



INVESTMENT SALE

2690 AIRPORT ROAD

Santa Teresa, New Mexico

Industrial For Sale



### Property Highlights

- Lot size: 5.40 AC
- Total square feet: 80,000 SF
- Dock doors: 9 dock doors
- Clear height: ±24' average
- Automatic sprinkler system
- Year built: 1997
- Great visibility frontage on Airport Road
- Secured fenced truck court
- Approximately five minutes from El Paso, Texas.
- Adjacent to the Dona Ana County International Airport.
- Six minutes north of the border crossing at San Jeronimo
- Tenant: **Interceramic inc.**
- 5-year lease - expires 02/28/2023
- Price: ±\$5,500,000
- Gross income: ±\$403,000
- 2018 NOI: ±\$343,000

**Brett Preston SIOR, CCIM**  
Managing Partner  
(915) 843 8888 ext. 801  
bpreston@piresintl.com

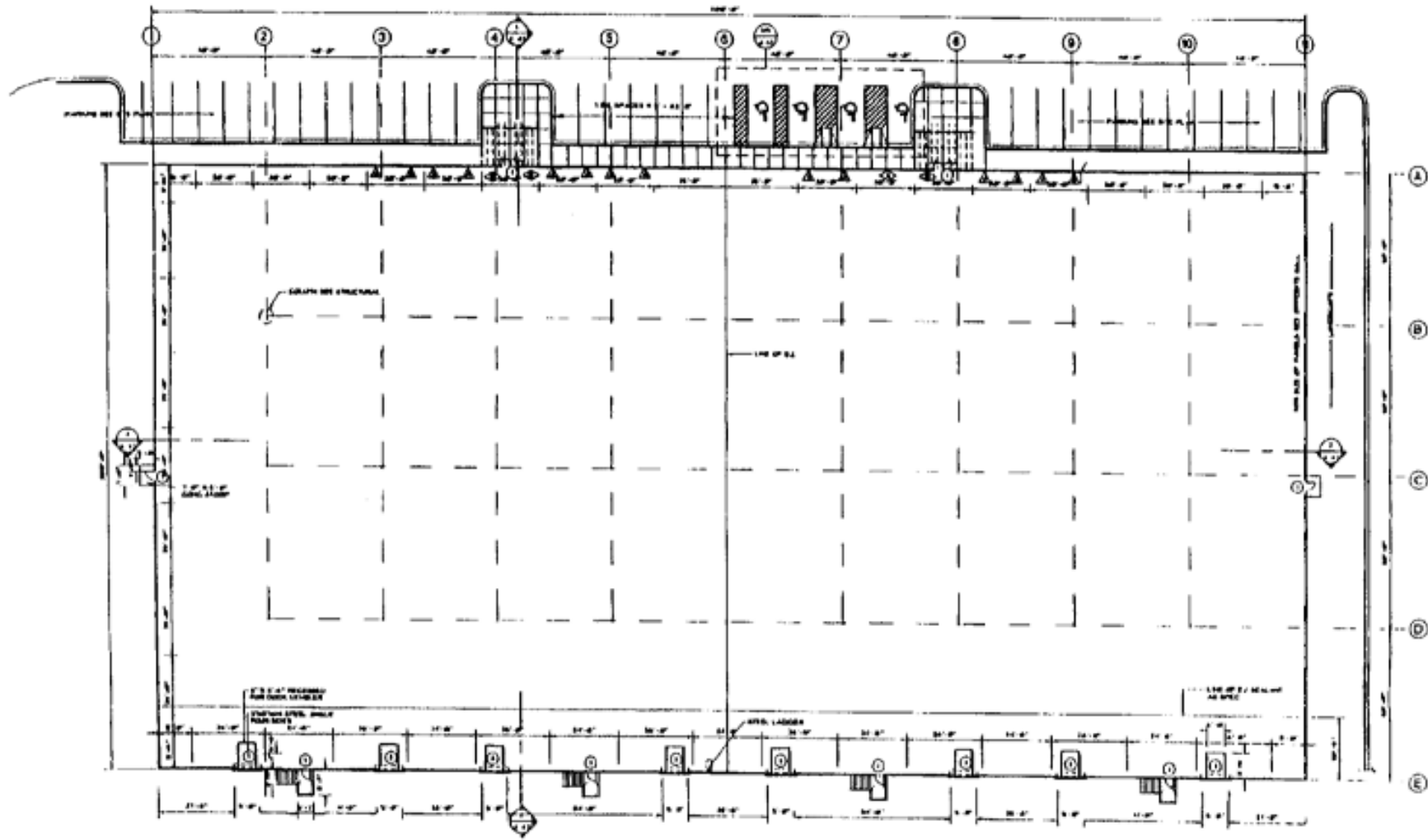
**David Hingst**  
Partner  
(915) 843 8888 ext. 802  
dHINGST@piresintl.com

5-B Butterfield Trail Boulevard  
El Paso, Texas 79906-4920  
Main (915) 843 8888  
[www.piresintl.com](http://www.piresintl.com)

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Floor Plan



1 Floor Plan

N 15

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## Site



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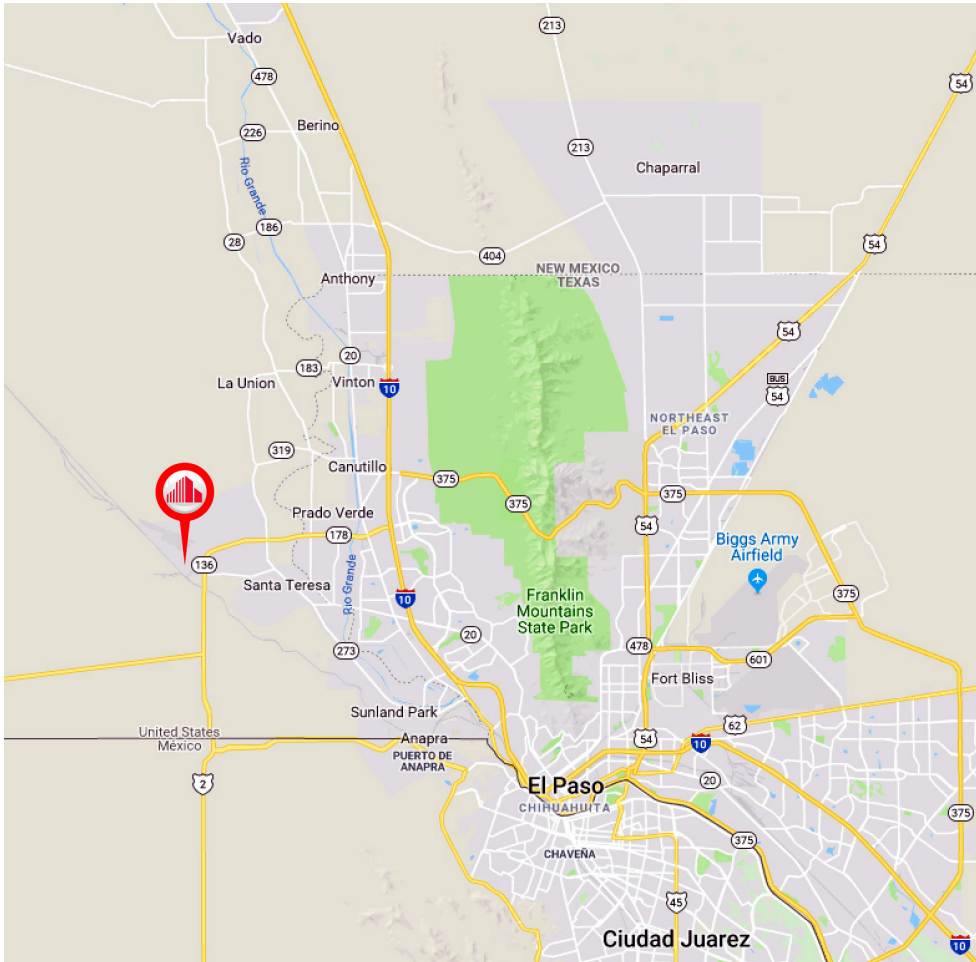
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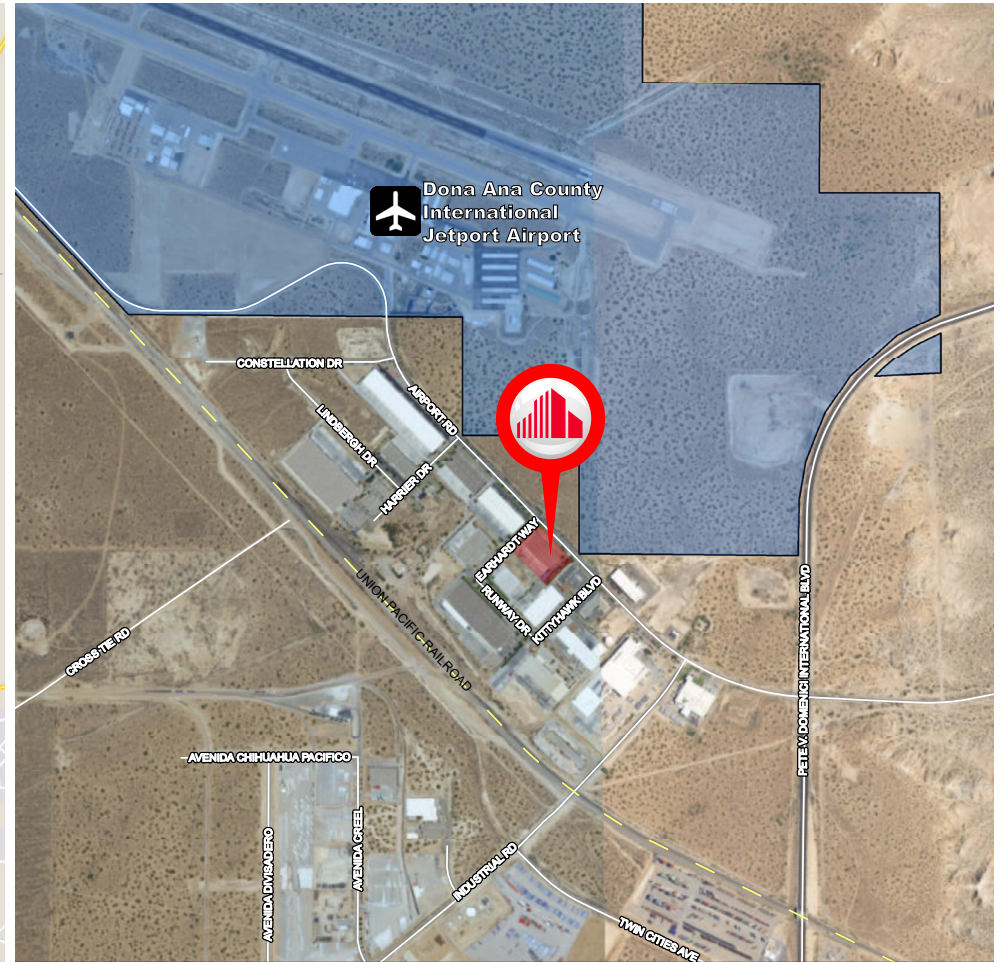
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MAP



AERIAL

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