



For Lease

Dyer Industrial Park

10885010893, 11060, 11109-11135 Dyer St, El Paso, TX 79934

Warehouse Suites w/ Office Build-Out, Yard Space & Private Restrooms

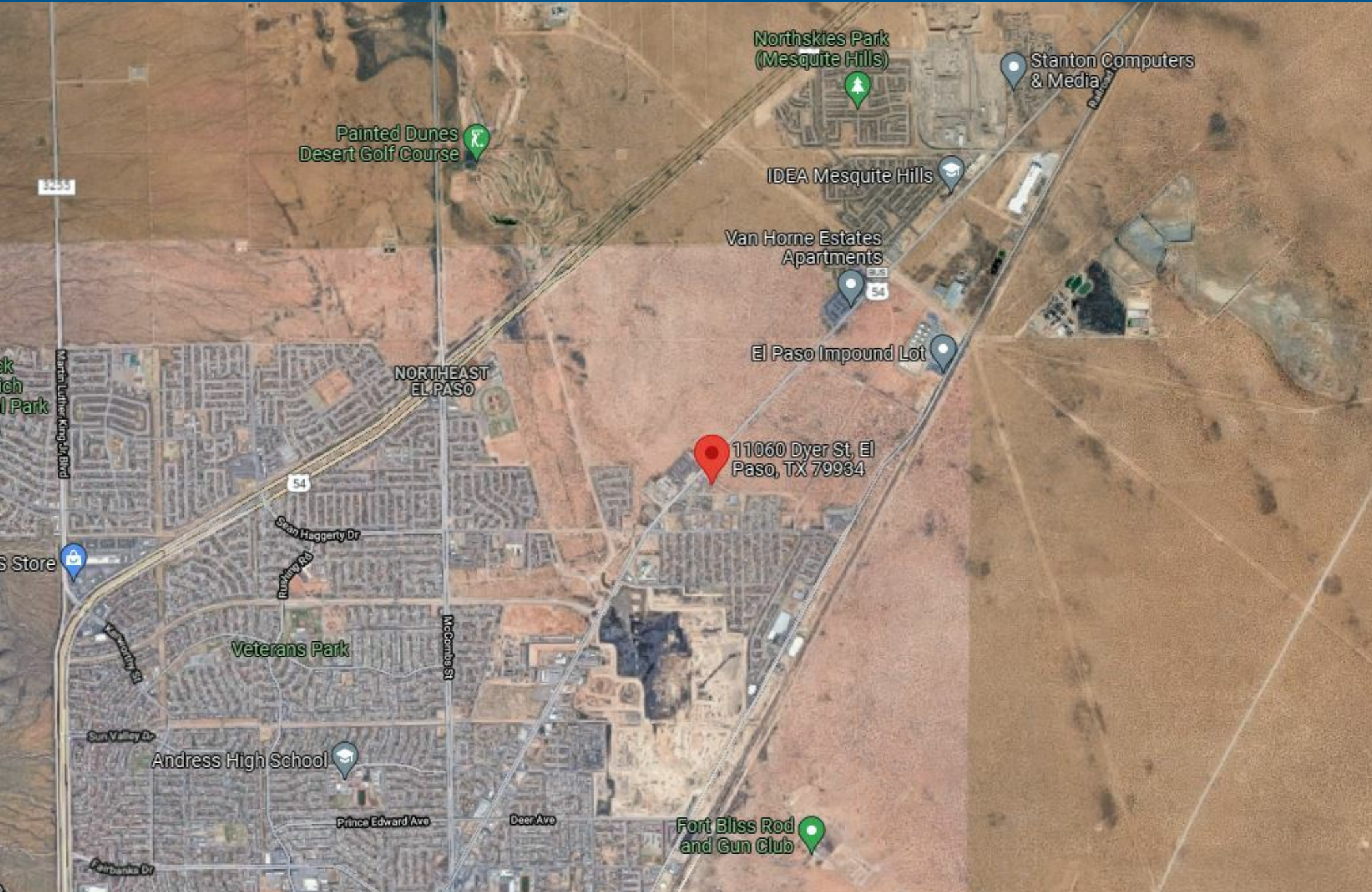
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Available Suites & Yard Space

- Available suites range in size from 1,000 SF to 4,700 SF
 - Some of these suites feature private yard spaces
 - All warehouses have roll up doors, private offices and a private restroom
- Yard space is also available for lease
 - Spaces range in size from 5,000 SF - 50,000 SF

PROPERTY FEATURES

- Dyer Industrial Park has been subdivided into 24 warehouse suites
- Ideal for warehouse, storage or light manufacturing/production space
- The buildings recently received fresh exterior paint, updated exterior lighting, and a full parking lot repaving and re-striping.
- Secured fencing and gated entries have been recently installed
- Each suite is located in a butler-style, insulated, pitched roof structure with high interior ceilings and wide spans.



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Suite 11135- L

Amenities

- Swamp Cooler
- Assigned Outdoor Parking
- Secure Gated Access
- High Ceiling Clearance Warehouse

Pricing

- The first-year base rent rate is \$7.75 per year per square foot (\$1,937.50 per month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$600.00 per month), resulting in all-in lease costs of \$ \$2,537.50 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity, internet, garbage, and phone bills.



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Suite 10885 - G

Amenities

- High Ceiling Clearance Warehouse
- Ample Parking

Pricing

- The first-year base rent rate is \$7.75 per year per square foot (\$689.10 per month) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$213.40 per month), resulting in all-in lease costs of \$902.50 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity, internet, garbage, and phone bills.



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Suite 10885 - J

Amenities

- High Ceiling Clearance Warehouse
- Ample Parking
- Yard Space
- Existing Mezzanine Build Out

Pricing

- The first-year base rent rate is \$7.75 per year per square foot (\$2,518.75 per month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$780.00 per month), resulting in all-in lease costs of \$3,298.75 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity, internet, garbage, and phone bills.



Suite 11109 - E

Amenities

- High Ceiling Clearance
- Ample Parking
- Roll up Door
- Private Restroom



Pricing

- The first-year base rent rate is \$7.75 per year per square foot (\$1,130.21 per month total) plus \$2.25 per year per square foot pro-rata allocation of triple net (NNN) costs (\$328.13 per month), resulting in all-in lease costs of \$1,458.33 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity, internet, garbage, and phone bills.

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Yard Space - Site 1



Amenities

- Gravel Yard Space
- Trailer Parking
- Semi Parking
- Car Parking

Pricing

- 2" of compacted 1 inch minus gravel.
- The lease rate is \$1,000.00/month with a 1-year minimum lease.

Yard Space - Entire Yard



Amenities

- Gravel Yard Space
- Yard Space
- Ample Parking
- Trailer Parking

Pricing

- 2" of compacted 1 inch minus gravel has recently been installed
- The lease rate is \$2,500.00/month with a 1-year minimum lease.

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Contact Us!

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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.



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