WESTPARK
LOGISTICS CENTER

Building 5: 415,220 Square Feet Available

855 Industrial Avenue, Santa Teresa, New Mexico 88008

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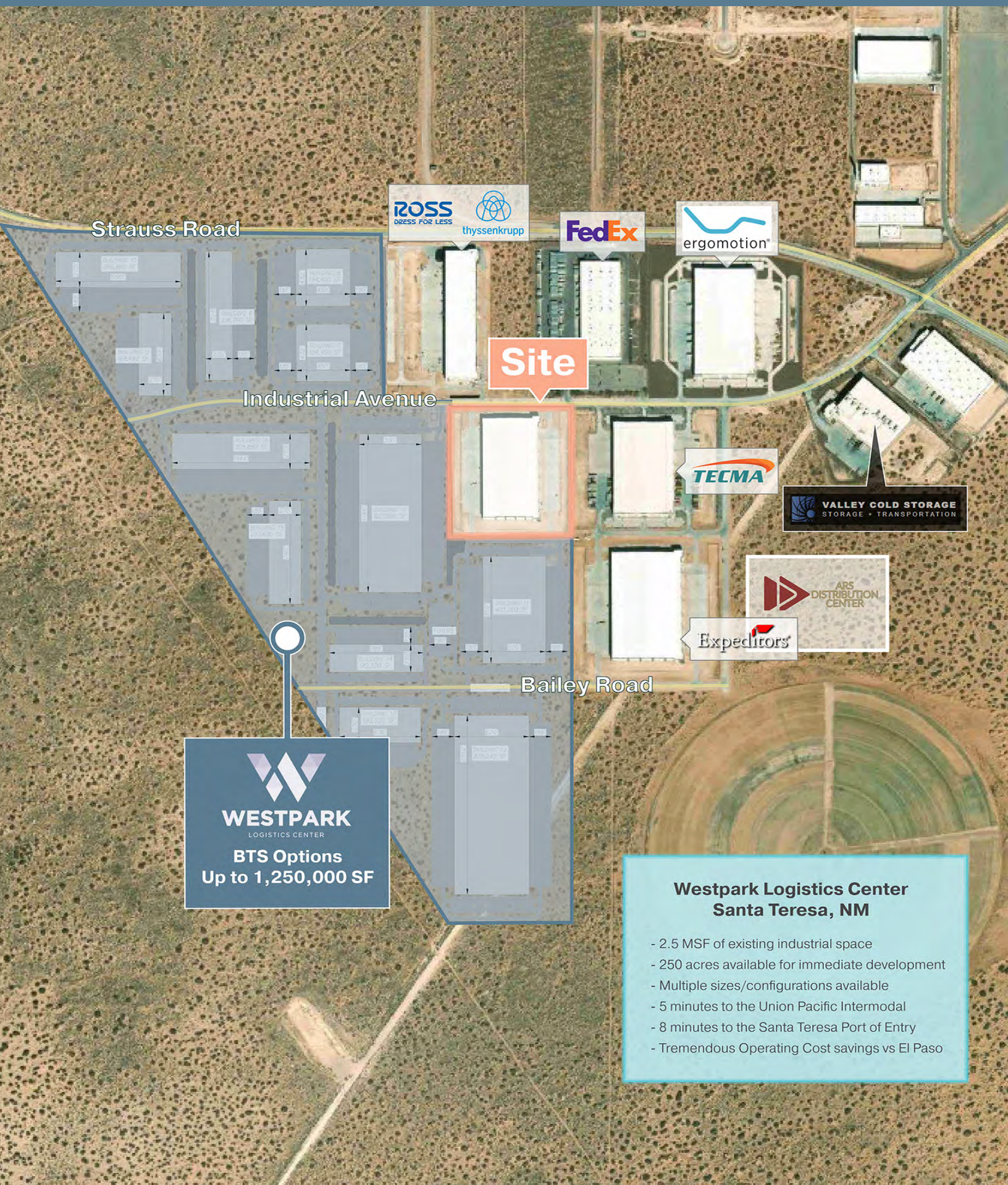
AVIALABLE FOR IMMEDIATE OCCUPANCY

855 Industrial Avenue, Santa Teresa, New Mexico 88008

18 MW of Power Available in the Park in Q3 2027



Westpark Logistics Center
Santa Teresa, NM

- 2.5 MSF of existing industrial space
- 250 acres available for immediate development
- Multiple sizes/configurations available
- 5 minutes to the Union Pacific Intermodal
- 8 minutes to the Santa Teresa Port of Entry
- Tremendous Operating Cost savings vs El Paso

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WESTPARK OVERVIEW

Westpark Logistics Center is a master-planned industrial park in Santa Teresa, New Mexico, that has been the location of choice for companies operating in the El Paso, Cd. Juárez and Las Cruces metropolitan areas.

This development is approximately 1 mile from Project Jupiter, the largest data center in the boderplex region.

Westpark totals over 2.5M square feet of leased industrial space, with 250 acres of shovel-ready sites available to accommodate any requirement.

Significant In-Place Infrastructure:

- Major Spine Roads providing frontage to all lots
  - Industrial Avenue (60', 10" thick)
  - Colton Road (40')
  - Bailey Road (32')
  - Holly Road (future expansion to 40'+)
- Utilites in place and availablility to all sites (gas, sewer, water and fiber)
- Power available to accomodate any use
- EPEC conduit on Industrial Avenue and Colton Road with up to 18 MW available to a single site in 2027

Blue Road Investments is ready to break ground in 2026 and can accommodate buildings of almost any size and configuration.

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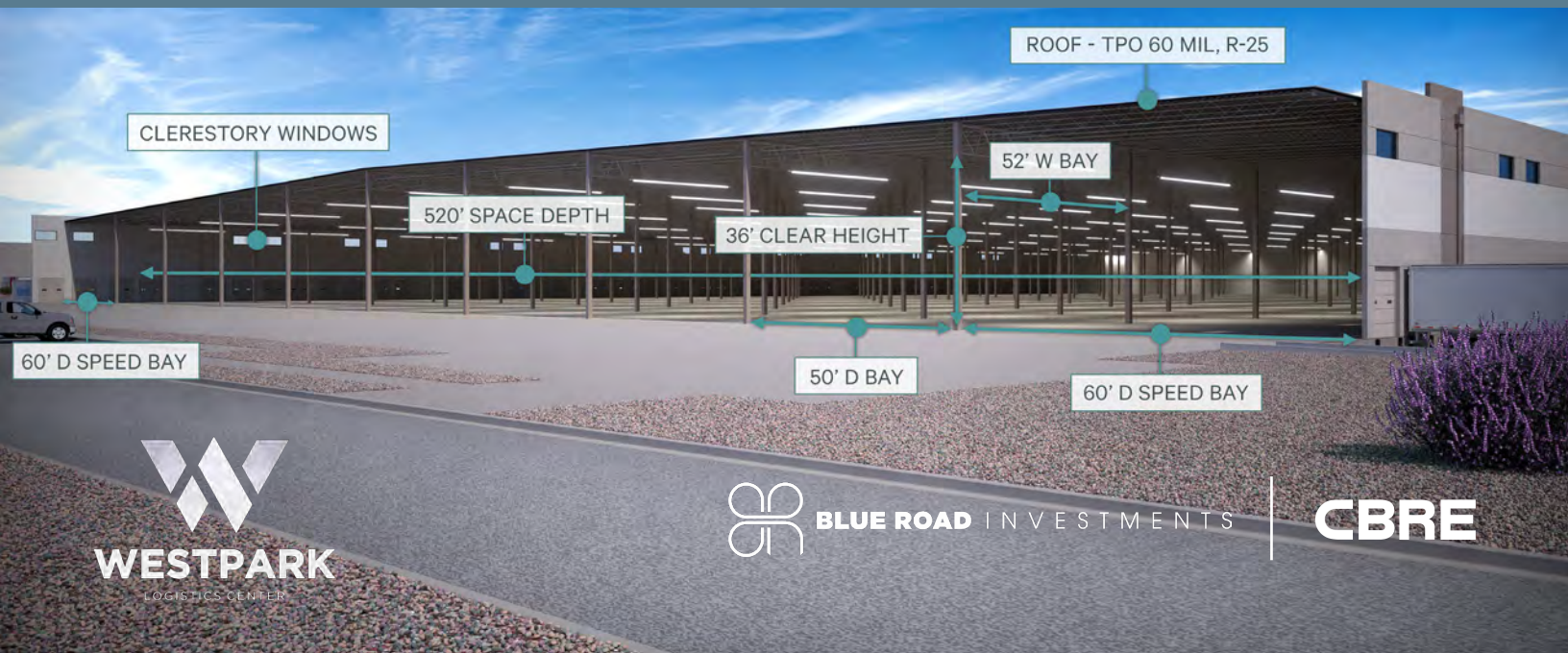
BLDG 05 415,220 SF

Westpark Building 5 is a state-of-the-art cross dock distribution center. The total size is 415,220 square feet with 36' clear height. The building can be demised for smaller users.

BUILDING SPECIFICATIONS

Square Footage:	415,220 sq. ft.
Office Area:	3,880 sq. ft.
Dimensions:	552' x 746'
Column Spacing:	54' x 54' with 60' Speedbay
Car Parking:	240 spaces
Trailer Parking:	64 spaces with land available for additional trailer storage
Truck Court Depth:	185'
Clear Height:	36'
Roof:	60 mil TPO
Slab:	7" thick reinforced superflat concrete slab (FF60/FL45)
Dock Doors:	(68) 9' x 10' | (30) docks with mechanical dock levelers
Drive-In:	(4) 12' x 14' drive-in doors - expandable to 20' x 14'
Sprinklers:	ESFR
Power:	1500 KVA transformer
Lighting:	Lights throughout
Security:	Fully fenced with automatic gates at the north entrances



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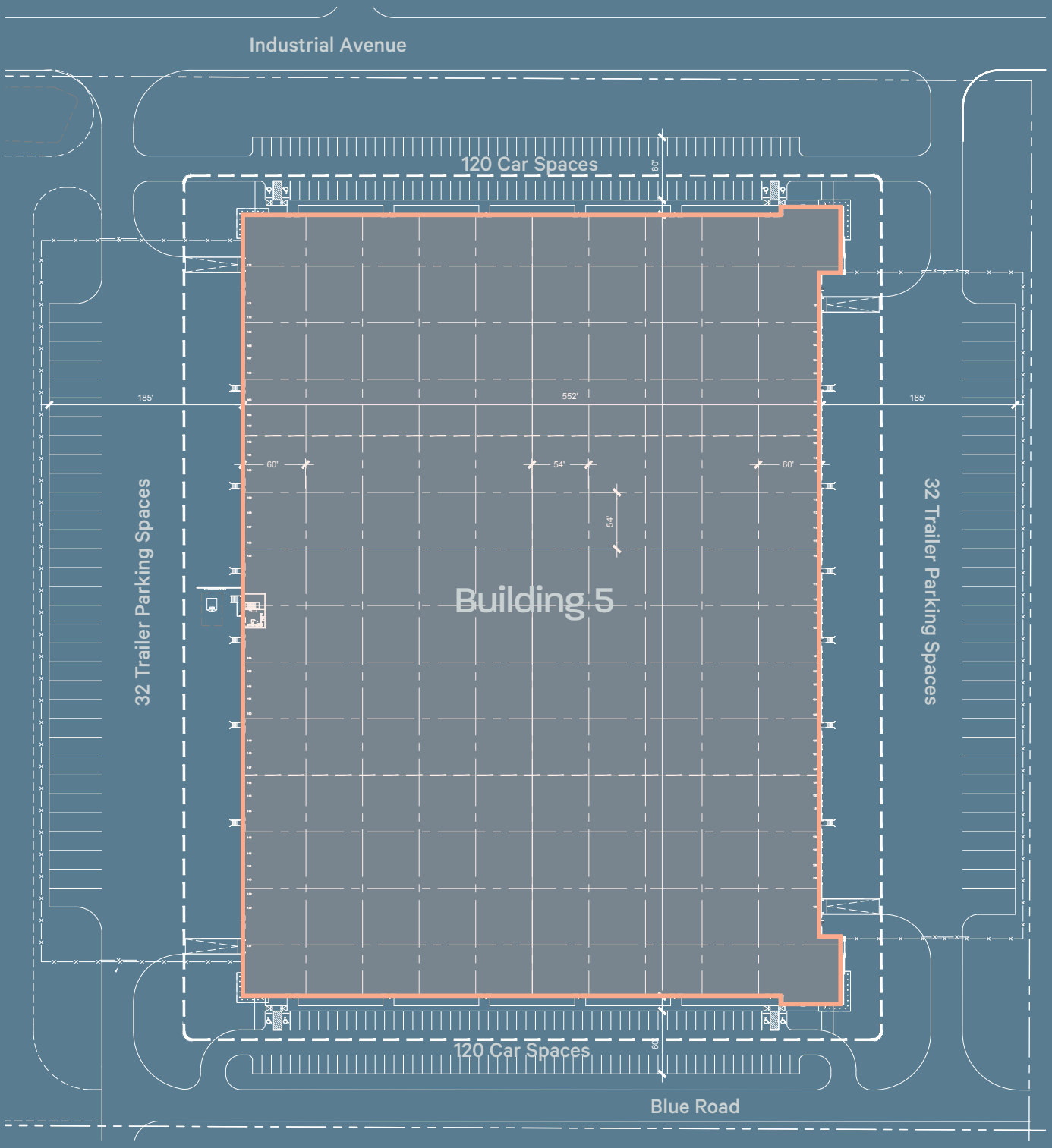

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BLUE ROAD INVESTMENTS | CBRE

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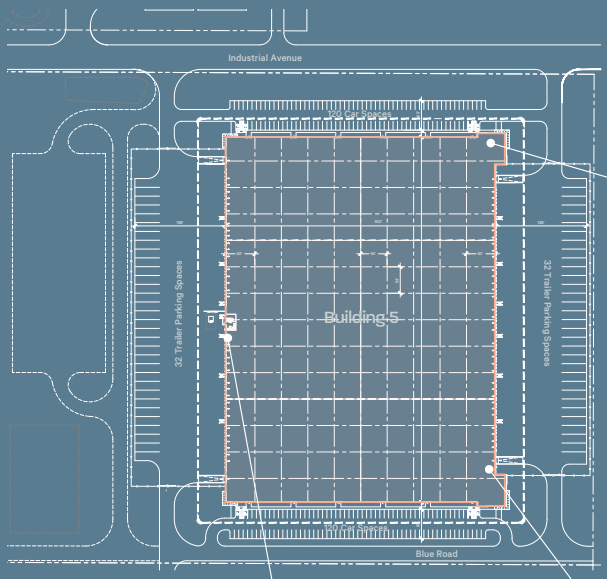
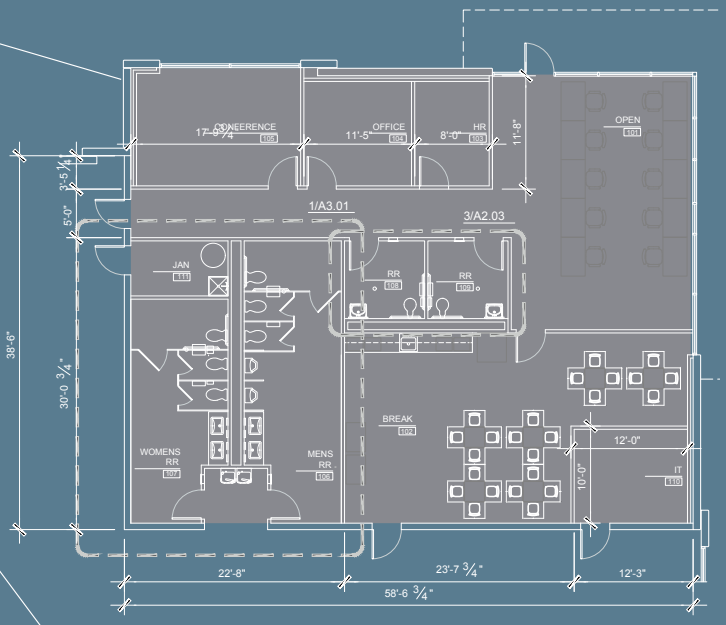
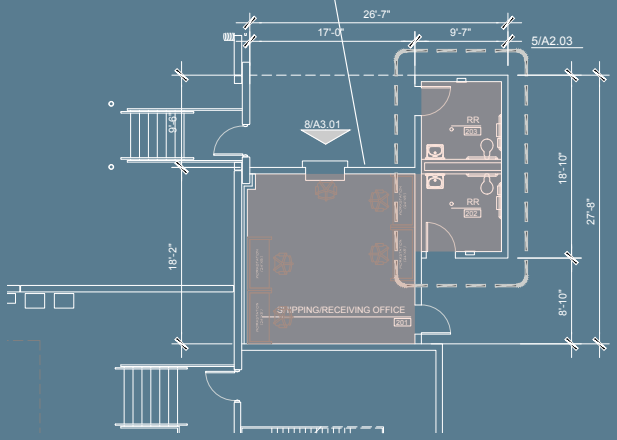
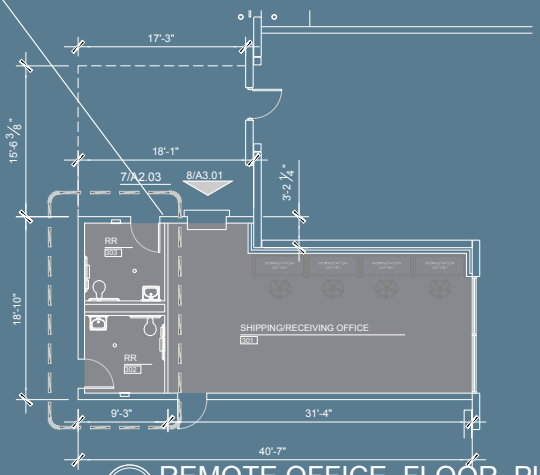




1 OFFICE FLOOR PLAN
1/8"= 1'-0"



2 REMOTE OFFICE FLOOR PLAN
1/8"= 1'-0"



3 REMOTE OFFICE FLOOR PLAN
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OPERATING COST ADVANTAGES

Logistical Savings

While proximity to logistical drivers is important, how it affects a tenant's bottom line is key:

- Union Pacific Intermodal: A short 4 miles away, Westpark allows for significant drayage savings. Average drayage costs within Santa Teresa are $100 - $150 roundtrip v. $300 - $350 to East El Paso.
- Overweight Freight Zone: Allows for truck loading capacity up to 96,000 lbs. vs. the U.S. standard of 84,000 lbs. As a result, six truck loads in Santa Teresa is equivalent to seven in El Paso equating to transportation savings of ~14%.
- U.S. – México Border: The Santa Teresa Port of Entry averages under 15 minutes of wait time per border crossing compared to the unpredictability of the Zaragoza Bridge in East El Paso (wait times can range from 45 minutes to over six hours). The Santa Teresa crossing is also free compared to a $14 fee at the Zaragoza entry.
- FedEx Ground: Located next to a FedEx Ground facility, Westpark can offer extensive shipping savings to FedEx customers.
- Doña Ana County International Jetport: Only 2.5 miles away, recent renovations allow for increases in air freight and cargo plane shipments.

Operational Savings

- Property Taxes: Real estate taxes and personal property taxes are ~67% lower in Santa Teresa than El Paso. As a result, real estate operating costs in Santa Teresa are typically $0.90psf less than El Paso.
- Foreign Trade Zone/Inventory Tax: While both El Paso and Santa Teresa are located in a foreign trade zone, only Santa Teresa offers no inventory tax, creating a competitive advantage to operators in Westpark.
- No Sales Tax for Trade Companies: New Mexico does not have a sales tax, and instead charges a Gross Receipts Tax. There are advantages associated with this subject to certain uses and operations.

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2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jermy.mcgown@cbre.com	214-979-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____