



WAREHOUSE/OFFICE BUILDING FOR LEASE

Northern View Business Park

±2,450 SF

12285 PELLICANO DR, EL PASO, TX 79936

FOR MORE INFORMATION, PLEASE CONTACT



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WAREHOUSE AND OFFICE FLEX SPACE IN EAST EL PASO WITH GRADE LEVEL LOADING, HIGH PARKING RATIO, AND ACCESS TO LOOP 375 AND I-10.

CALL FOR PRICING INFORMATION

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



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PROPERTY FEATURES

PROPERTY DESCRIPTION

Northern View Business Park is a multi building warehouse and office flex park in East El Paso, located near Loop 375 and I-10. The park is designed to support a range of business operations, including office, warehouse, service, distribution, wholesale, and light industrial users.

The buildings range from approximately 12,500 SF to 16,100 SF and are positioned within a spread out business park setting with a high parking ratio. The project includes standard office buildout, grade level overhead doors, warehouse lighting, 16 foot ceiling height, and prominent building face signage.

FEATURES

- **Office Space:** 25%-30% buildout standard (or build to suit)
- **Year Built:** 2016-2019
- **Zoning:** P-I (Planned Industrial)
- **Parking Ratio:** 4.5 spaces per 1,000 SF
- **Warehouse Doors:** Grade Level / Overhead doors
- **Lighting:** 8' strip & skylights
- **Ceiling Height:** 16'
- **Heating:** Gas space heaters
- **Signage:** Prominent building face signage
- Located minutes from Artcraft Road/Highway 178, Interstate 10 & Loop 375

WAREHOUSE/OFFICE BUILDING FOR LEASE:

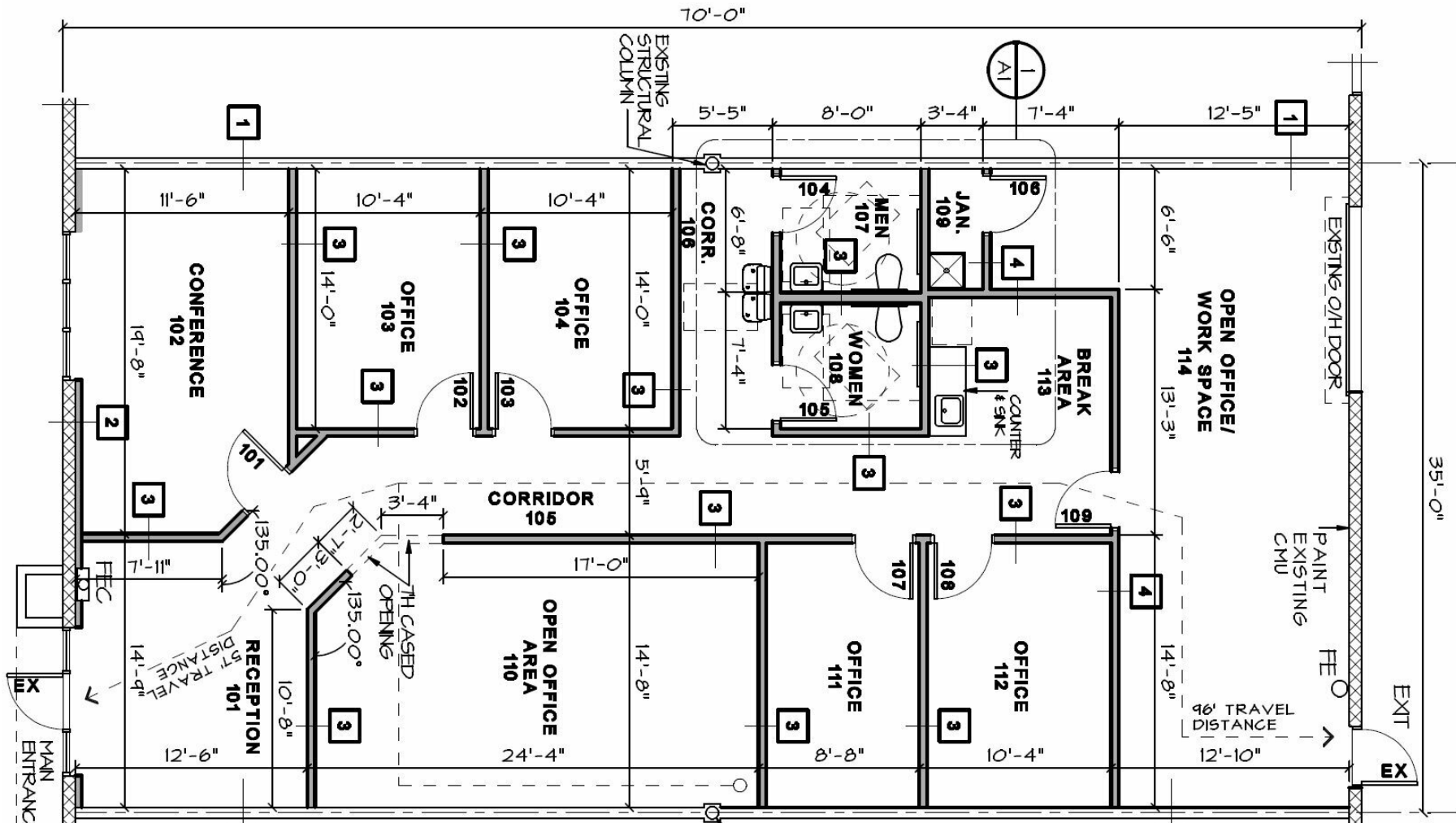
±2,450 SF | CALL FOR PRICING



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Size: ±2,450 SF



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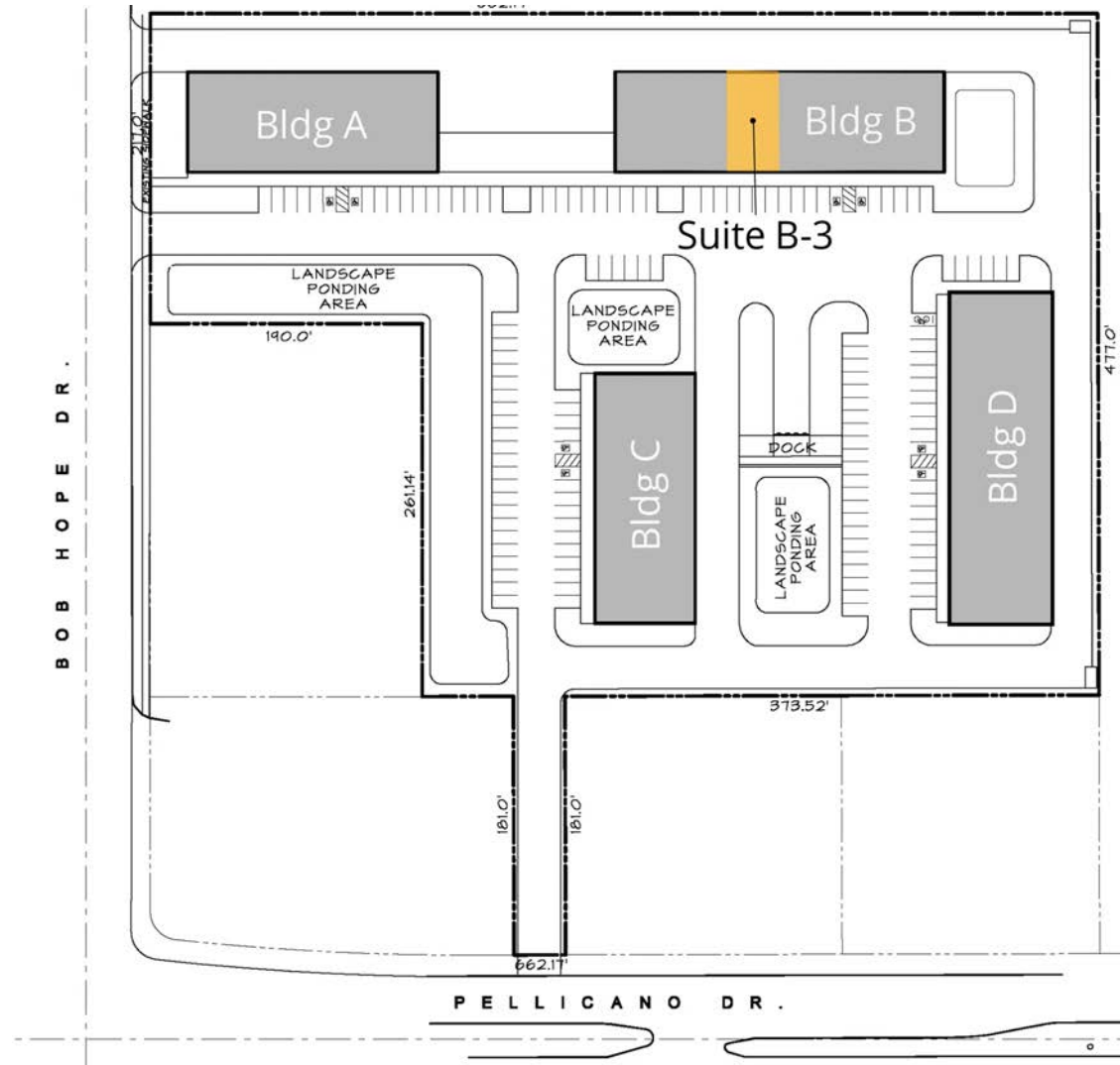
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SITE PLAN



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ADDITIONAL PHOTOS



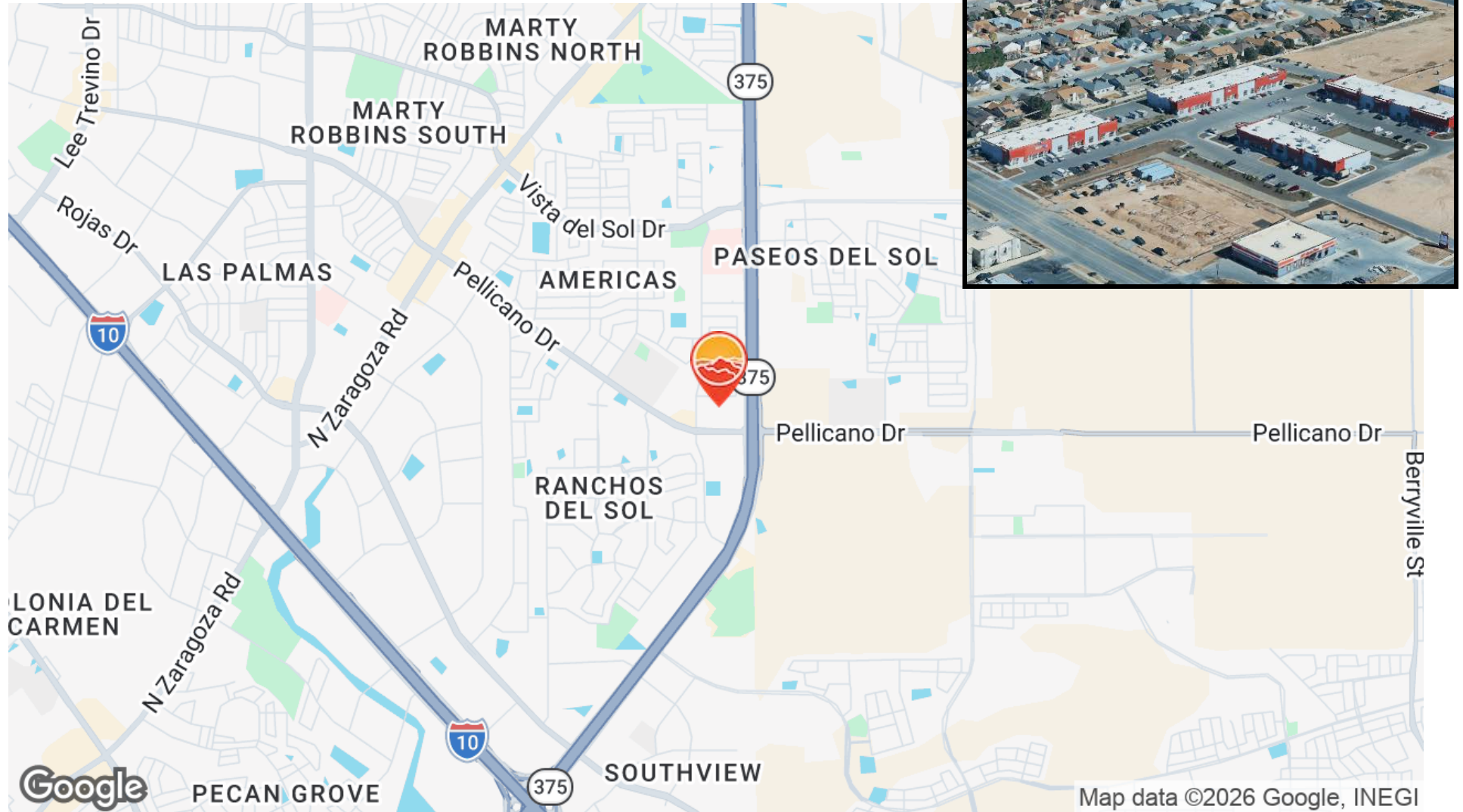
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AERIAL MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 3 MILES 5 MILES

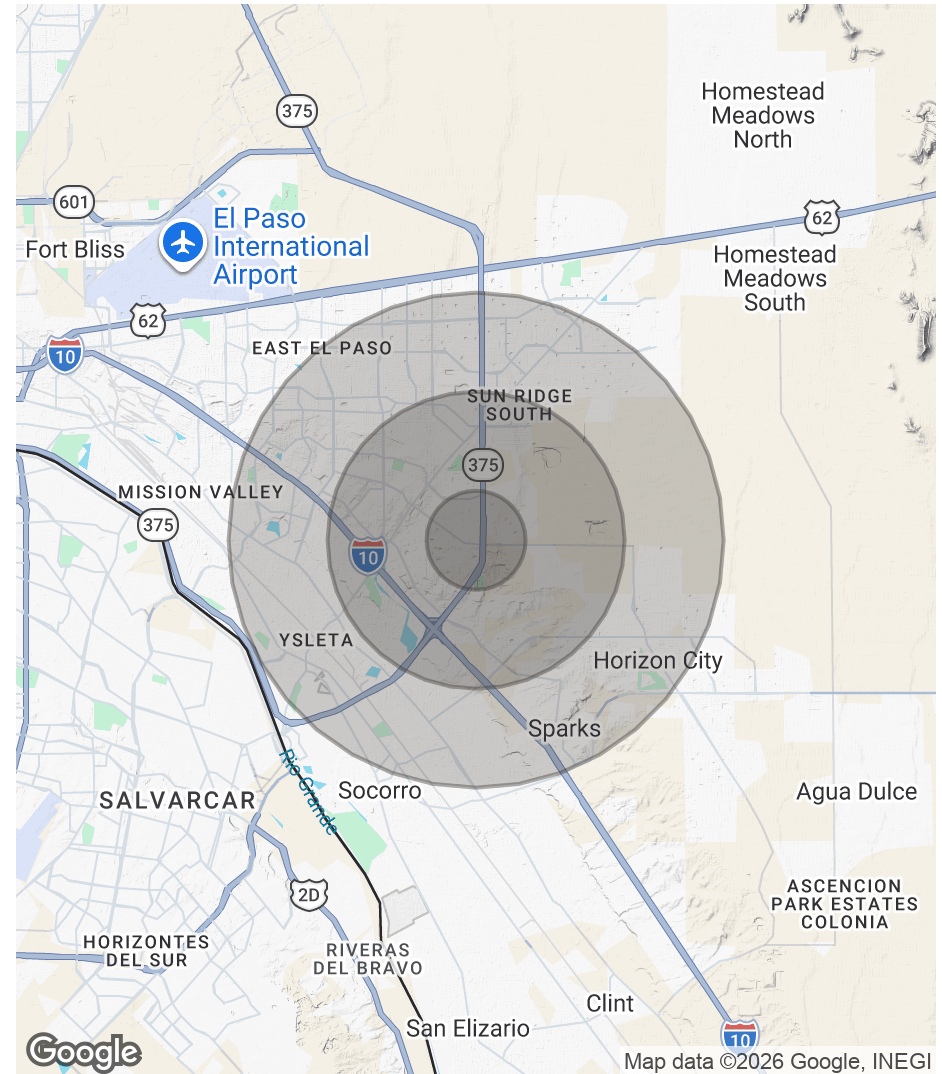
Total Population	15,343	87,699	267,854
Average Age	33.3	34.3	34.8
Average Age (Male)	33.1	32.6	33.5
Average Age (Female)	32.0	35.3	35.8

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

Total Households	4,548	28,336	87,177
# of Persons per HH	3.4	3.1	3.1
Average HH Income	\$108,020	\$84,902	\$82,074
Average House Value	\$241,047	\$208,240	\$199,538

2023 American Community Survey (ACS)





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Cody Weiss	812179	jc@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov