

For
Lease

11140 Montana Ave
El Paso, TX 79936

Office/Warehouse

TEAM JUAN URIBE
COMMERCIAL REAL ESTATE



For More
Information



Sergio Tinajero
Team Juan Uribe LLC
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Property Description:

Located on Montana Ave. and Wooster Ln. This fully sprinkled 20,000 Sq. Ft. warehouse is move-in ready and will accommodate many uses from a religious facility, event and sports and/or any warehouse needs.

Property has a 2,500 Sq. Ft. shipping and receiving area with two loading docks with 16' x 14' roll-up doors, a 10,000 Sq. Ft. warehouse with a ceiling height of 25 Ft. to 32 Ft. clear span, a 2,500 Sq. Ft. warehouse area that could be used as a warehouse/showroom. In addition, property has been equipped with large restrooms, 2 private offices, bullpen area plus a large reception with showroom capabilities. Both office and warehouse areas have heating and cooling.



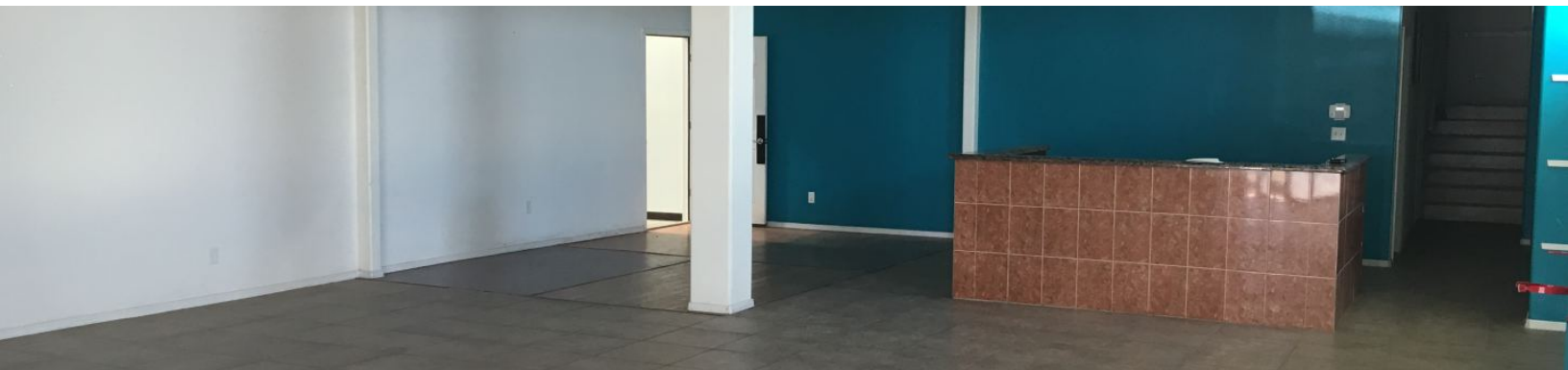
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Property Information:

Property Address: 11140 Montwood Dr
El Paso, TX 79936

Legal Description: 135-A PEBBLE HILLS #17 REPLAT A LOT 1 (32173.46 SQ FT)

Zoning: C-3 **Land Area:** 32,173 SF

Year Built: 2008 **Bldg Area:** Total: 19,723 SF
Office: 2,000 SF

Lease Rate: \$5.50 Per/SqFt/Year NNN

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Demographics Report:

Demographics:	1 Mi.	3-Mi.	5-Mi.
2015 Total Population:	11,159	99,167	218,593
2015 Households:	3,542	32,186	70,514
2015 Household Income: <i>Median</i>	\$52,000	\$49,778	\$48,933
2015 Household Income: <i>Average</i>	\$63,526	\$62,239	\$61,147

Traffic Count	Average Daily Traffic
Montana Ave	38,447
Breckenridge Dr	3,732

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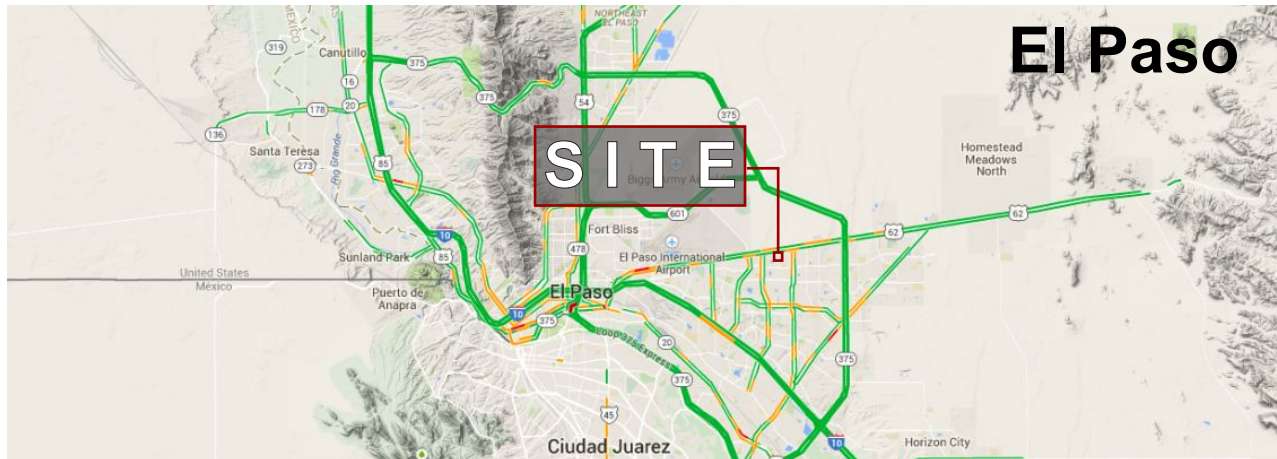
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Property Location:

Sergio Tinajero
Team Juan Uribe LLC
7598 N Mesa St Ste B1
El Paso TX 79912
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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.

TYPES OF REAL ESTATE LICENCE 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 interest 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 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 obligation 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 SUB AGENT: 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 interest 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 payments will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purpose. 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.

Buyer, Seller, Landlord or Tenant

Date

Broker Firm Name: Team Juan Uribe LLC
Broker Name: Juan Uribe
Agent Name: Sergio Tinajero

License No. 374694
License No. 374694
License No. 486273

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