

# For Lease | Industrial Warehouse Space

**NAI El Paso**



**2750 Airport Rd | Santa Teresa, NM 88008**

## Listing Overview

<b>Lease Rate</b>	<i>Contact Broker</i>
<b>Available Space</b>	±8,082 & 32,200 SF

- Two Spaces Available:
  - Space one: ±8,082 SF
  - Space two: ±32,200 SF
- Zoning: PUD-2 (Industrial, Warehouse)
- Property is located in an industrial park immediately adjacent to the Santa Teresa Airport
- Convenient access to I-10
- Convenient access to Mexico via the Santa Teresa Crossing
- “Class A” tilt up masonry building
- 24’ clear height
- ESFR Sprinkler System

For more information:

**Doug Derrick**

915.727.4000 | [dderrick@naielpaso.com](mailto:dderrick@naielpaso.com)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

4901 N Mesa St  
El Paso, TX 79912  
915.859.3017  
[naielpaso.com](http://naielpaso.com)

# Available Space



## Space One

<b>Lease Rate</b>	<i>Contact Broker</i>
<b>Available Space</b>	±8,082 SF

- One (1) Dock Door
- Existing Office with Restroom

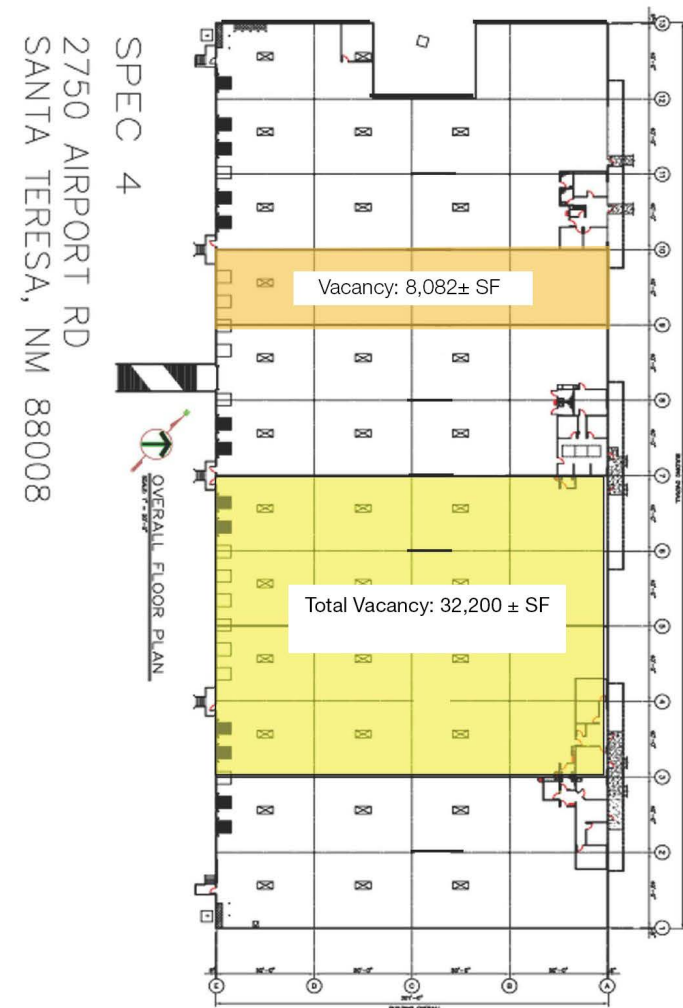
## Space Two

<b>Lease Rate</b>	<i>Contact Broker</i>
<b>Available Space</b>	±32,200 SF

- Four (4) standard dock doors
- Existing Office Space



2750 AIRPORT ROAD  
Santa Teresa, New Mexico

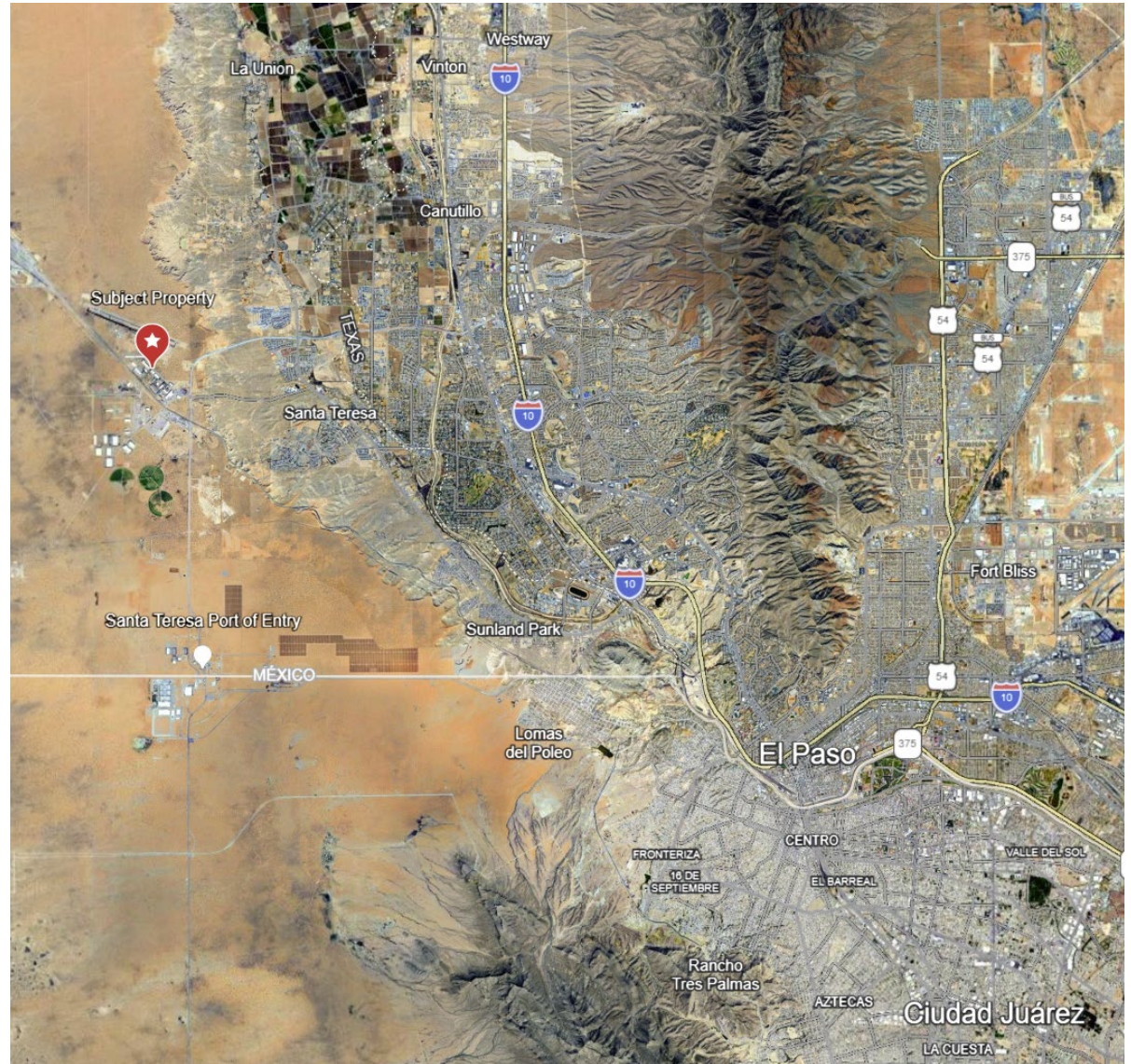


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# Location Overview



## Key Distances (Approx.)

- Santa Teresa Port of Entry: ±3 miles
- Union Pacific Rail Hub: ±4 miles
- El Paso International Airport: ±25 miles
- Downtown El Paso: ±20 miles
- Ciudad Juárez, MX: ±15 miles
- Las Cruces, NM: ±45 miles

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