



PRIME DEVELOPMENT OPPORTUNITIES

# RIVERSIDE INTERNATIONAL INDUSTRIAL CENTER

El Paso, Texas



## Property Highlights

- Multiple sites available
- Total development: ±200 acres
- Zoning: M-1
- Ground lease only
- 40 Years w/ 10-year option "No reversion"
- Competitive prices
- Access: Pan American Drive expansion and Winn Road expansion
- ±3.28 miles to Interstate 10 via Pan American Drive
- ±0.96 miles to Zaragoza Port of Entry via Pan American Drive
- ±1.38 miles to Zaragoza Port of Entry via Winn Road
- FTZ #68 active



[www.riversideindustrialcenter.com](http://www.riversideindustrialcenter.com)

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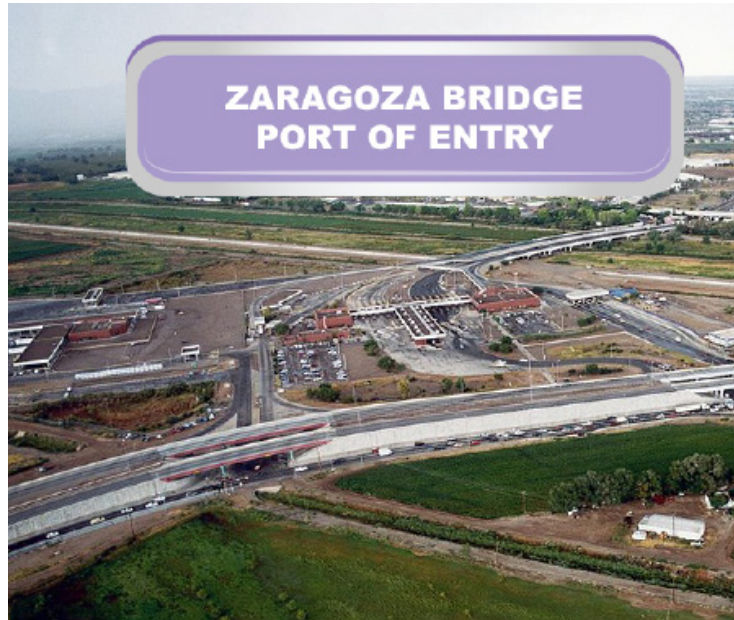
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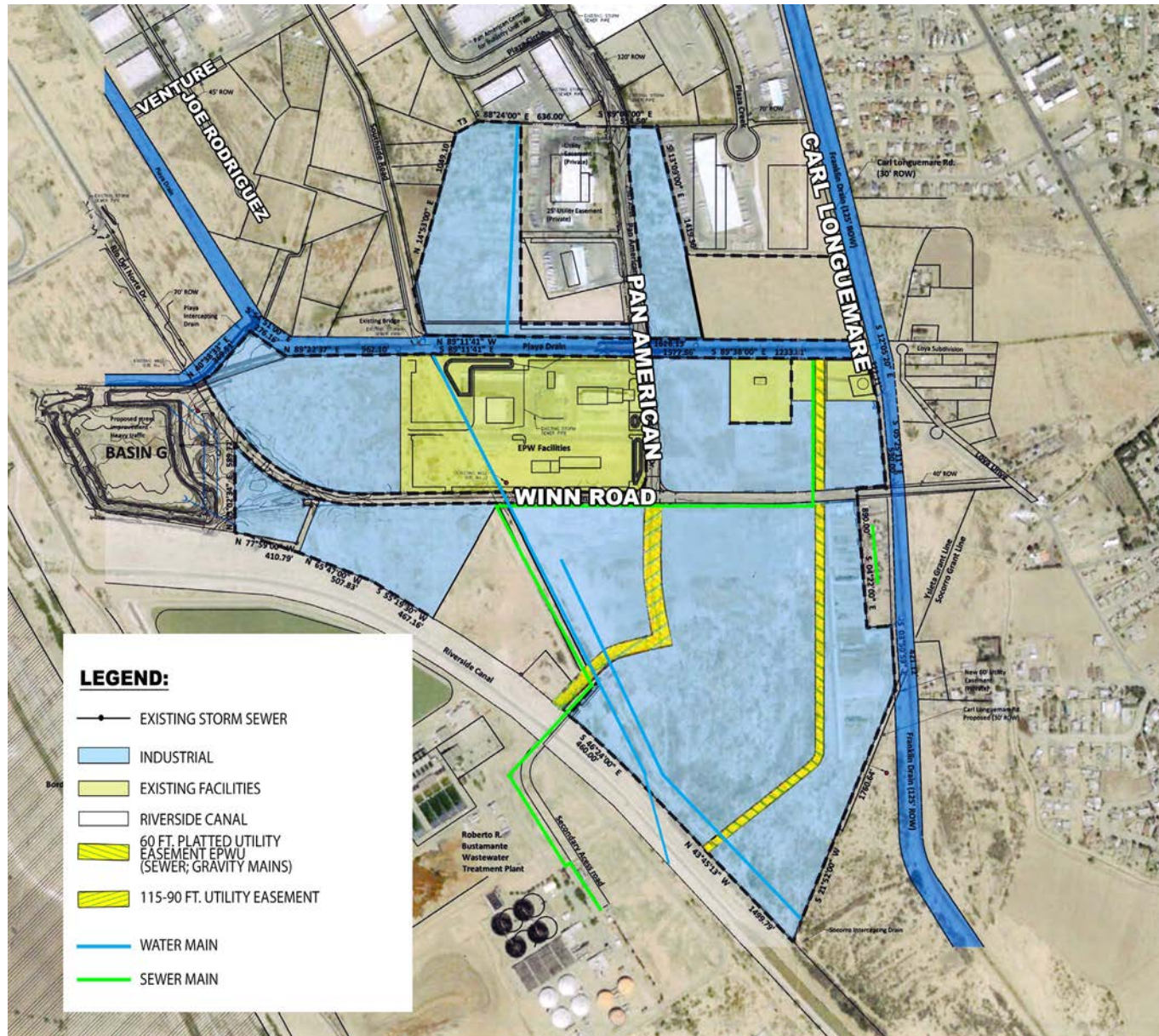
### Conceptual Renderings



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**Aerial**



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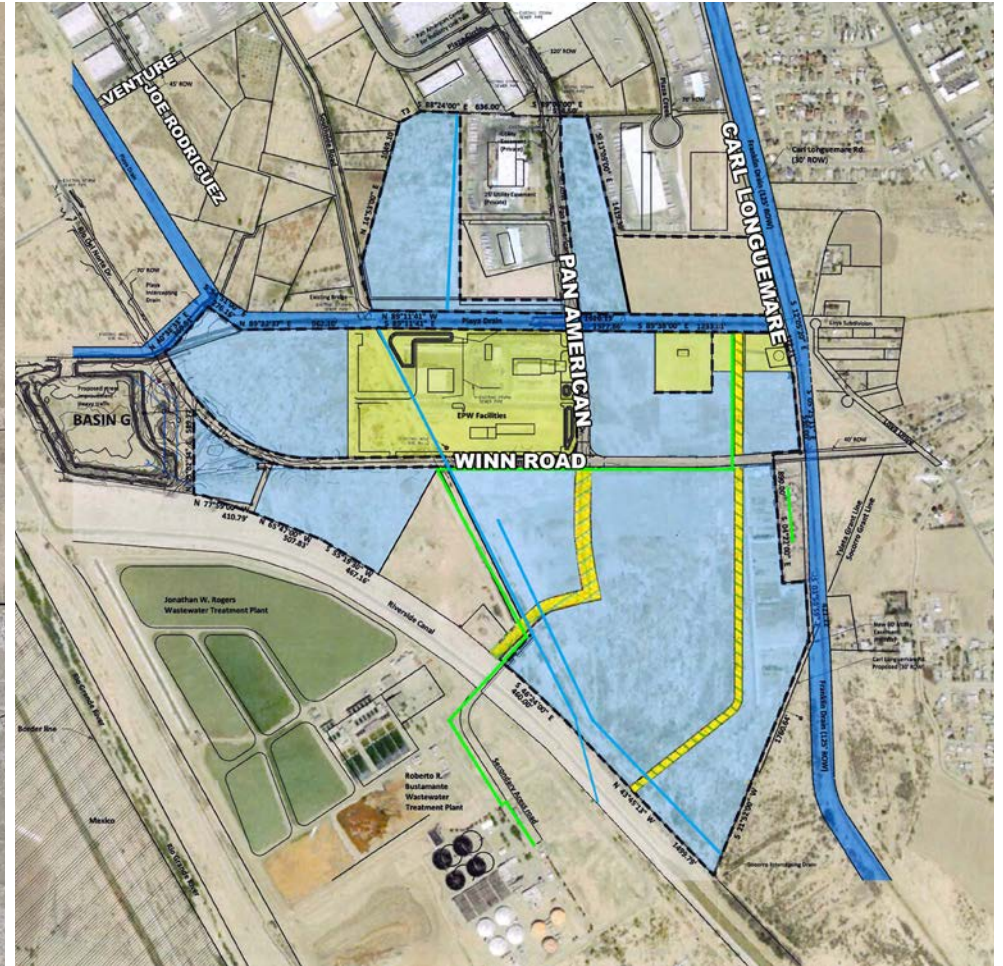
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MAP



AERIAL

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