



RANCHO DEL REY

LOGISTICS PARK

SEQ I-10 & LOOP 375 | EL PASO, TEXAS

240 ACRE MASTER PLAN | $\pm$ 3,700,000 SF



PHASE ONE: **GROUNDBREAKING FEBRUARY 2024**



3 Buildings
totaling
 $\pm$ 1,400,000 SF



Less than 3 miles to
Ysleta-Zaragoza Port
of Entry



$\pm$ 395 Truck
Parking Spots



Direct access to
Loop 375 &
1 mile to I-10



Q4 2024
Delivery
Date

Bob Feinberg

Senior VP | Principal
+1 915 333 2936
bob.feinberg@colliers.com

Kimber Harrison

Associate
+1 505 880 7029
kimber.harrison@colliers.com

Tom Jones, CCIM

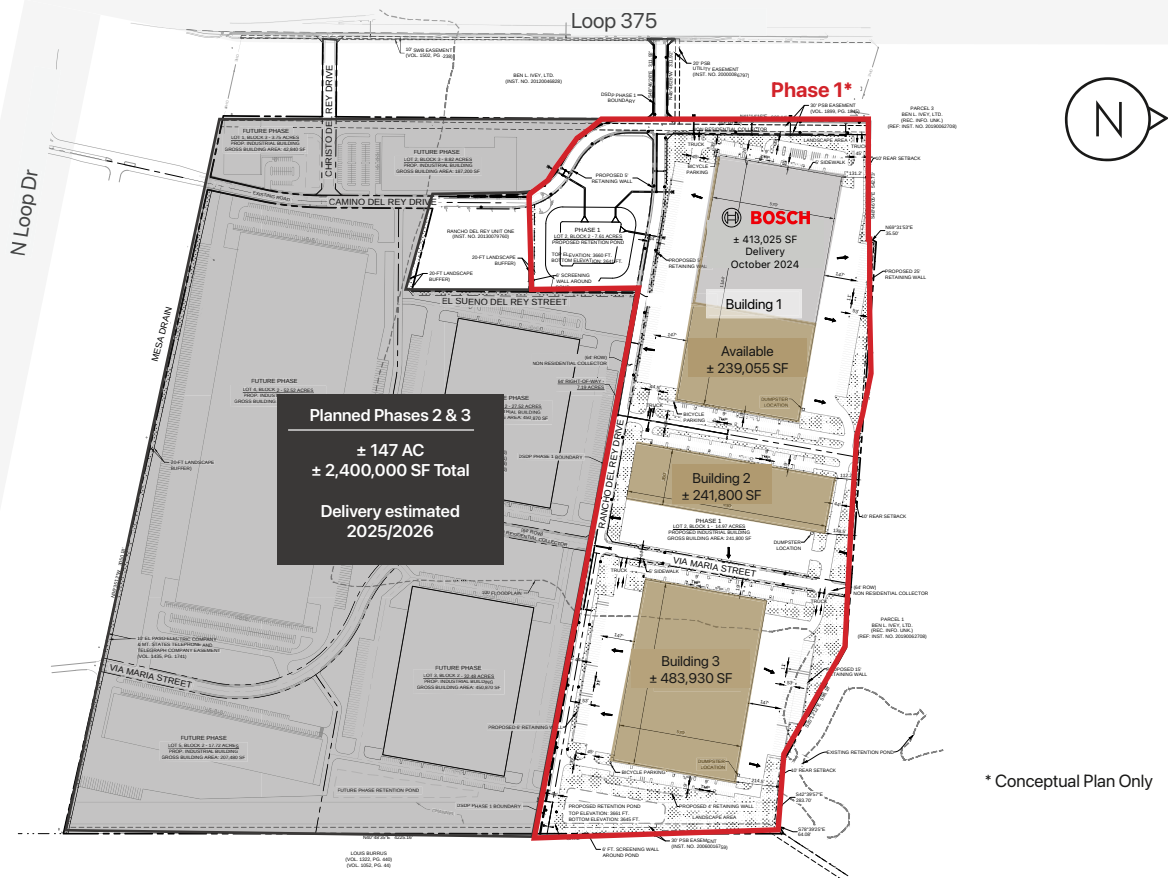
Senior VP | Principal
+1 915 996 0847
tom.jones@colliers.com

Broker of Record
Rick Stoes
+1 915 603 5700
TX Lic # 590743
Colliers TX Lic # 9012020



MASTER PLAN

AND AREA INFORMATION



3 Phase Master Plan | ± 3,700,000 SF

Phase 1

Building 1 Size	Up to ± 239,055 SF available
Building 2 Size	Up to ± 241,800 SF
Building 3 Size	Up to ± 483,930 SF

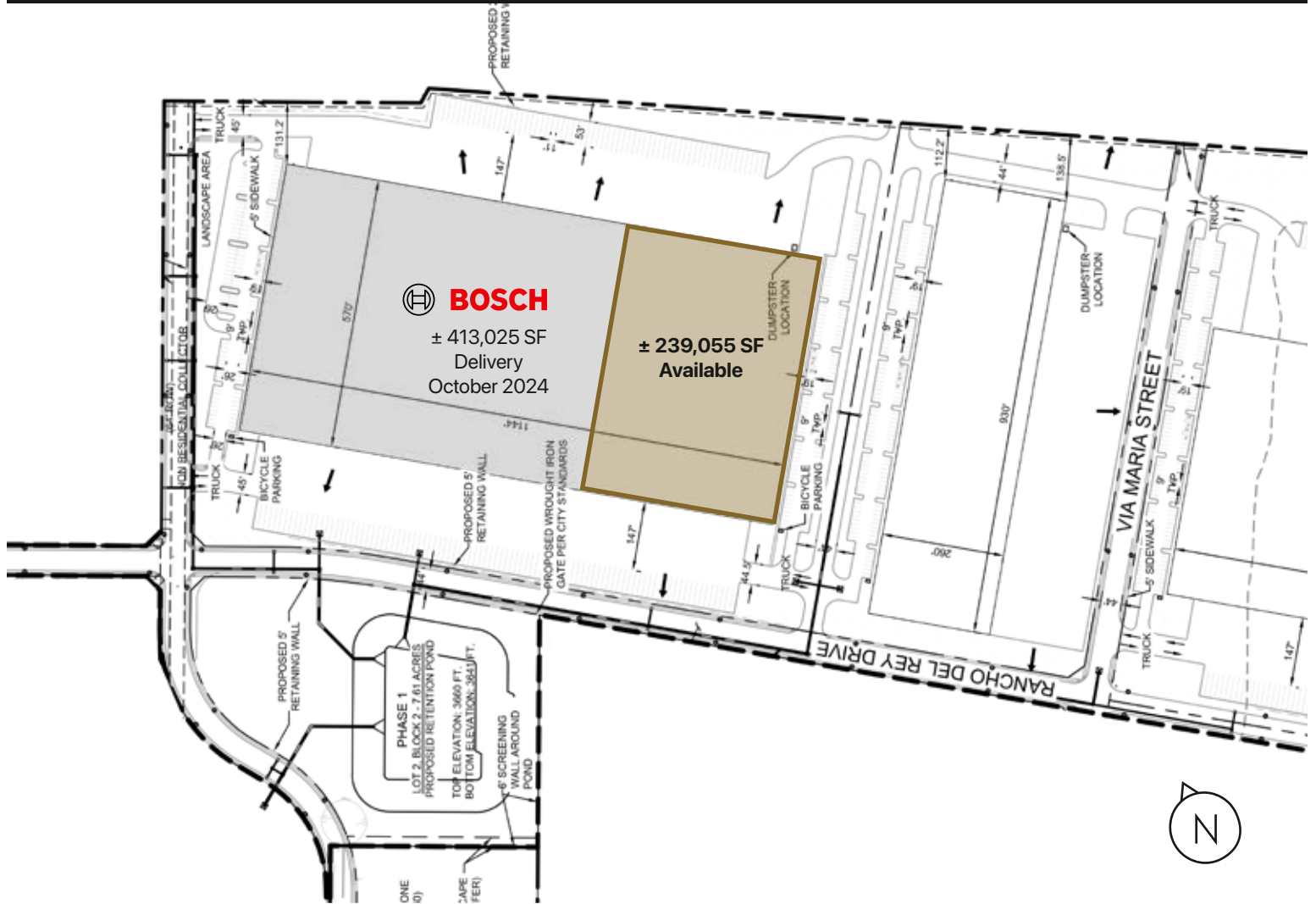
Situated at the southeast quadrant of Interstate 10 and Loop 375, the Rancho Del Rey Logistics Park is extremely well positioned in the heart of El Paso's eastern industrial market. The property is located within three miles of the Ysleta-Zaragoza Port of Entry, a US border crossing to Mexico, handling over 80% of El Paso's north-bound cargo truck crossings.¹ The property includes convenient I-10 access from Loop 375 and additional full movement access from N Loop Dr.

¹ <https://pdnuno.com/data/crossings/cargo-trucks>



SITE PLAN

PHASE ONE — BUILDING ONE



Building 1 | Property Features

Lease Rate	See Broker	Drive-In Doors	2
Available Space	Up to ± 239,055 SF	Auto Parking	± 99
Building Size	± 652,080 SF	Truck Parking	± 63
Building Dimensions	570' x 1144'	Power	4000 amps
Column Spacing	52' x 50'	Floor	7" slab on grade
Clear Height	40'	Fire Protection	ESFR Sprinklers
Potential Dock Positions	1 per 10,000 SF		

SITE PLAN

PHASE ONE — BUILDING TWO & THREE



Property Features

Building 2

Lease Rate	See Broker
Available Space	Up to $\pm$ 241,800 SF
Building Dimensions	930' x 260'
Column Spacing	52' x 50' - 60' Speed Bay
Clear Height	40'
Potential Dock Positions	1 per 10,000 SF

Drive-In Doors	2
Auto Parking	145
Truck Parking	$\pm$ 80
Power	2600 amps
Floor	7" slab on grade
Fire Protection	ESFR Sprinklers

Building 3

Lease Rate	See Broker
Available Space	Up to $\pm$ 483,930 SF
Building Dimensions	570' x 849'
Column Spacing	56' x 50' - 60' Speed Bay
Clear Height	40'
Potential Dock Positions	1 per 10,000 SF

Drive-In Doors	4
Auto Parking	$\pm$ 270
Truck Parking	$\pm$ 143
Power	2600 amps
Floor	7" slab on grade
Fire Protection	ESFR Sprinklers

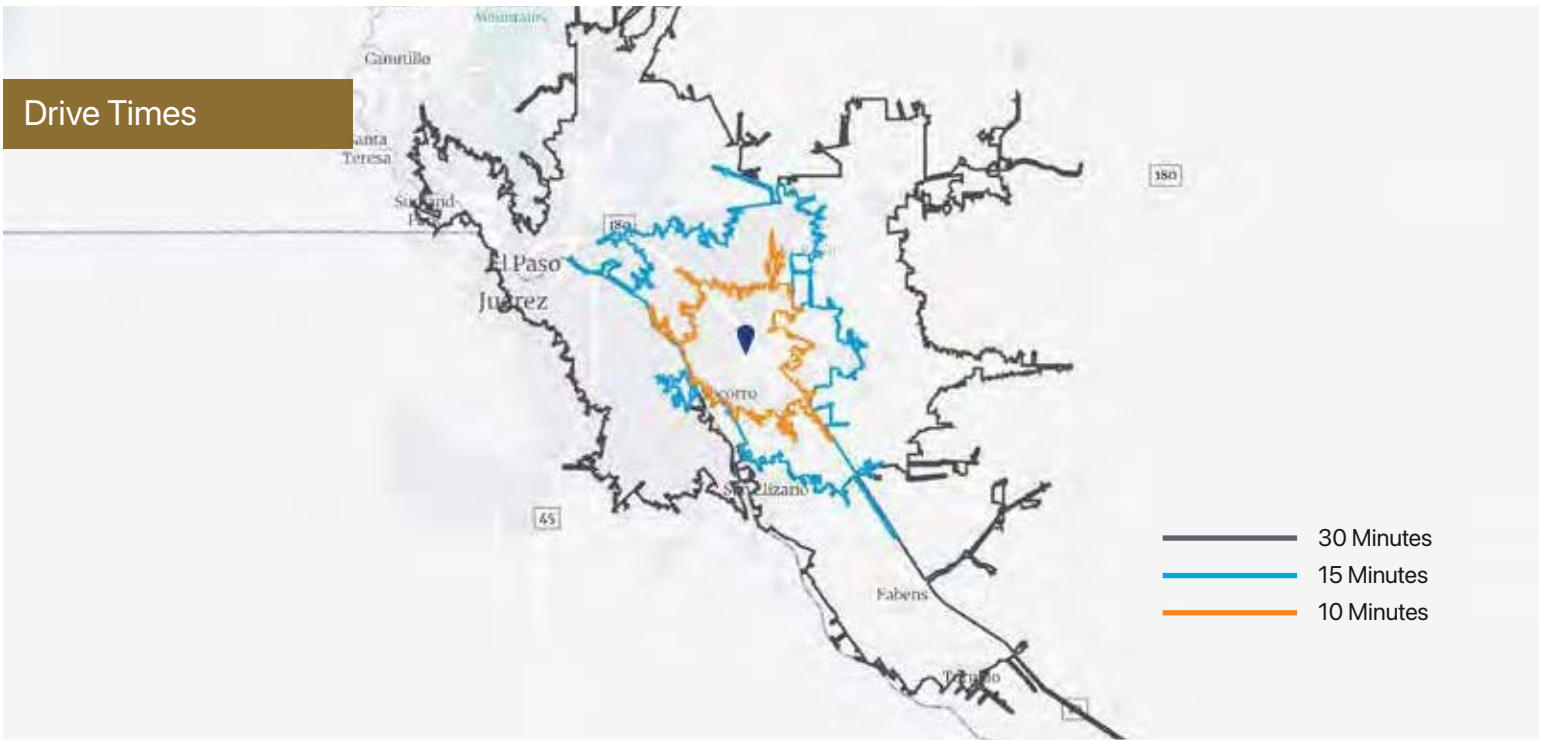
SITE LOCATION

EL PASO, TEXAS

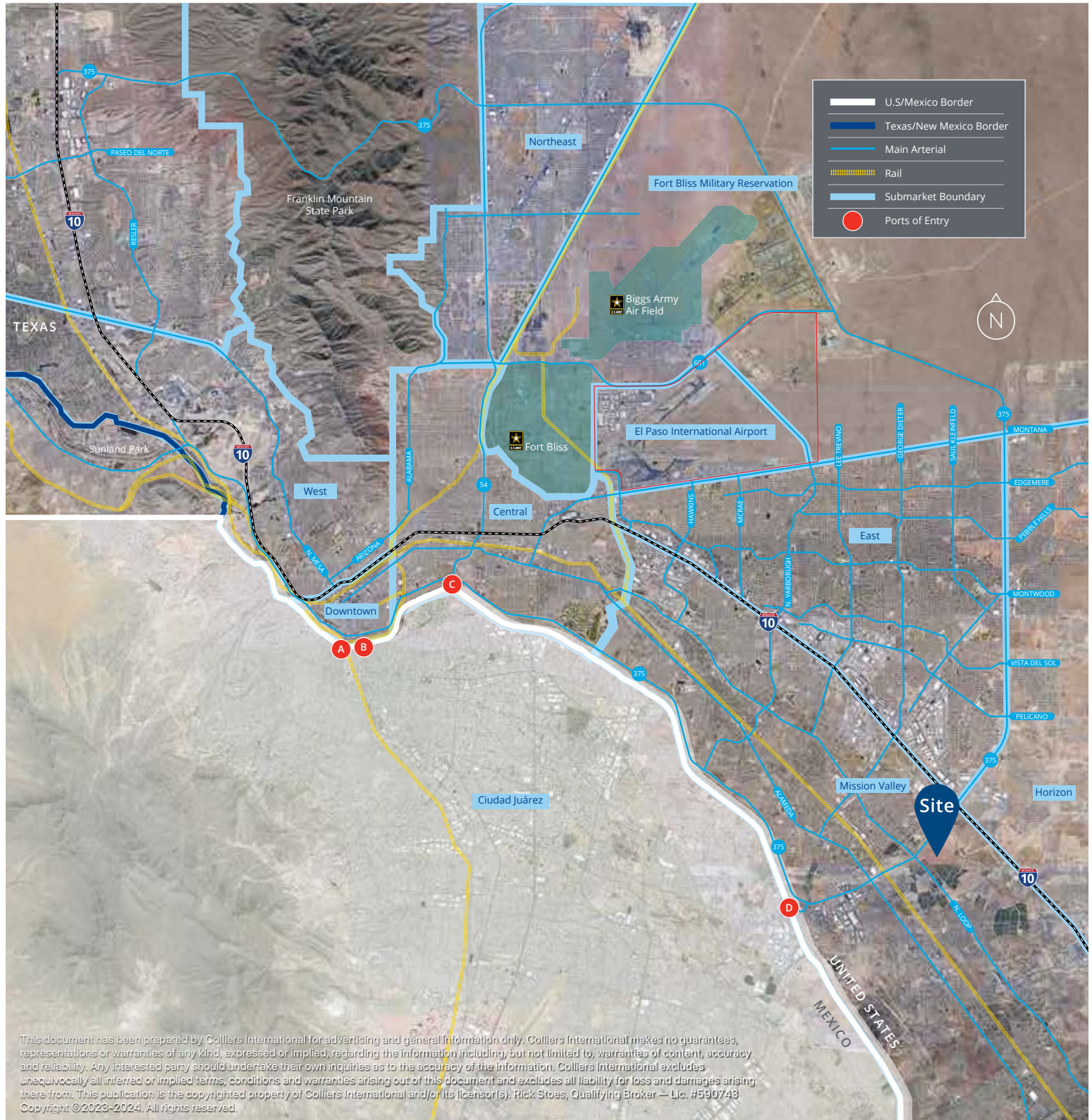
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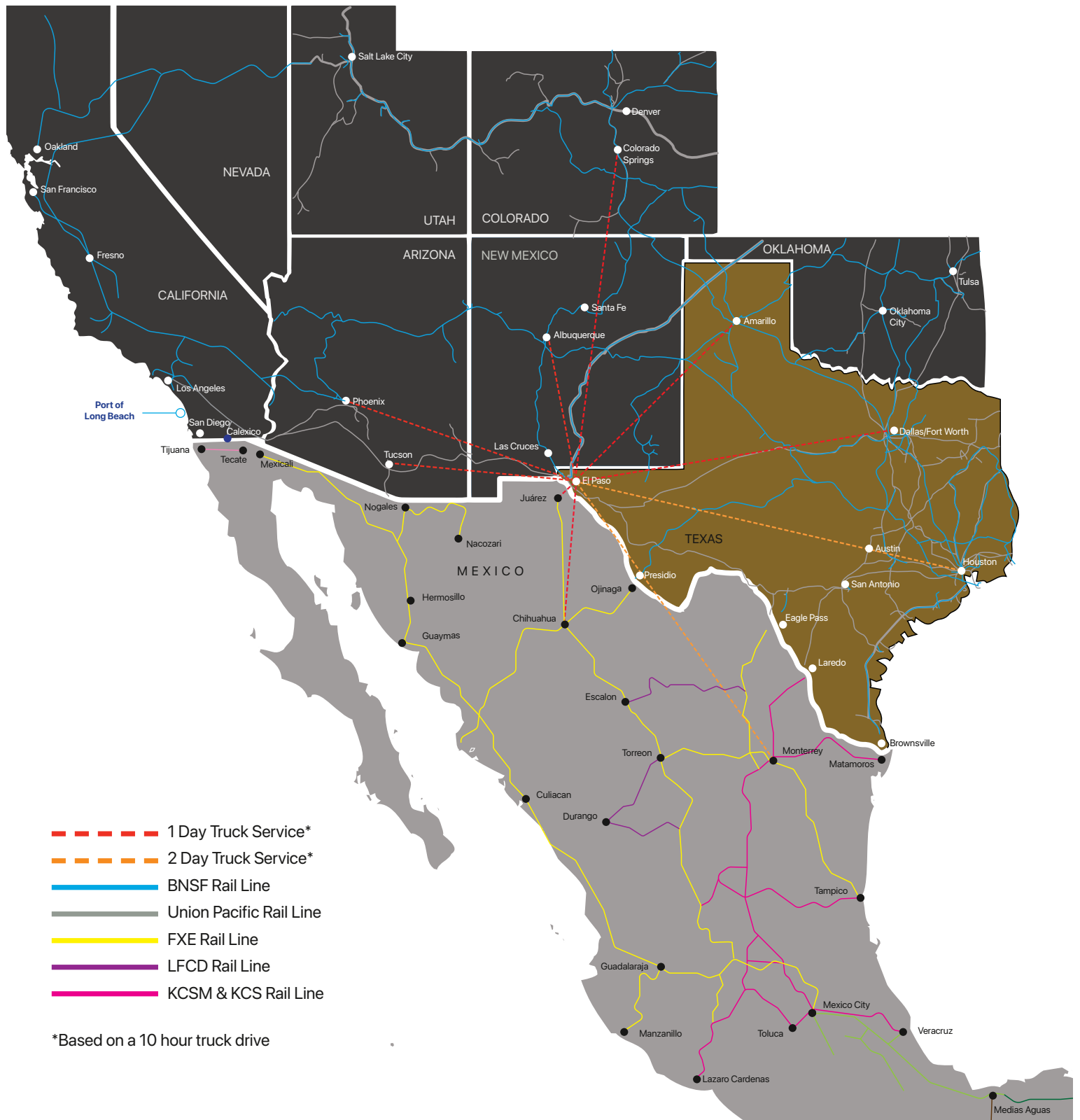
Drive Times



EL PASO MARKET



RAIL & TRUCK SERVICE





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Our legacy is *built* on helping create *yours*.

For more information, please contact:

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+1 314 727 6664

SANSONEGROUP.COM

120 S. Central Avenue | Suite 500 | St. Louis, MO 63105

