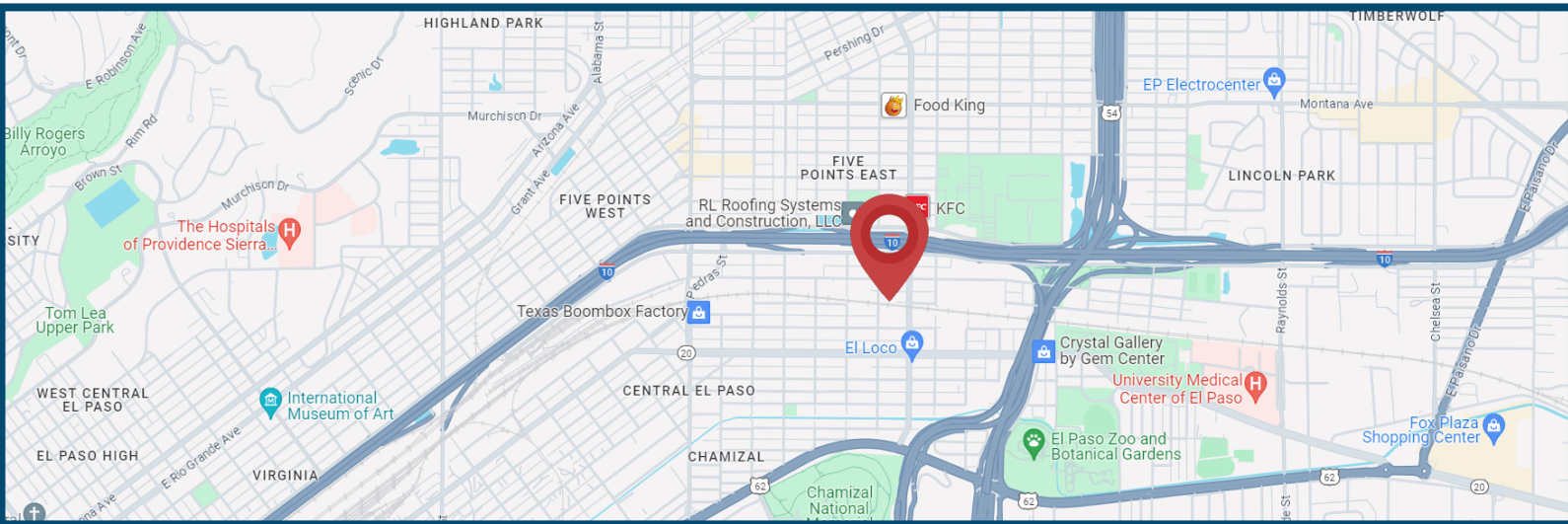


# 3513 Rosa

El Paso, TX 79905



**FOR SALE OR LEASE**



**SALE PRICE: \$1.3 MILLION    LEASE RATE: \$6/SF NNN**

Central warehouse/office property on Rosa with easy access to 1-10, Loop 375 and the El Paso/Juarez border. This property consists of a warehouse with racks that stay for future owner. The yard is fenced in which offers added security for trucks or general storage.

**Owner Financing Available**

Roland Correa  
Commercial Broker  
(915) 328-9992  
roland@rcproperties-elp.com  
www.rcproperties-elp.com

**Highlights**

- Building Size: 15,048 sf
- Lot Size: 29,132 sf
- 2 Front Docks
- 1 Loading Dock
- 18 ft ceilings
- Waiting/Show Room
- Sales/Reception Room
- 4 Offices with Break Room
- Warehouse Office

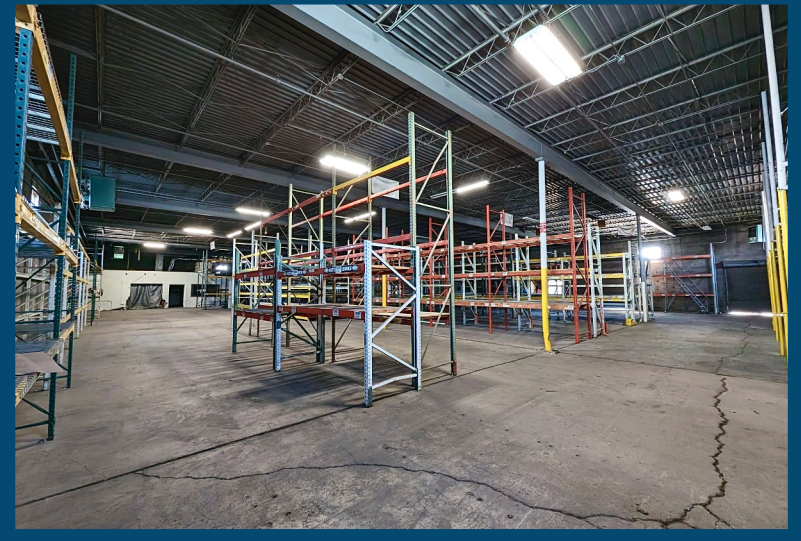
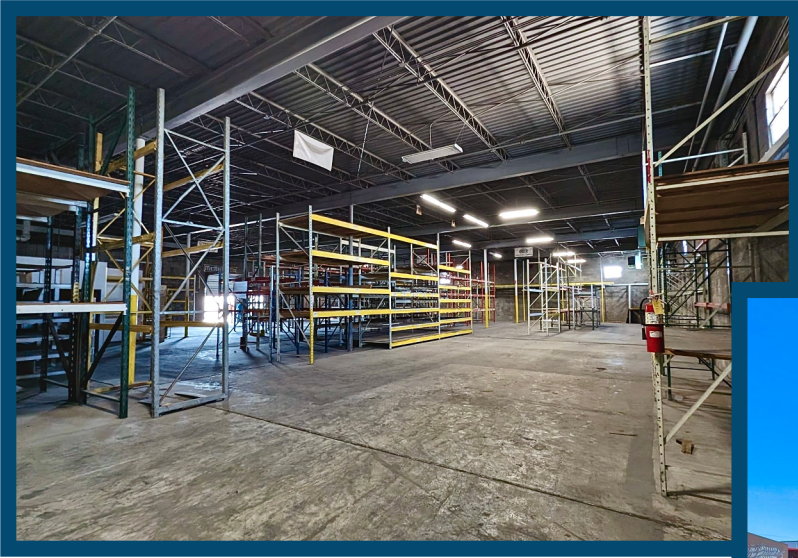
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# 3513 ROSA



*FOR SALE*



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