

436,268 SF
Available for Lease



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



(click or scan
for website)

Available for Occupancy



green ⚡ ready

50K - 436K
SF available

32' - 36'
clear height

<1 mile
to I-10

~5 Miles
to Zaragoza
Port of Entry

| | |
|-----------------|---------------|
| Building 1..... | LEASED |
| Building 2..... | 218,134 SF |
| Building 3..... | 218,134 SF |

Total 436,268 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.

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

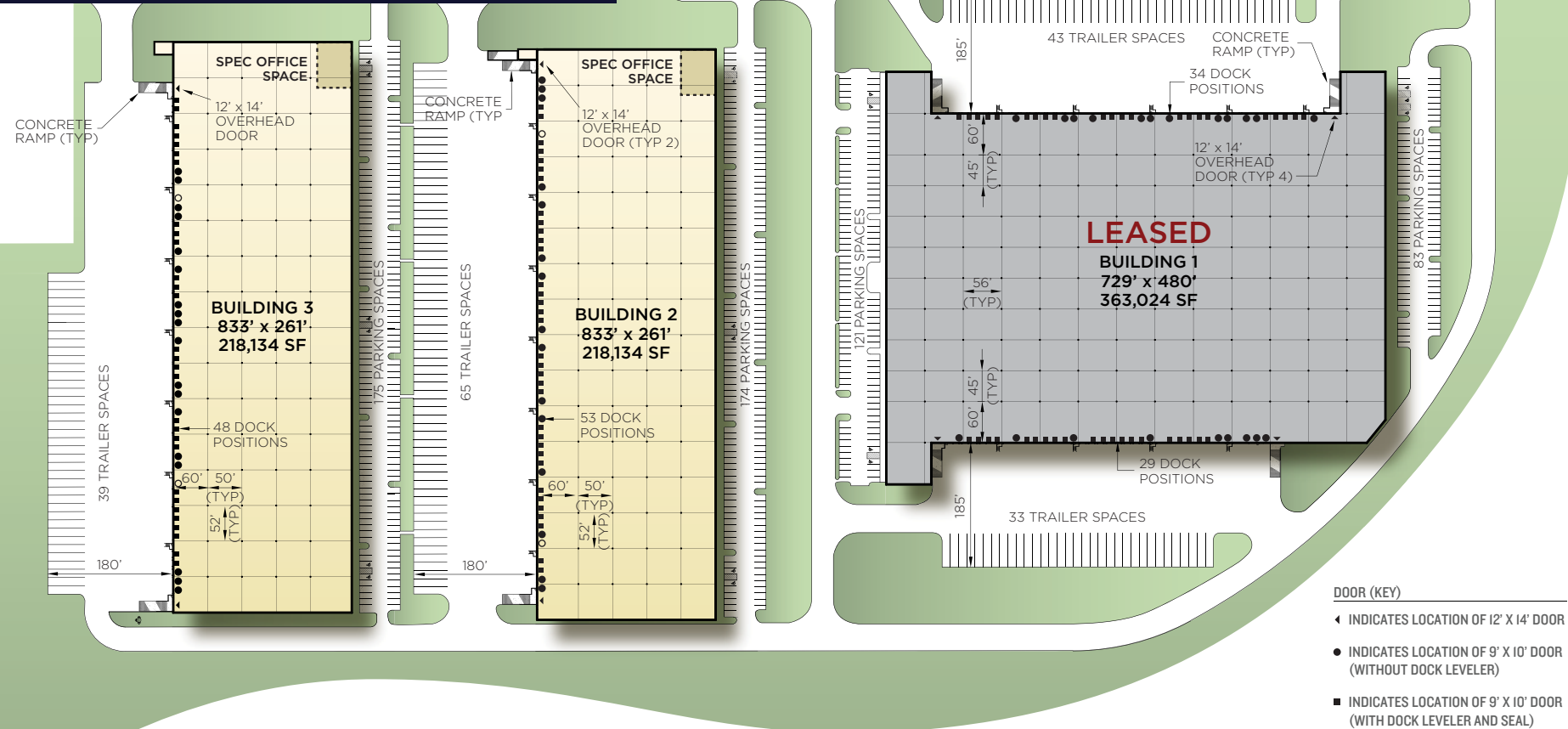
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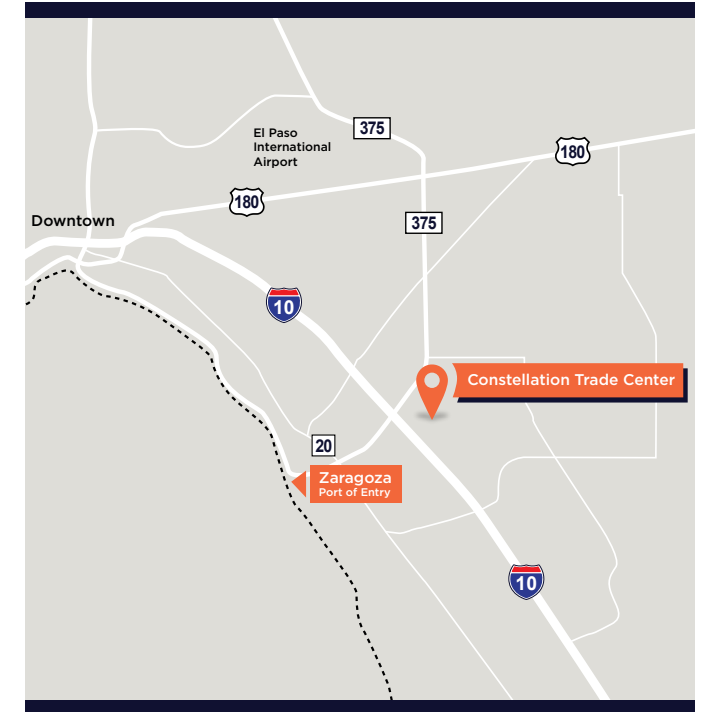


BUILDING 3

- 218,134 SF
- Spec Office Space: 4,019 SF
- 32' minimum clear height
- 180' truck court
- 39 trailer spaces
- 175 parking spaces

BUILDING 2

- 218,134 SF
- Spec Office Space: 4,019 SF
- 32' minimum clear height
- 180' truck court
- 65 trailer spaces
- 174 parking spaces



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LEASED

Building 2
AVAILABLE

Building 3
AVAILABLE