



Colliers

# For Sale

Warehouse  
8736 Yermoland  
El Paso, TX 79936

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# Property Overview

Civic Address	8736 Yermoland El Paso, TX 79907		
Area	± 0.91 Acres		
Building Area	Warehouse:	10,000 SF	
	Office:	5,000 SF	
	Total:	15,000 SF	
Current Status	Under Construction		
Door Docks	Dock high with good maneauvering area		
Zoning	C-4 SC		
Delivery	As Is		

## Property Description

This industrial project features a well-located, under-construction 15,000-square-foot metal building, with a 10,000-square-foot warehouse already standing and a 5,000-square-foot office area in progress, currently at the concrete slab and plumbing stage.

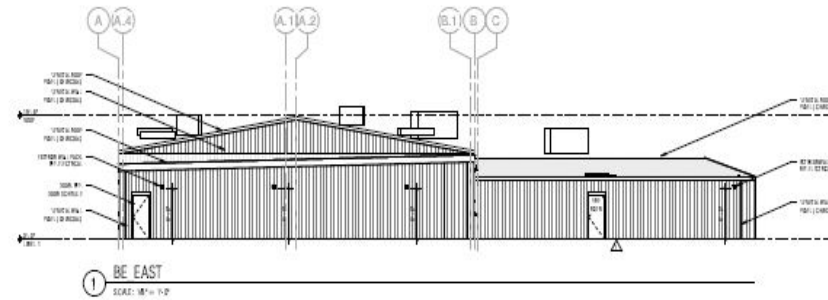
The warehouse boasts a metal roof, dock-high loading, and ample maneuvering space, situated on a 0.91-acre lot of 39,744 square feet in a highly desirable industrial area with easy access to I-10. The property offers excellent potential for industrial or logistics use, and pricing details are available upon request.

## Highlights

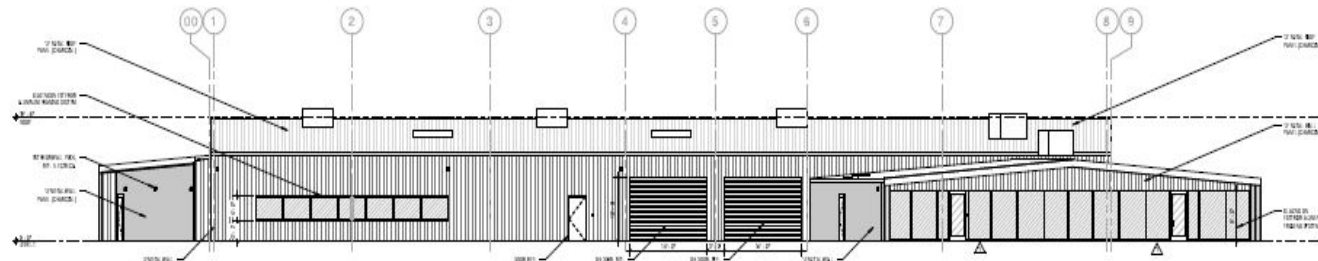
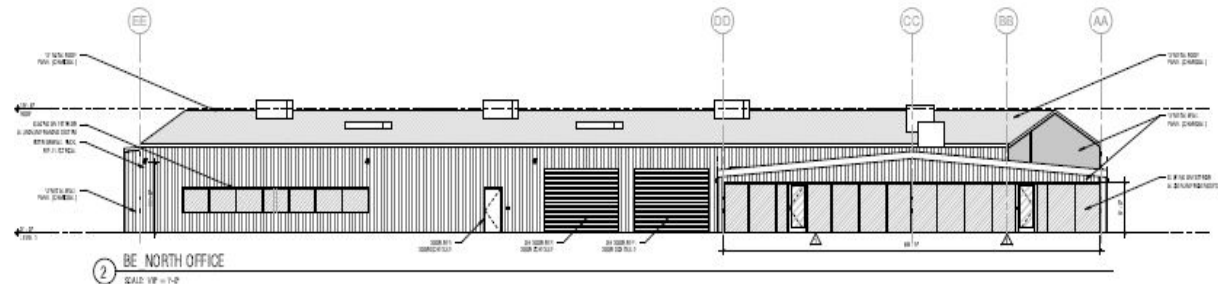
- Great location
- Easy access to i10
- Very desirable Industrial area

Price Contact Broker

# Outer Elevations

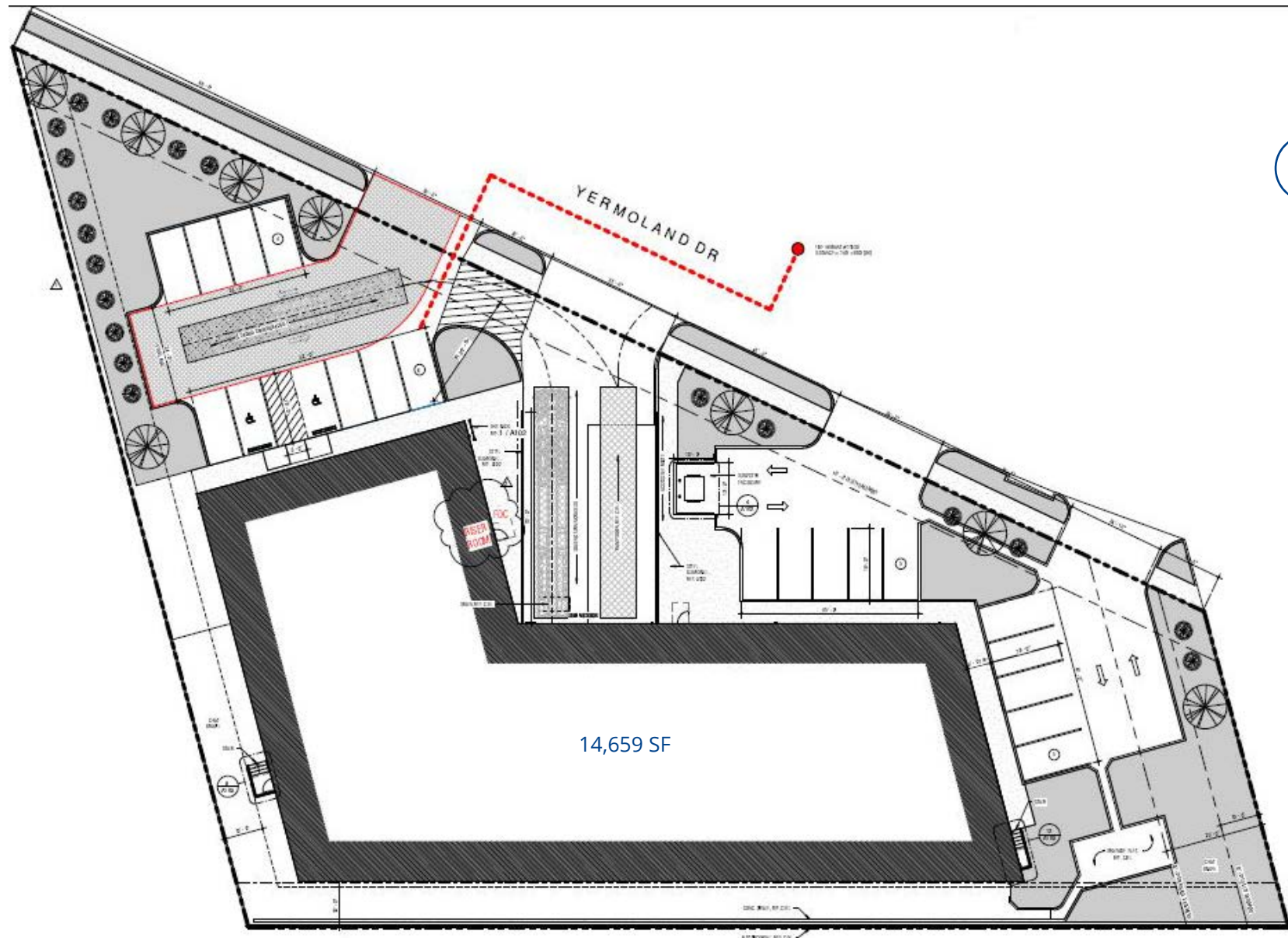


GLAZING LEGEND	
	1/4" TEMPERED GLAZING
	1" INSULATED GLAZING W/ LOW-E COATING
NOTES: 1. ALL GLAZING SHALL BE 1/4" OR 1" DEPENDENT ON HEIGHT 2. ALL GLAZING SHALL BE 1/4" OR 1" DEPENDENT ON HEIGHT	





# Site Plan



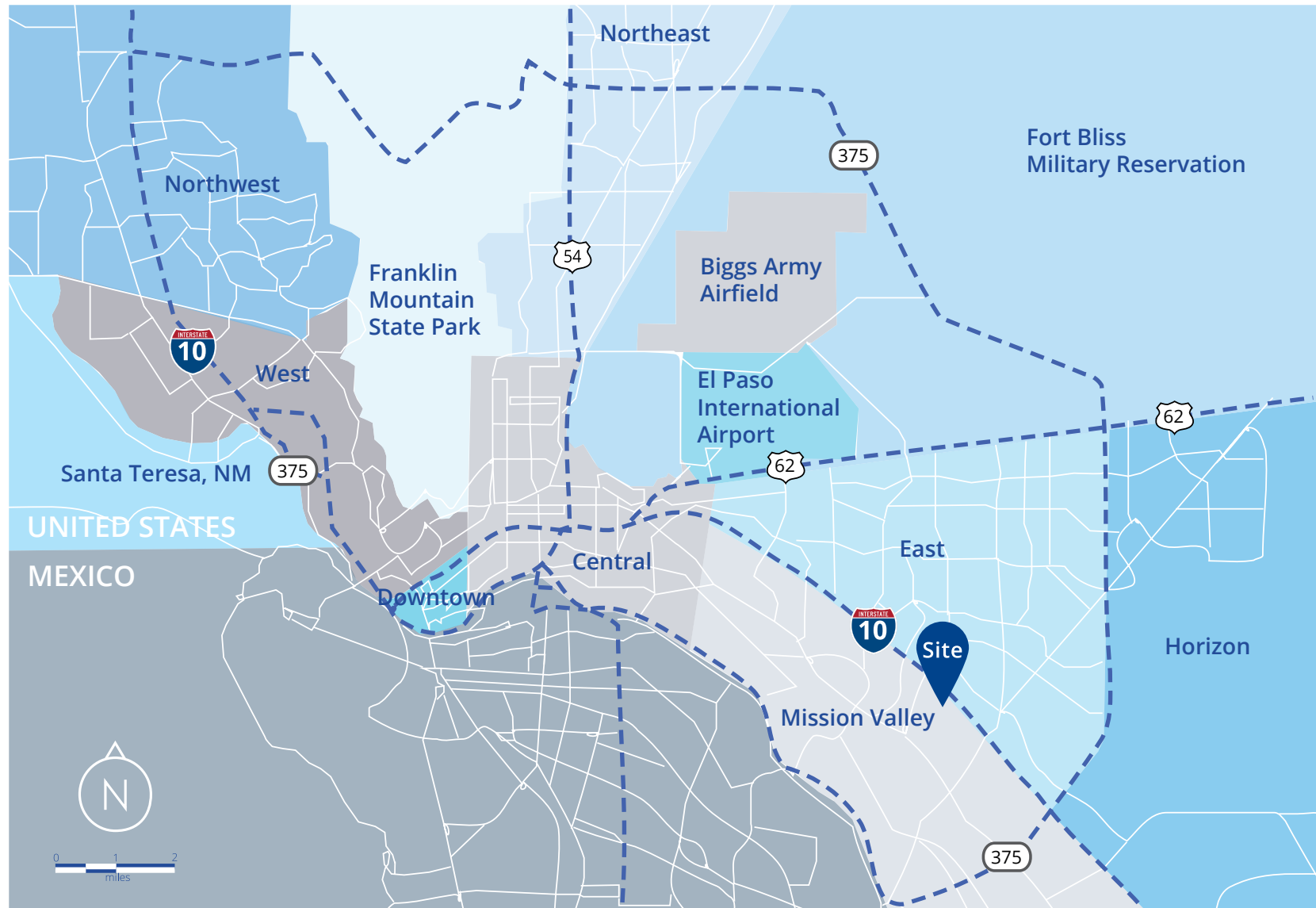


# Site Plan





# El Paso Submarkets



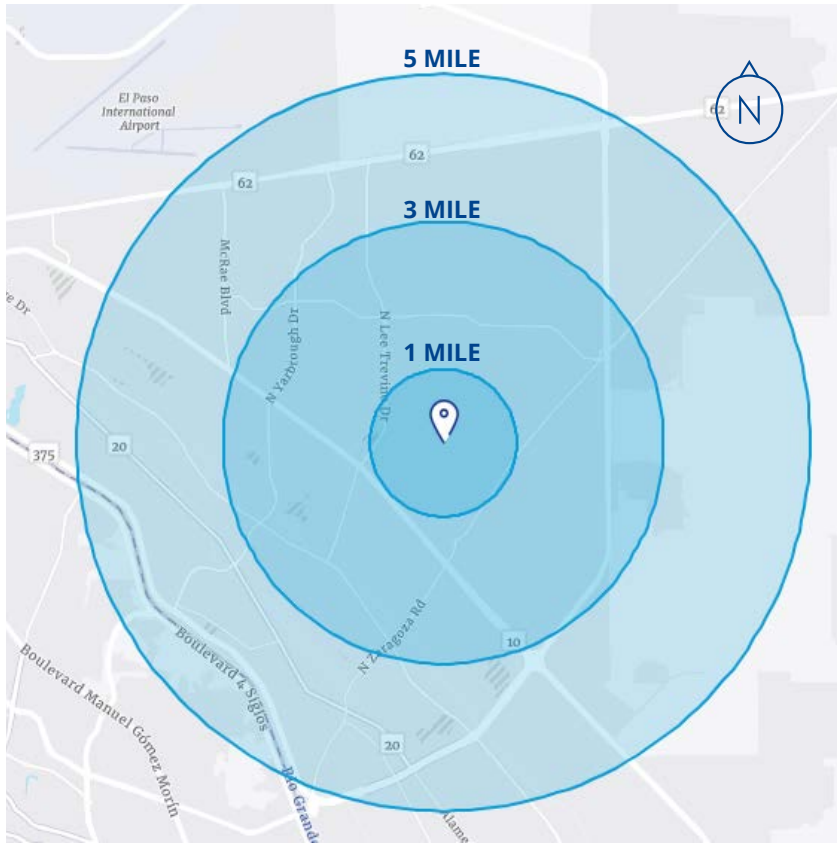


# Trade Area Aerial





# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	13,782	119,797	287,650
Households	5,541	45,705	105,577
Average HH Income	\$70,470	\$80,127	\$81,080
Per Capita Income	\$27,961	\$30,595	\$29,774

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