

# Office/Warehouse - For Lease

12305 Mercantile, El Paso, Tx.

2,500 SF to 10,000 SF



**For Leasing Information, please contact:**



Will C. Brown, SIOR, Principal  
Sonny Brown Associates, LLC  
(915) 584-5511 office  
(915) 479-5511 mobile  
will@sonnybrown.com

**For more information,  
visit: [www.sonnybrown.com](http://www.sonnybrown.com)**

The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information.  
All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject



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## Project Overview

### New Class A Commercial Park in East El Paso

- Building A 23,280 SF **(3,880 SF Available now)**
- Building B 10,560 SF **(100% leased)**



#### Features

- Office Space 10-20% buildout standard (or build to suit)
- Year built 2016 and 2019 (phase II)
- Zoning C-4 Commercial
- Parking Ratio 2.2:1,000
- Dock Exterior Common dock
- Warehouse Doors Level / Overhead doors
- Lighting 8 ft strip & skylights
- Ceiling Height 19'
- Heating Gas space heaters
- Fire Suppression Sprinkler System
- Signage Prominent building face signage
- Close proximity to:
  - Vista Del Sol Industrial Parks
  - Loop 375 and Interstate 10

#### Lease Rate

- \$9.50 SF/NNN
- \$2.25/SF/NNN expenses
- One month rent security deposit
- Tenant pays electric, water and gas

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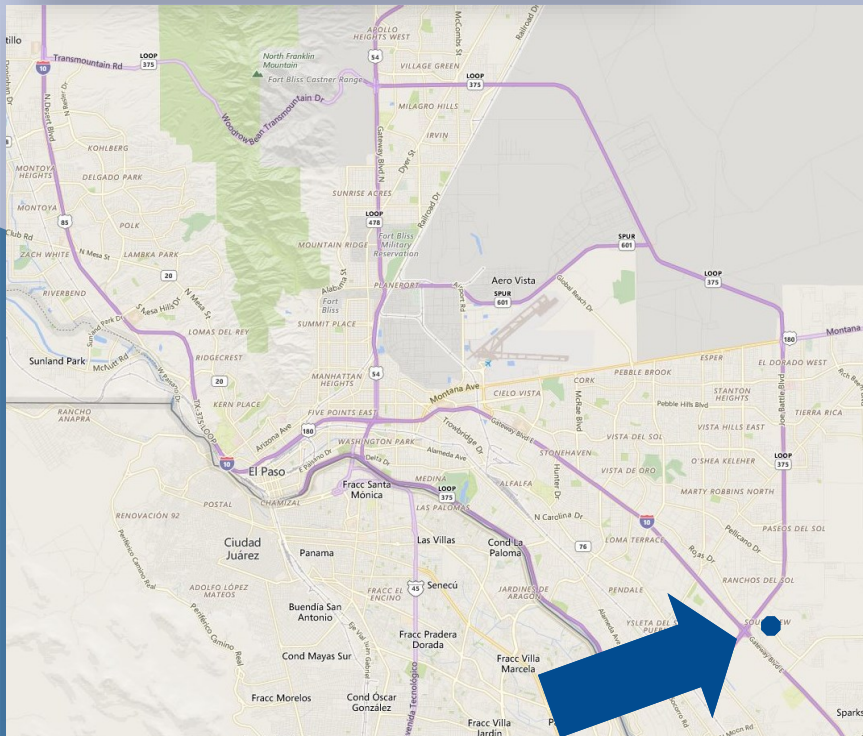
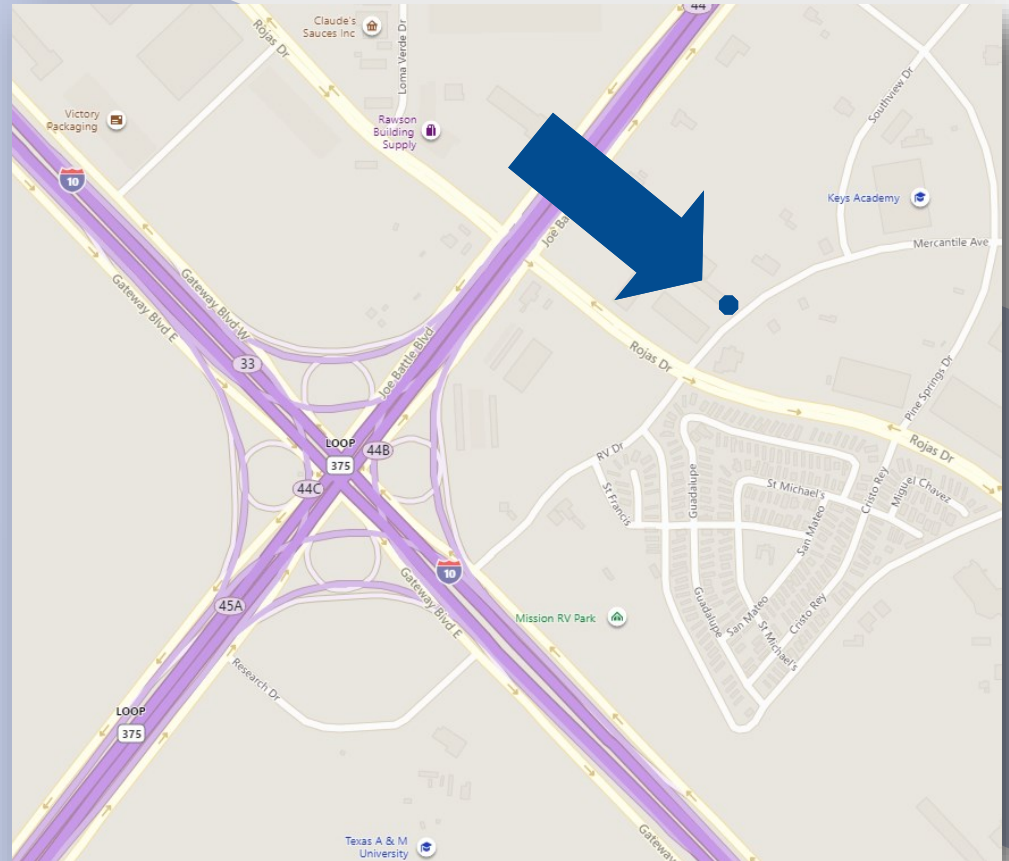
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## Area Map



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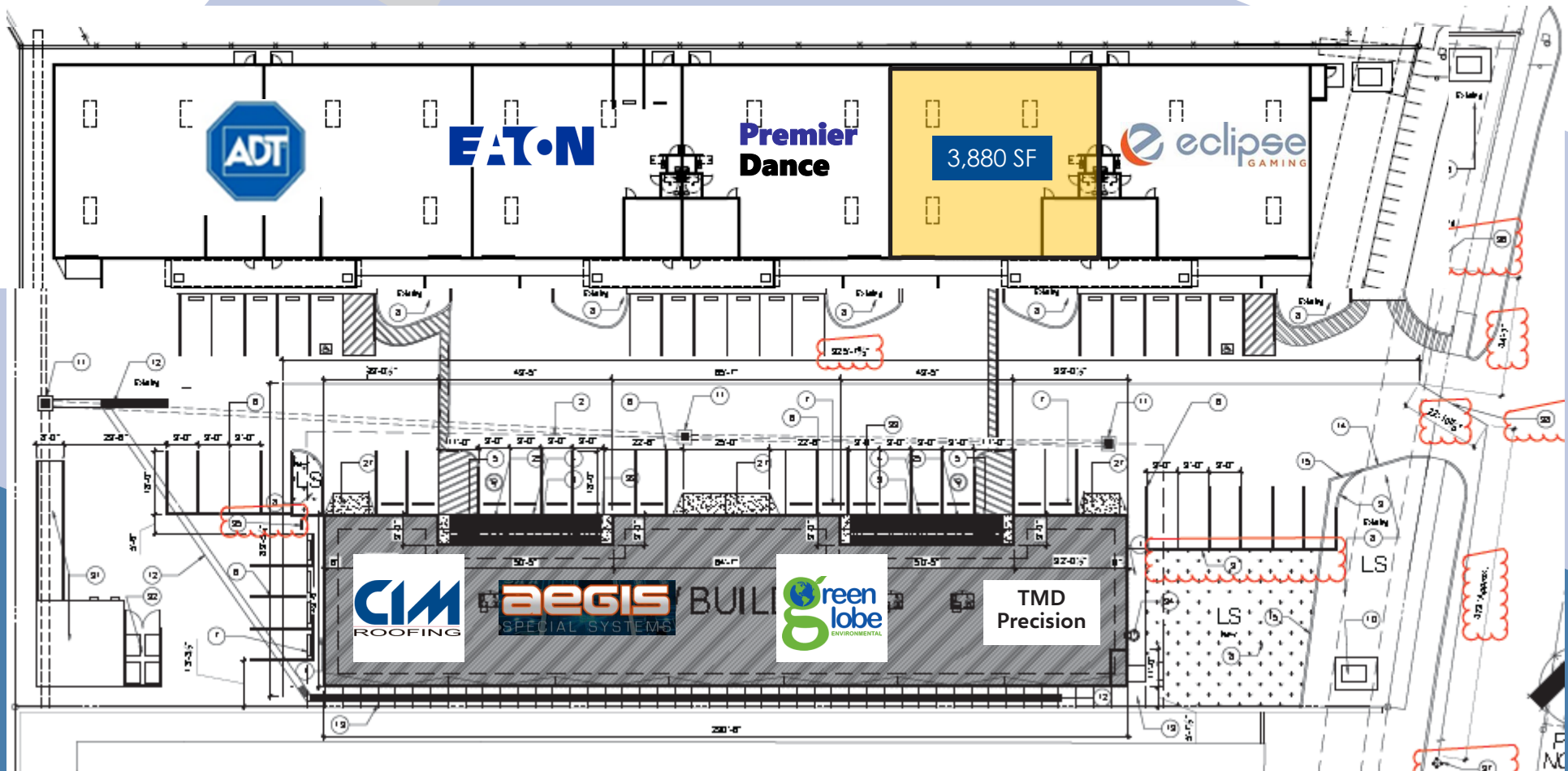
Aerial View





**12305 Mercantile, El Paso, Tx**

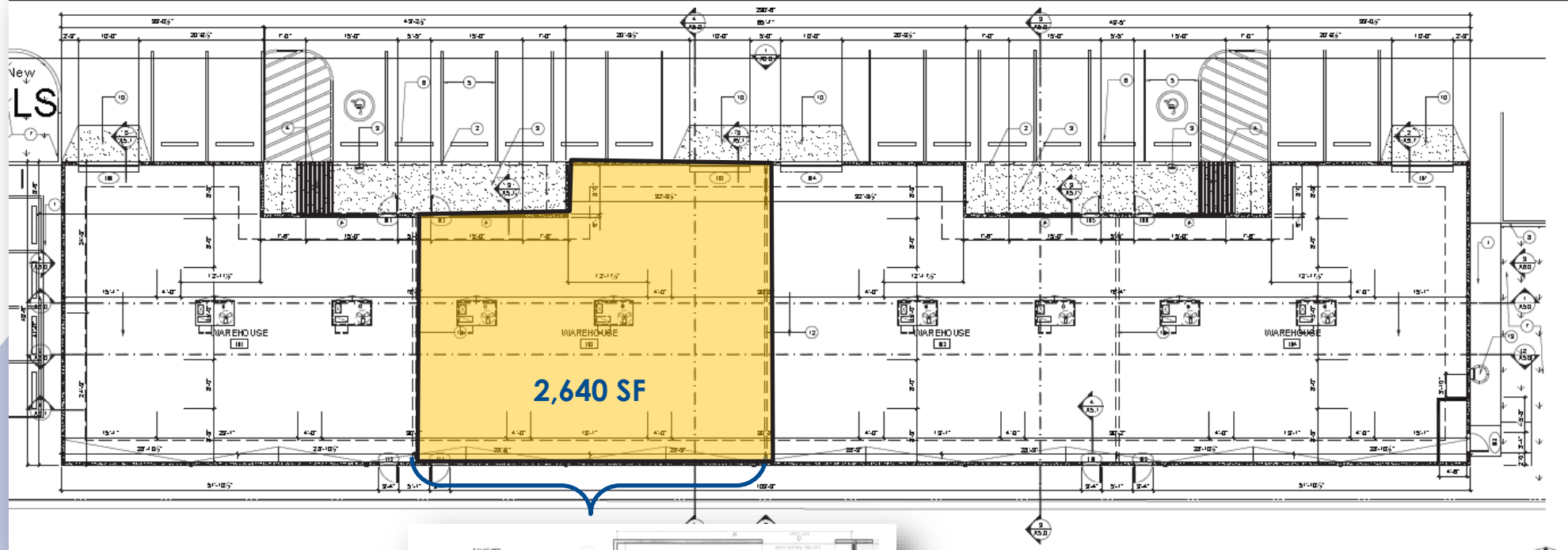
# Master Site Plan



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## Phase II Building Plan





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Aerial View







## Information About Brokerage Services

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

11/2/2015

### 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.

**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.

**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.

<u>Sonny Brown Associates</u>	<u>0160466</u>	<u>sonny@sonnybrown.com</u>	<u>(915)584-5511</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Adin Brown, SIOR</u>		<u>adin@sonnybrown.com</u>	<u>(915)584-5511</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Will Brown</u>	<u>442911</u>	<u>will@sonnybrown.com</u>	<u>(915)584-5511</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
TAR-2501

Sonny Brown Associates, 200 Bartlett, Ste. 105 El Paso, TX 79912  
Will Brown

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Phone: (915)584-5511 Fax:  
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