

# FOR LEASE

40,230-sf | Available to Lease 10/1/2024  
7155 Merchant Ave, El Paso, TX  
Central Submarket

**CBRE**

Available 10/1/2024



Merchant Ave

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## GENERAL BUILDING INFORMATION

- **40,230-sf Available to Lease**
- **2,610-sf of Office**
- **Available to Lease 10/1/2024**
- **7 Dock High Doors with Levelers**
- **1 Drive-in Door**
- **27' Clear Height**
- **115' Truck Court Depth**
- **Immediate I-10 Access**



**CBRE**

*Leasing By:*

**William Caparis, SIOR**  
Executive Vice President  
+ 1 915 313 8804  
bill.caparis@cbre.com

**Arturo de la Mora**  
Senior Vice President  
+ 1 915 313 8811  
arturo.delamora@cbre.com

*Owned + Managed By:*

**Stonelake**  
CAPITAL PARTNERS

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**40,230-sf Warehouse**

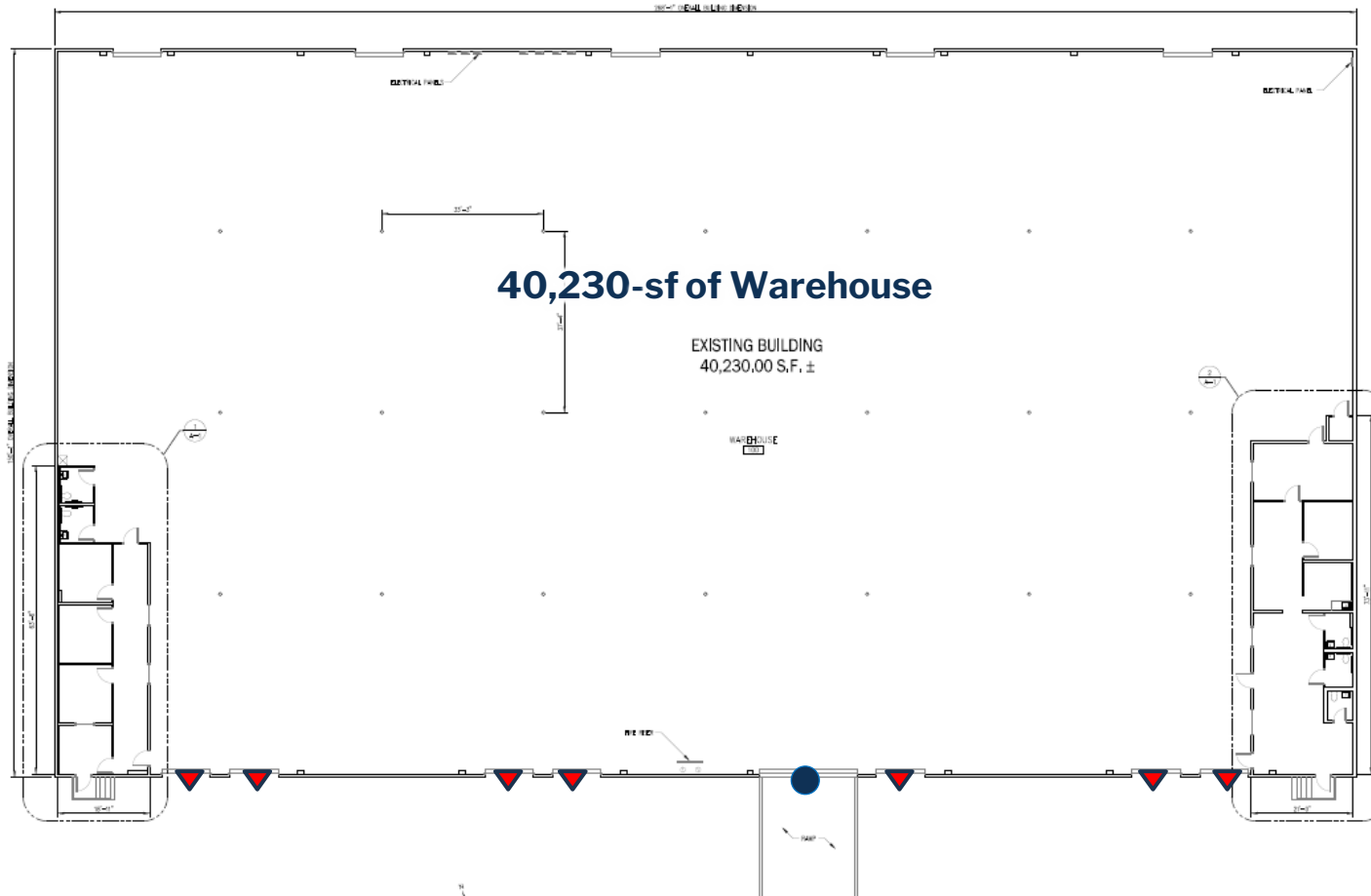
**2,610-sf Office**

**7 Dock High Doors with  
Levelers**

**1 Drive-in Door**

**7155 Merchant Ave**

**Central Submarket**



- ▼ Dock-High Doors (7)
- Drive-In Doors (1)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt the accuracy, but we do not guarantee it. All information should be verified prior to lease.

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