'
COLUMN SPACING

32'
CLEAR HEIGHT

6"
REINFORCED SLAB

355' X 210'
BUILDING DIMENSIONS

185'
TRUCK COURT DEPTH

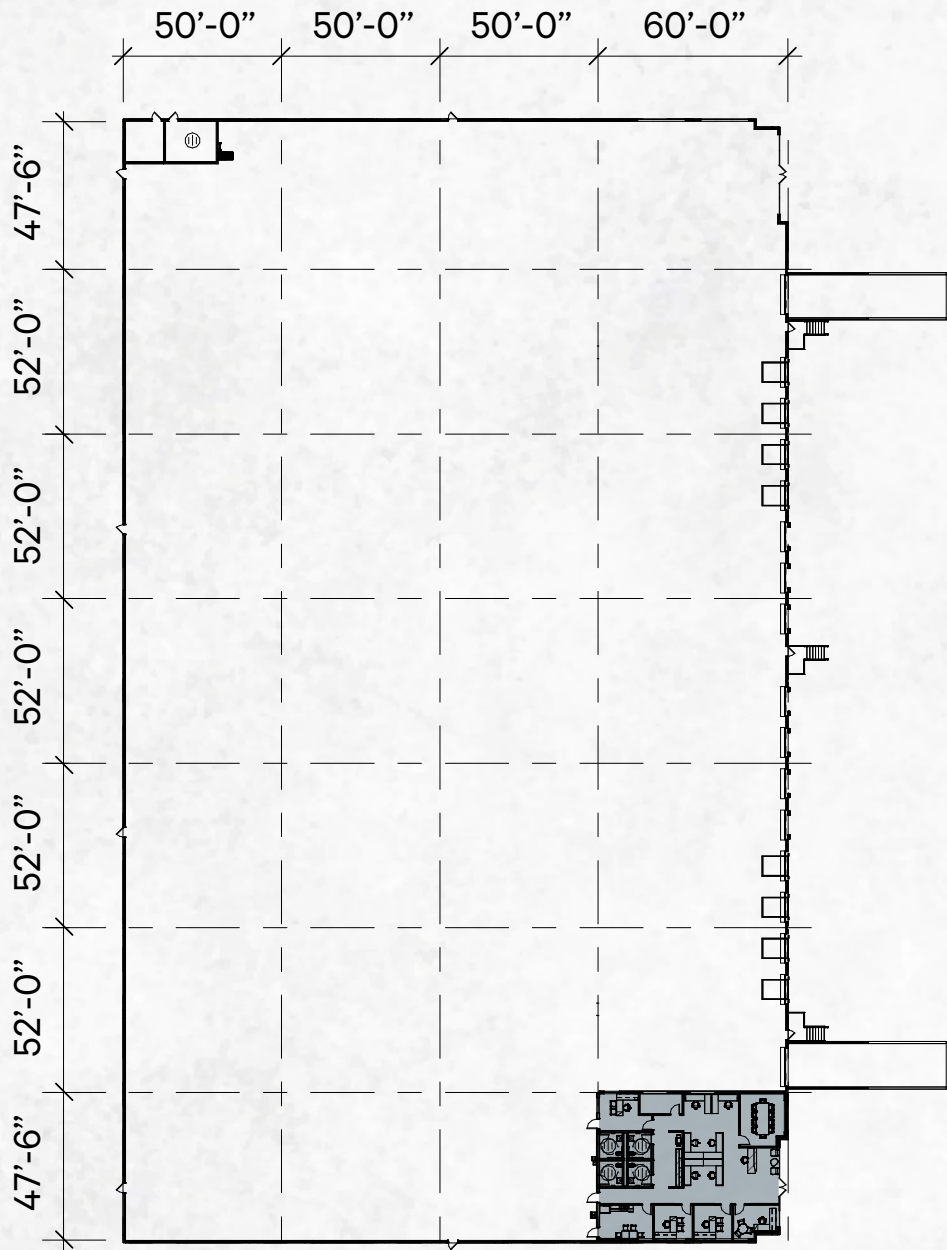
30 FC LED
LIGHTING

902 AMPS/750 KVA
POWER

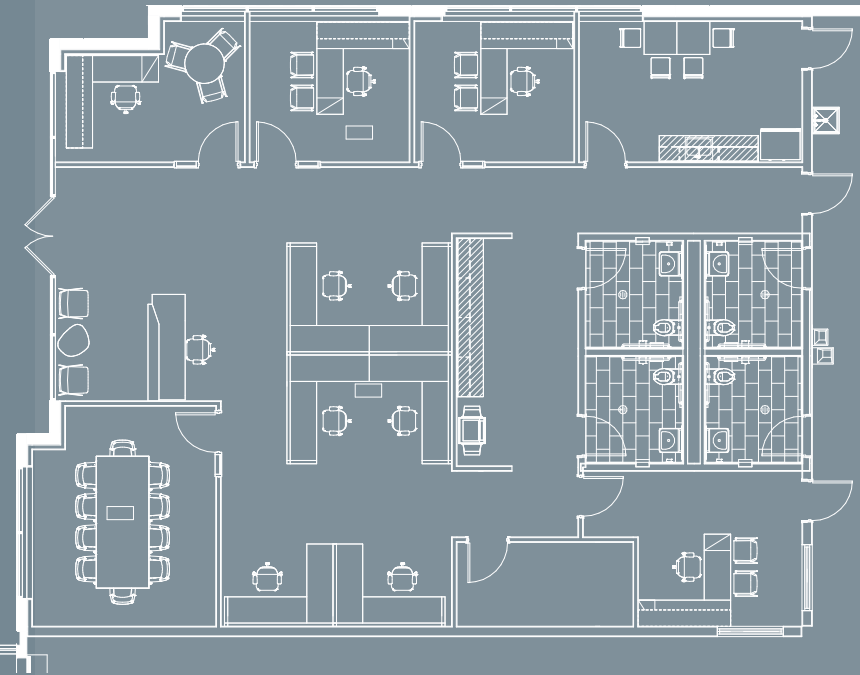
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DOCK DOORS

54
AUTO PARKING

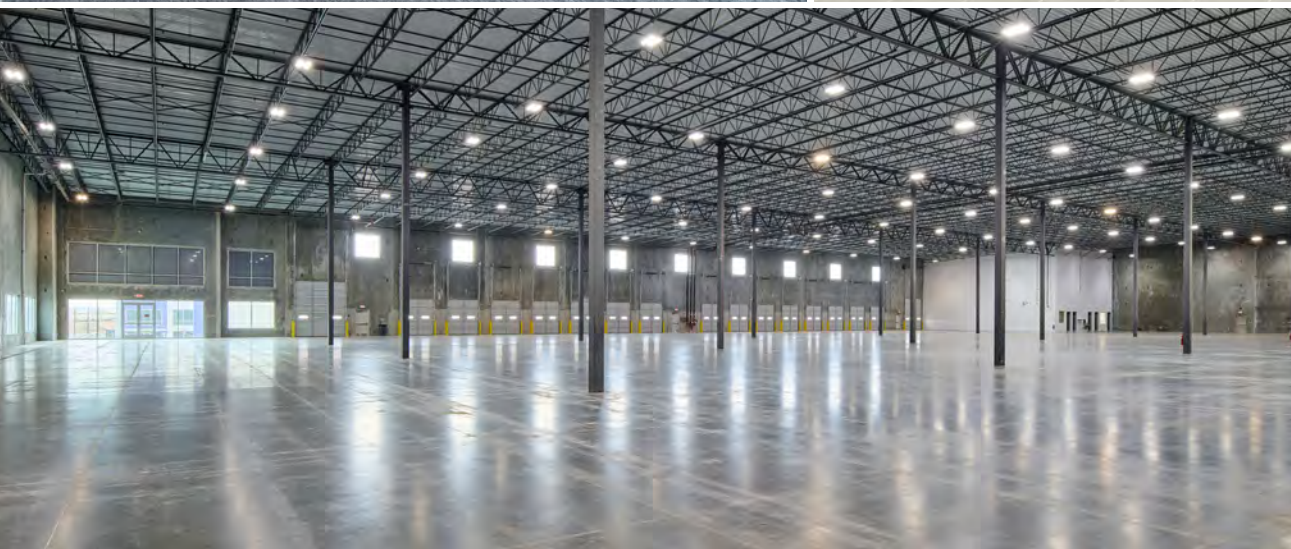




SITEPLAN 74,350 SF



OFFICE
±2,750 SF



BUILDING 2

WINDERMERE INDUSTRIAL PARK - 12631 BRANDYWINE

154,842 SF

TOTAL BUILDING

2

RAMPS

46

TRAILER PARKING

60 MIL, R-9

ROOF-TPO

±2,922 SF

OFFICE SPACE

52' X 47-6'

COLUMN SPACING

32'

CLEAR HEIGHT

6"

REINFORCED SLAB

620' X 250'

BUILDING DIMENSIONS

185'

TRUCK COURT DEPTH

30 FC LED

LIGHTING

1805 AMPS/1500 KVA

POWER

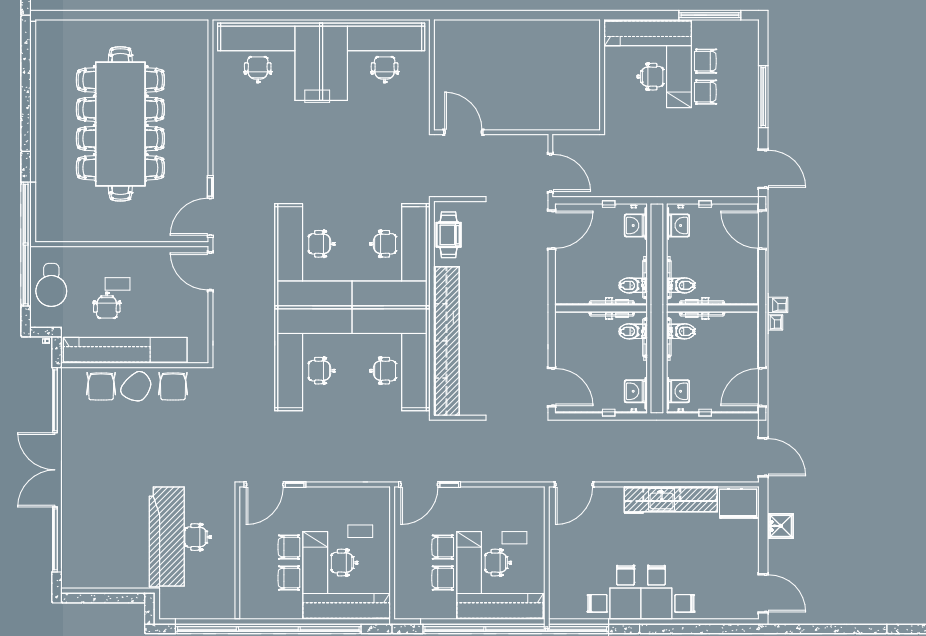
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DOCK DOORS

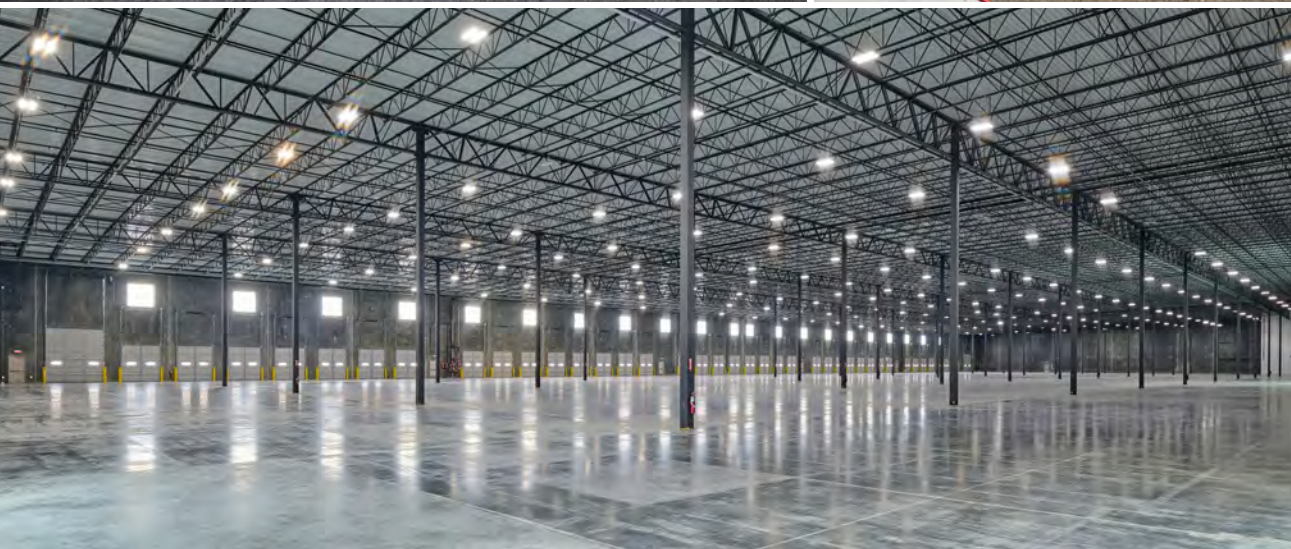
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AUTO PARKING





OFFICE
±2,922 SF



BUILDING 3

WINDERMERE INDUSTRIAL PARK - 12631 BRANDYWINE

161,092 SF

TOTAL BUILDING

2

RAMPS

46

TRAILER PARKING

60 MIL, R-9

ROOF-TPO

±2,920 SF

OFFICE SPACE

52' X 47-6'

COLUMN SPACING

32'

CLEAR HEIGHT

6"

REINFORCED SLAB

645' X 250'

BUILDING DIMENSIONS

185'

TRUCK COURT DEPTH

30 FC LED

LIGHTING

1805 AMPS/1500 KVA

POWER

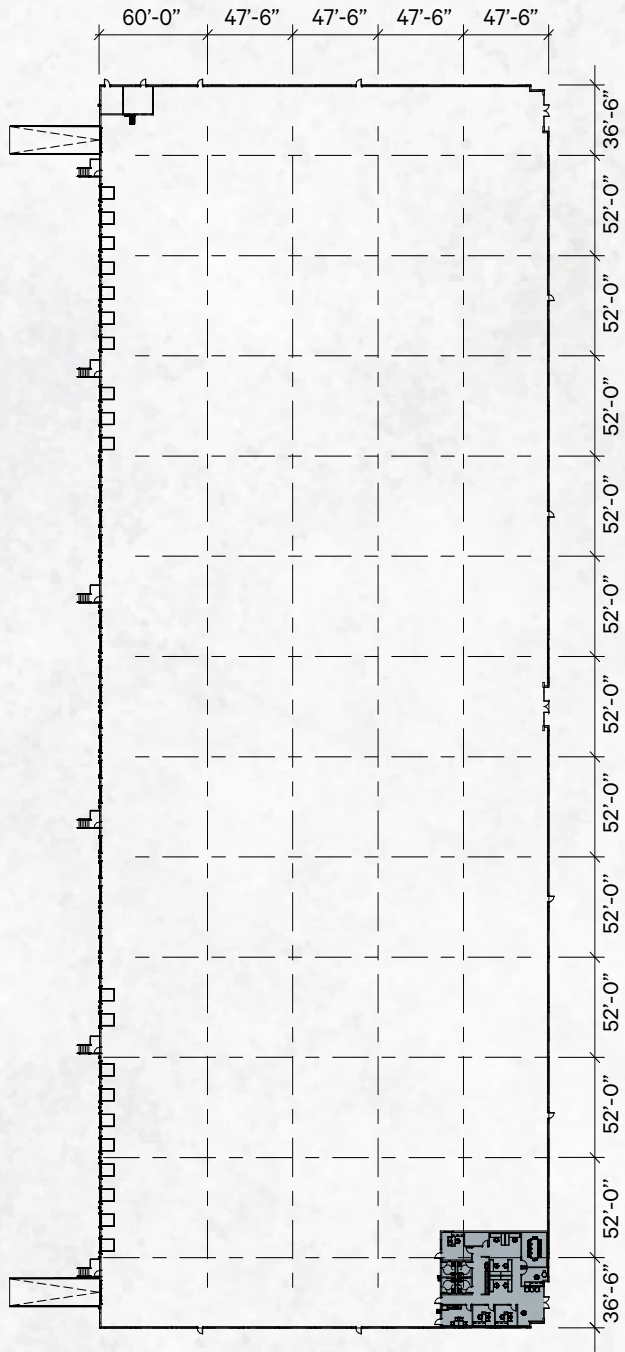
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DOCK DOORS

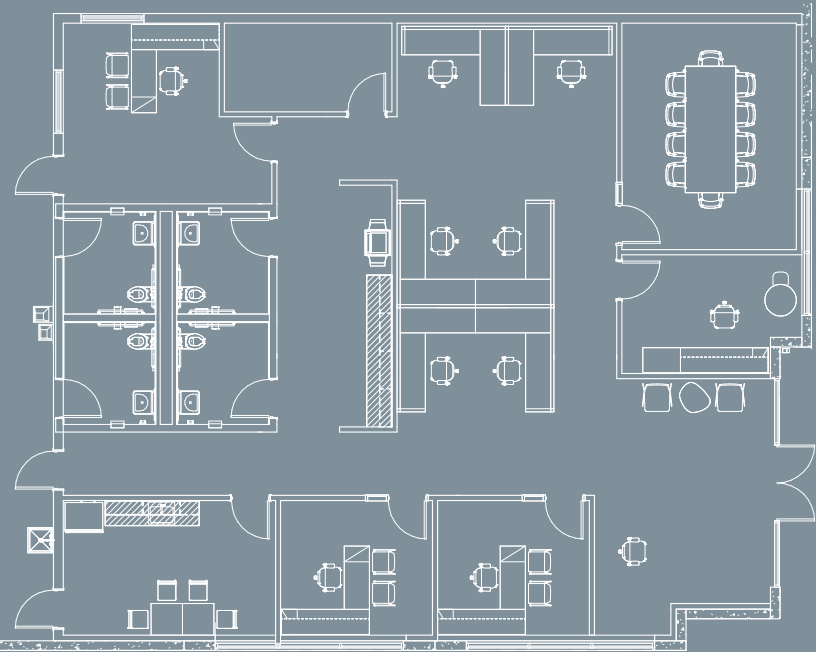
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AUTO PARKING

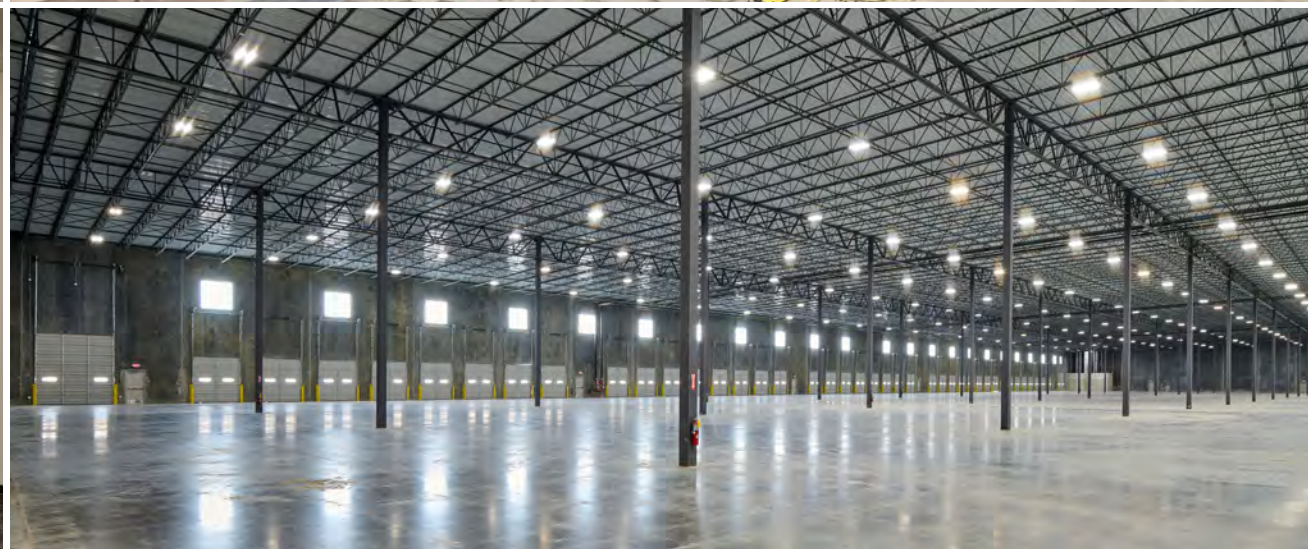




SITEPLAN 161,092 SF



OFFICE
±2,920 SF



BUILDING 4

WINDERMERE INDUSTRIAL PARK - 12650 WINDERMERE AVE

108,192 SF

TOTAL BUILDING

2

RAMPS

20

TRAILER PARKING

60 MIL, R-9

ROOF-TPO

±2,841 SF

OFFICE SPACE

52' X 60'

COLUMN SPACING

32'

CLEAR HEIGHT

6"

REINFORCED SLAB

602' X 180'

BUILDING DIMENSIONS

130'

TRUCK COURT DEPTH

30 FC LED

LIGHTING

1203 AMPS/1000 KVA

POWER

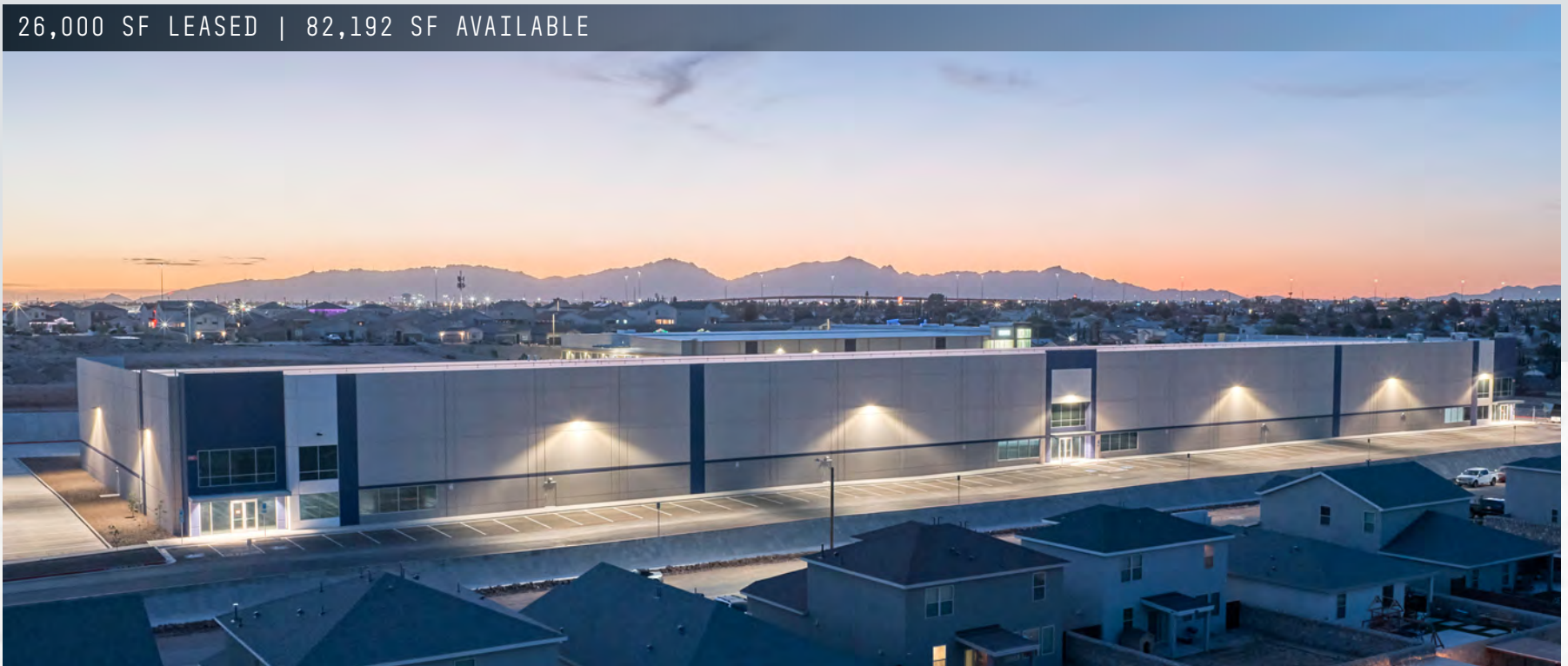
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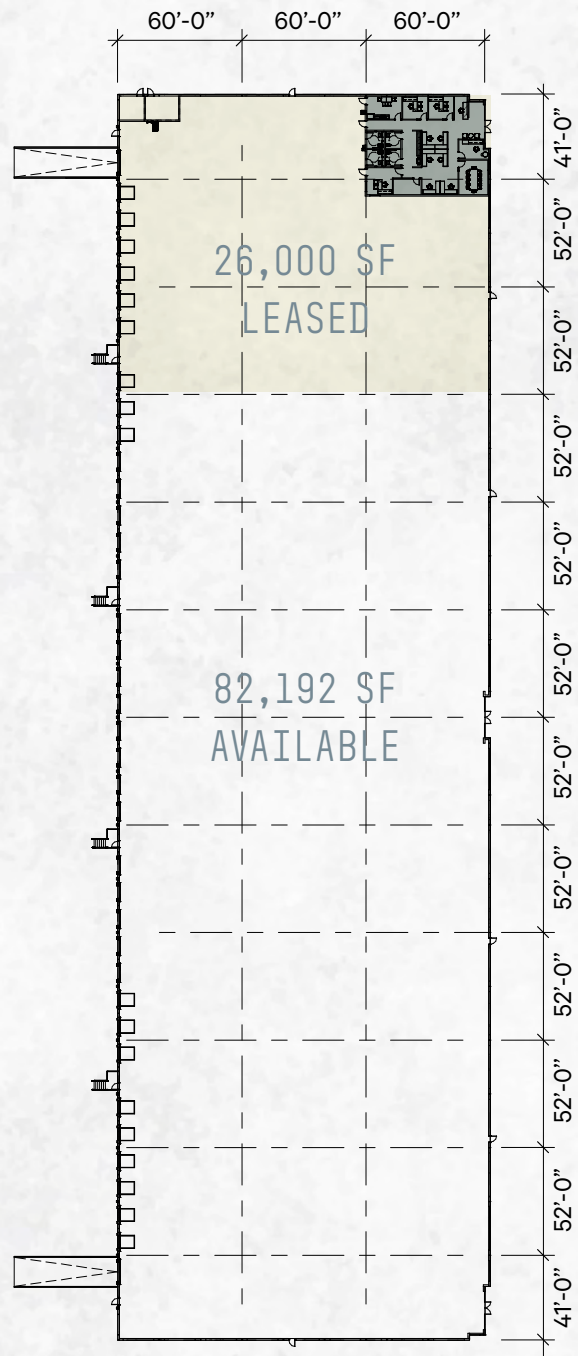
DOCK DOORS

89

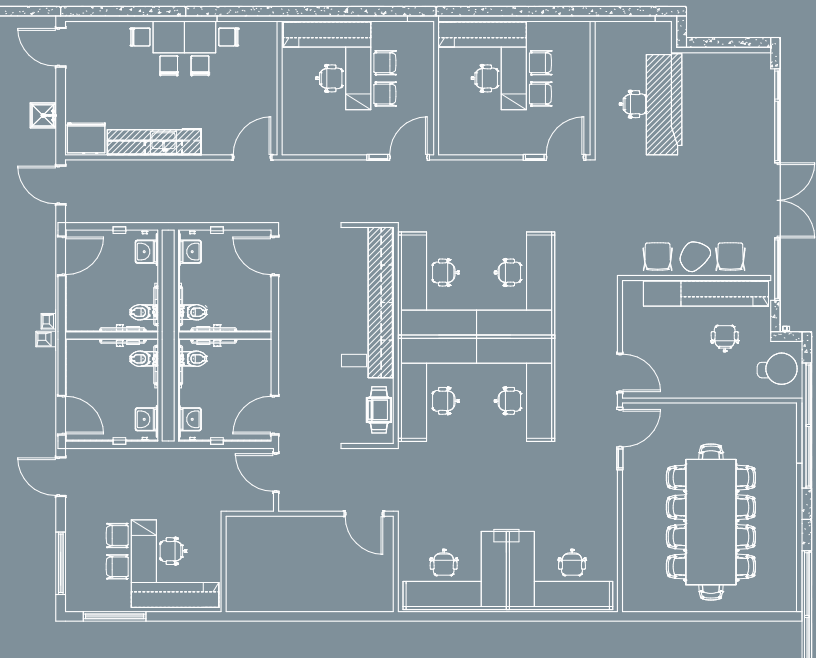
AUTO PARKING

26,000 SF LEASED | 82,192 SF AVAILABLE





SITEPLAN 108,192 SF

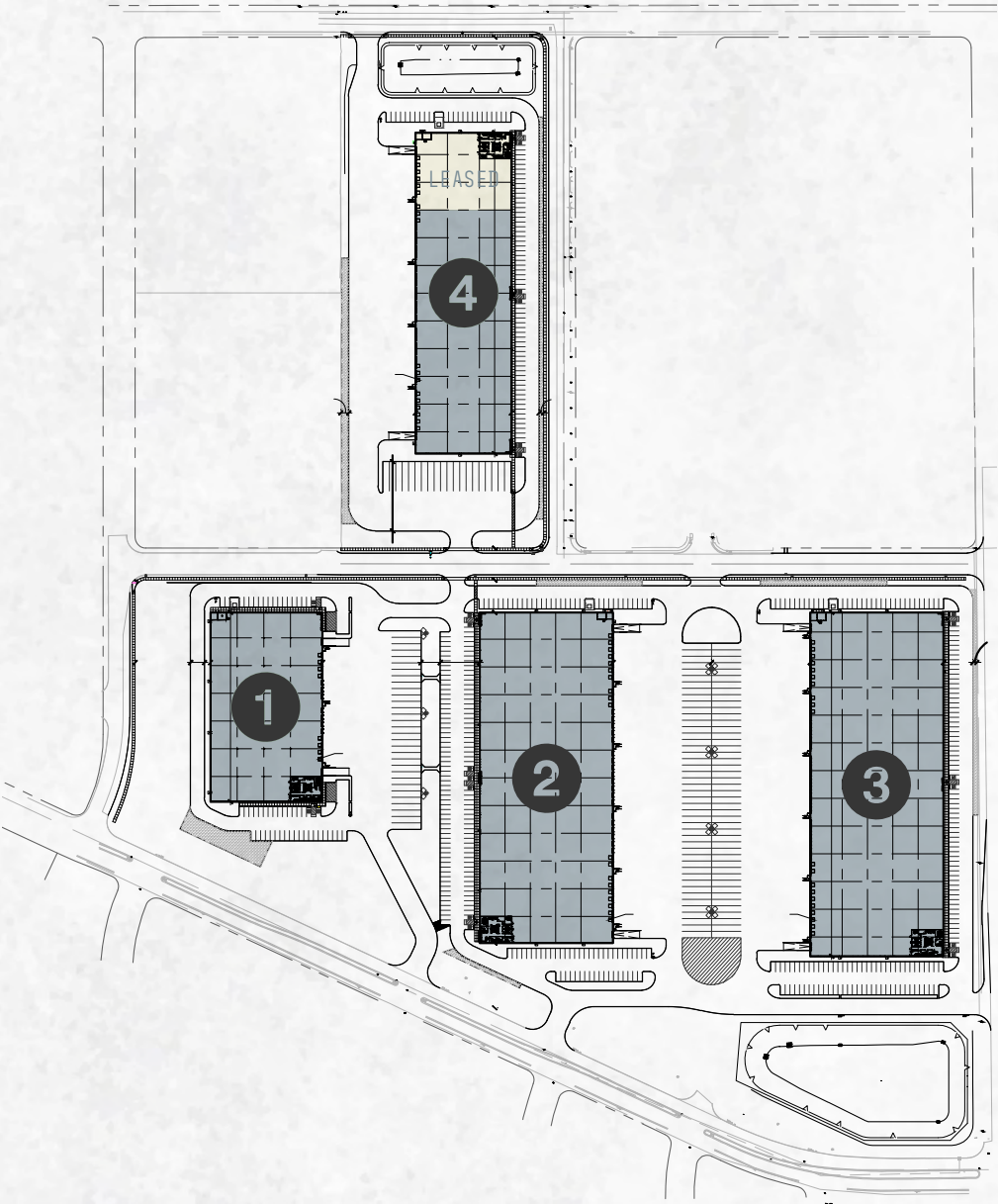


OFFICE
±2,841 SF



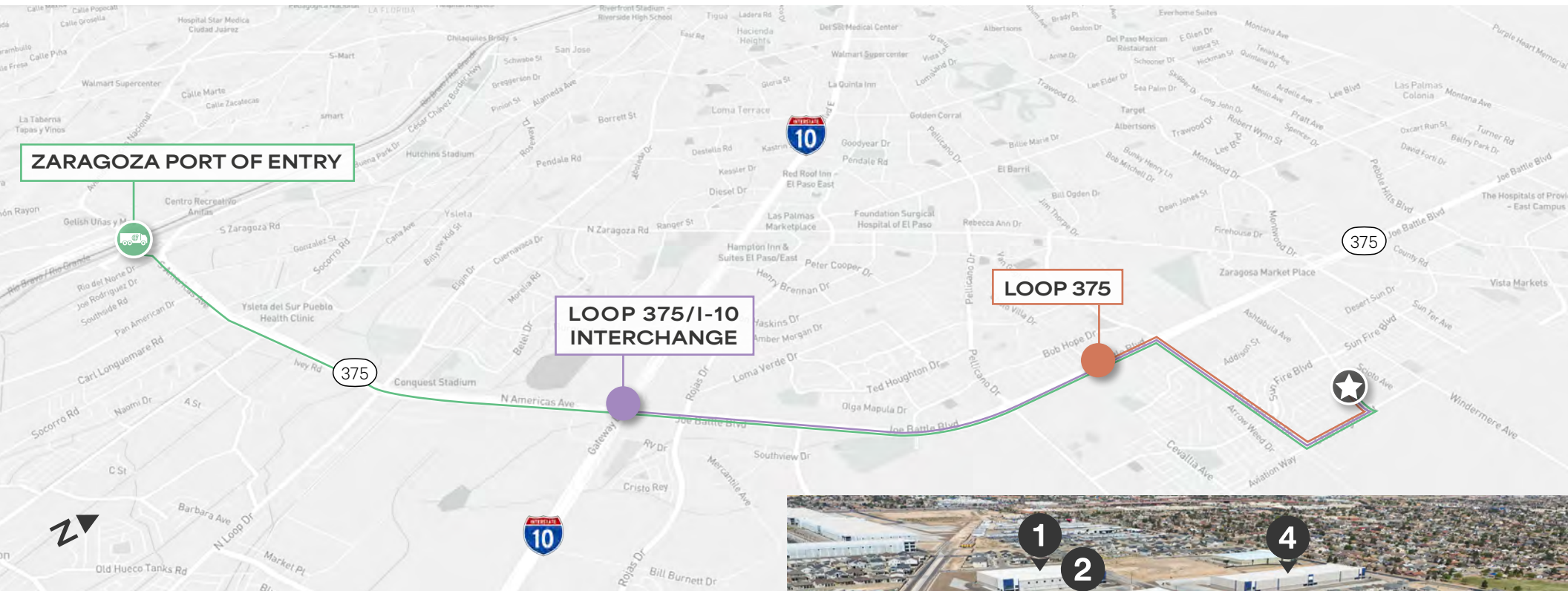
SITE PLAN

WINDERMERE INDUSTRIAL PARK



BUILDING	SIZE
1	74,350 SF
2	154,791 SF
3	161,041 SF
4	108,142 SF

74,000 - 160,000 SQ. FT. READY FOR OCCUPANCY



2.1 MILES
FROM LOOP 375

4.8 MILES
FROM THE LOOP 375/I-10
INTERCHANGE

8.7 MILES
FROM THE ZARAGOZA
PORT OF ENTRY





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EAST EL PASO, TEXAS

74,000 - 160,000 SQ. FT. READY FOR OCCUPANCY

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MENLO EQUITIES

NIT
INDUSTRIAL **CBRE**

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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.

11-2-2015



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.

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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	214-979-6100
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