

# For Lease | Industrial Space

# NAI El Paso

## Property Features

**Lease Rate** Contact Broker

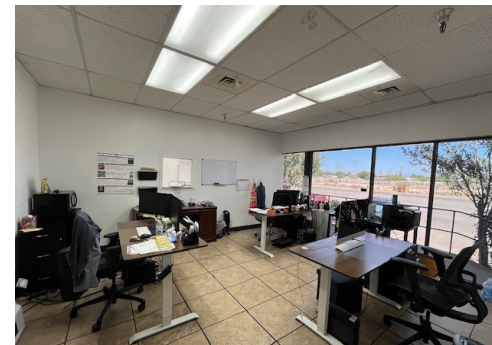
**Building Size** Approx. 59,800 ± SF

- Rail Served by Union Pacific
- Zoning: M-1
- Ceiling Height: 19' Minimum
- Dock Doors: 7
- Rail Doors: 3
- Sprinklered
- 440/220/110 Electric
- 2 separate office areas
- Column Spacing: 40' x 48'
- 45 Surface Parking Spaces
- Built in 1970



9650-A Railroad Dr | El Paso, TX 79924

This industrial/warehouse building is located in northeast El Paso in the Railroad Dr. corridor. It is immediately adjacent to the rapidly expanding Fort Bliss military base, with easy access to Interstate 10 and Cd. Juarez via Hwy 54. The property is rail served by Union Pacific Rail Company. Landlord occupies the adjacent building and is available to provide warehouse services if required. Five (5) acres of additional land is contiguous to this site is available if overflow is required.



For more information:

**Doug Derrick**

C: 915.727.4000

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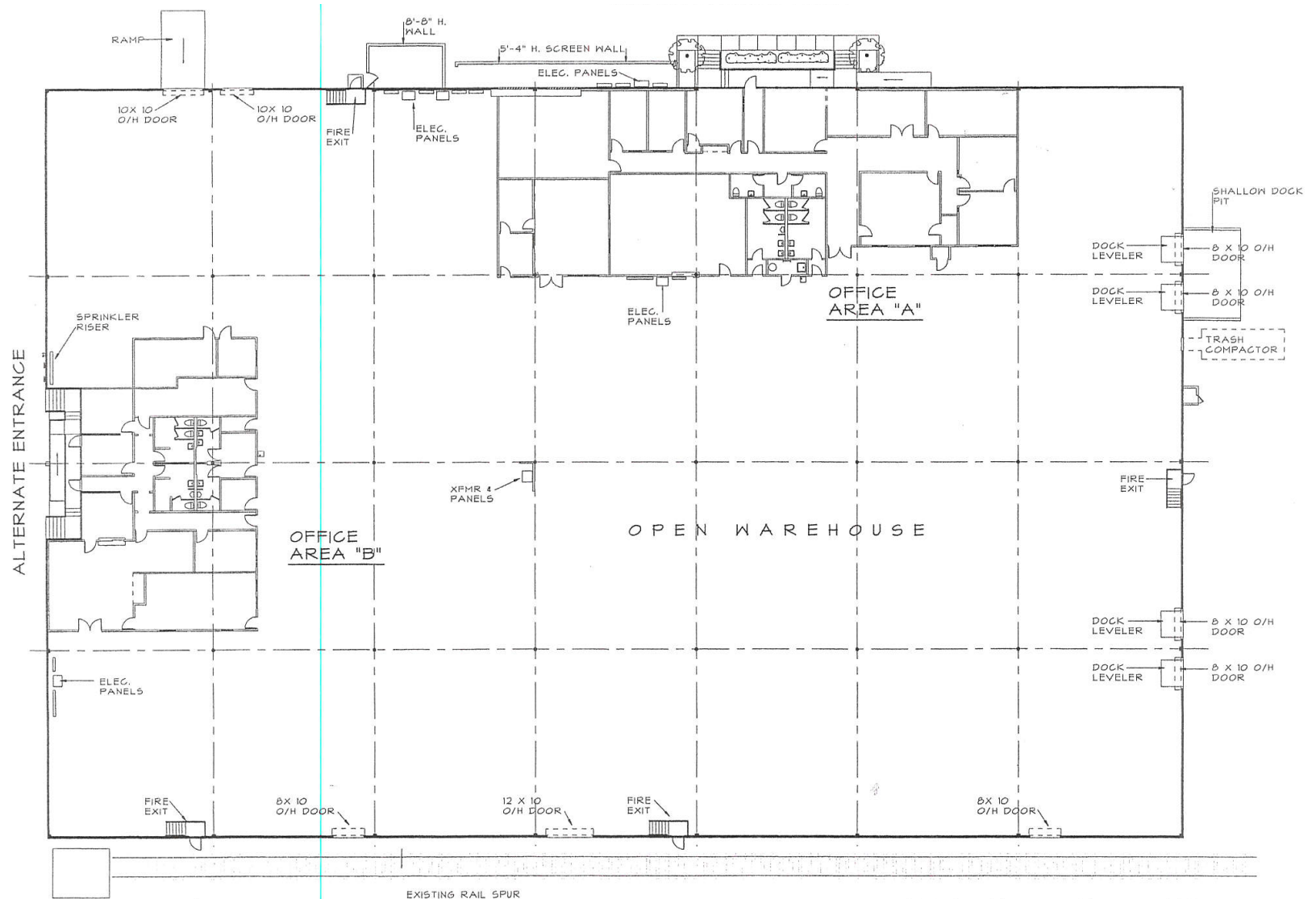
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4901 N Mesa Ste. 3B  
El Paso, TX 79912  
+1 915 859 3017  
[naielpaso.com](http://naielpaso.com)

# Floor Plan



*\* Not to scale, for visual aid purposes only.*

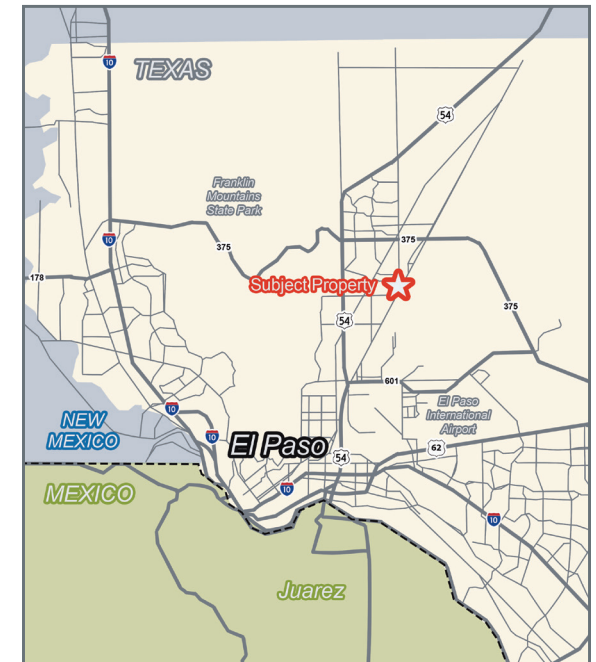


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# Location



## El Paso Demographics

Population	678,815
Total Households	246,839
Average HH Income	\$52,645

Source: US Census Bureau, 2022

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