

799,292 SF
Available for Lease



Constellation Trade Center
490 Bill Burnett Drive, El Paso, TX 79928



(click or scan
for website)

Available Q4 2023



green ⚡ ready

Building 1.....	363,024 SF
Building 2.....	218,134 SF
Building 3.....	218,134 SF

Total 799,292 SF

- Master planned business park in El Paso's highly desired East submarket.
- Excellent access to I-10 (<1 mile), Zaragoza Port of Entry (5 miles) and El Paso International Airport (11 miles).
- State-of-the-art design including high clear heights (32'-36' min), multiple points of ingress/egress with full circulation, significant auto/trailer parking, ESFR sprinkler systems and LED lighting.
- Access and circulation designed for secured truck courts to allow for participation in the CTPAT program.
- "Green ready" design, including conduit for EV charging and roof spec sufficient for solar, to accommodate tenant-specific ESG needs.

799K
total SF

32' - 36'
clear height

<1 mile
to I-10

~5 Miles
to Zaragoza
Port of Entry

A Development of
 **constellation**
real estate partners
&
CROW HOLDINGS
CAPITAL

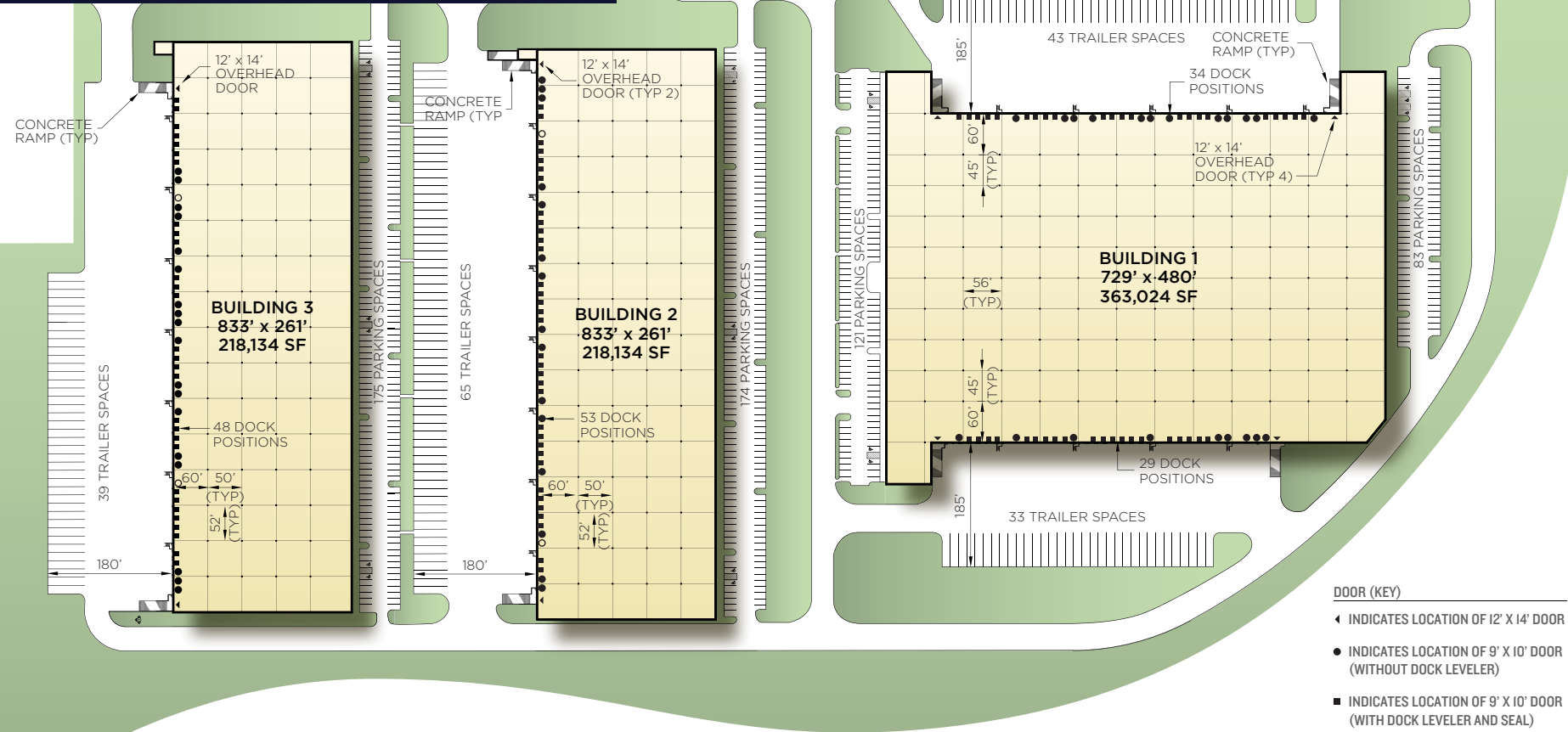
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BUILDING 3

- 218,134 SF
- Rear-load configuration
- 32' minimum clear height
- 180' truck court
- 39 trailer spaces
- 175 parking spaces

BUILDING 2

- 218,134 SF
- Rear-load configuration
- 32' minimum clear height
- 180' truck court
- 65 trailer spaces
- 174 parking spaces

BUILDING 1

- 363,024 SF
- Cross-dock configuration
- 36' minimum clear height
- 185' truck courts
- 76 trailer spaces
- 204 parking spaces

DOOR (KEY)

- ◀ INDICATES LOCATION OF 12' X 14' DOOR
- INDICATES LOCATION OF 9' X 10' DOOR (WITHOUT DOCK LEVELER)
- INDICATES LOCATION OF 9' X 10' DOOR (WITH DOCK LEVELER AND SEAL)



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