



# WOODBIDGE GROUP

SINGLE-TENANT INDUSTRIAL PROPERTY IN  
EL PASO, TEXAS

9900 Railroad Drive, El Paso, TX 79924

Marcus & Millichap

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# WOODBIDGE GROUP

SINGLE-TENANT INDUSTRIAL PROPERTY IN  
EL PASO, TEXAS

EXCLUSIVELY  
LISTED BY

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Marcus & Millichap

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# WOODBIDGE GROUP

SINGLE-TENANT INDUSTRIAL PROPERTY IN  
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# SECTION 1

EXECUTIVE SUMMARY

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# OFFERING SUMMARY

Address	9900 Railroad Drive, El Paso, TX 79924
Number of Suites	1
Number of Buildings	1
Total Square Feet	309,797
Year Built	1998
Lot Size	22.08 Acres
Type of Ownership	Fee Simple



**WOODBIDGE GROUP**



# SUMMARY OF TERMS

## **INTEREST OFFERED**

The fee simple interest in Woodbridge Group, an industrial property in El Paso, Texas.

## **TERMS OF SALE**

Woodbridge Group is being offered at a price of \$22,720,000.

## **PROPERTY TOURS**

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.

## WOODBRIDGE GROUP

# 309,000+ SF INDUSTRIAL PROPERTY IN EL PASO, TX

*Marcus & Millichap is pleased to present the opportunity to acquire the property located at 9900 Railroad Drive in El Paso, Texas, leased to Woodbridge Sales & Engineering, Inc. The subject property consists of approximately 309,797 square feet of space and is situated on 22.08 acres of land. The subject property provides an ample amount of parking, outside storage area, and room for future expansion. The asset is highly flexible, featuring 28 dock-high doors, an ESFR fire suppression system, and 24' to 29' clear heights, widening the potential tenant pool. This single-tenant industrial asset has a 10-year, triple-net lease with 2.5 percent annual rental increases and two five-year renewal options. Woodbridge Sales & Engineering, Inc. is a global system solution provider specializing in fully integrated foam solutions with over 50 facilities across 10 countries. The subject location provides excellent access to primary U.S./Mexico ports, State Highway Loop 375, U.S. Highway 54, and the El Paso International Airport.*





# INVESTMENT HIGHLIGHTS



FLEXIBLE ASSET USE WITH 28 DOCK-HIGH DOORS, ESFR FIRE SUPPRESSION SYSTEM AND 24' TO 29' CLEAR HEIGHTS - WIDENING THE POTENTIAL TENANT POOL



SINGLE-TENANT INDUSTRIAL ASSET WITH A 10-YEAR, TRIPLE-NET LEASE, 2.5% ANNUAL RENTAL INCREASES AND TWO FIVE-YEAR RENEWAL OPTIONS



THE LOCATION PROVIDES EXCELLENT ACCESS TO PRIMARY US/MEXICO PORTS, STATE HIGHWAY LOOP 375, U.S. HIGHWAY 54 AND THE EL PASO INTERNATIONAL AIRPORT



SUBJECT ASSET IS SITUATED ON OVER 20 ACRES PROVIDING AN AMPLE AMOUNT OF PARKING, OUTSIDE STORAGE AREA AND ROOM FOR FUTURE EXPANSION



WOODBIDGE SALES & ENGINEERING, INC. IS A GLOBAL SYSTEM SOLUTION PROVIDER SPECIALIZING IN FULLY INTEGRATED FOAM SOLUTIONS WITH OVER 50 FACILITIES ACROSS 10 COUNTRIES

# WOODBRIIDGE GROUP



EL PASO

CIUDAD JUARES



# WOODBIDGE GROUP



# WOODBIDGE GROUP

SINGLE-TENANT INDUSTRIAL PROPERTY IN  
EL PASO, TEXAS



# SECTION 2

PROPERTY DESCRIPTION

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# PROPERTY DETAILS

Address	9900 Railroad Drive, El Paso, TX 79924
Type of Ownership	Fee Simple
Zoning	LM
Number of Suites	1
Number of Buildings	1
Total Square Feet	309,797
Year Built	1998
Lot Size	22.08 Acres
Clear Height	24' -29'
Dock High Doors	28
Grade Level Doors	2
Number of Parking Spaces	150
Construction	Masonry
Rail Served	Union Pacific Rail Line
Market Vacancy	6.50%



DOWNTOWN EL PASO  
**13 MILES**





**WOODBRIIDGE®**

*"Woodbridge provides products globally that continuously improve the consumer experience through superior comfort and appearance in a socially responsible way."*

Woodbridge is a global systems solution provider, specializing in fully integrated foam solutions. Their polyurethane, polypropylene, polystyrene, and polyethylene solutions are designed to meet the needs of automotive and non-automotive markets. Automotive applications include components for seating, structural support, occupant protection, headliner systems, and acoustical management, as well as a full range of value-added services including engineering and design, supply chain management, assembly, sequencing and JIT delivery solutions.

For more than 40 years, Woodbridge has continued to expand their footprint and diversify their offering to better serve customers. The company has worked with virtually every major automotive OEM and nearly 60 percent of all vehicles have their products and solutions integrated into them.

Woodbridge made Deloitte's "Best Managed Companies" list in 2019 and was awarded Ernst & Young's Entrepreneur of the Year Award in 2018. The company has over 450 patents pending or granted and employs over 400 chemical scientists around the world.

Non-Automotive systems supported:

- Diversified Seating & Assembly
- Construction
- Protective Packaging
- Healthcare
- Home Goods

Automotive systems supported:

- Seating
- Interior
- Exterior



50+ LOCATIONS

10 COUNTRIES

7,500+ TEAMMATES

600+ CUSTOMERS



EMPLOYEES  
7,500



DATE FOUNDED  
1978



WEBSITE  
WOODBRIDGEGROUP.COM



HEADQUARTERS  
ONTARIO, CANADA



50+ FACILITIES  
10 COUNTRIES







# WOODBIDGE GROUP

SINGLE-TENANT INDUSTRIAL PROPERTY IN  
EL PASO, TEXAS



# SECTION 3

FINANCIAL ANALYSIS

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# FINANCIAL SUMMARY & DEBT QUOTE

## PROPERTY DESCRIPTION

Property Name	Woodbridge Group
Address	9900 Railroad Drive
City & State	El Paso, TX 79924
Total Rentable Area (SF)	309,797

## PRICING

Sales Price	\$22,720,000
Sale Price/SF	\$73.34
Rent Abatement	Month 13, 25, and 37
Seller Credit at Closing	Month 13: \$133,376 Month 25: \$136,710 Month 37: \$140,128

## VALUATION CAP RATES

Direct Cap Rate	6.75%
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## PRELIMINARY QUOTE

Max LTV:	60%
5 Year Fixed	3.5%-3.75%
7 Year Fixed	3.75%-3.9%
Amortization	25-30 Years
Term Years	10-Year Term

\*rates/terms as of 10/28/2020

Debt Contact: Farhan Kabani  
Senior Managing Director Capital Markets  
(972) 755-5301  
Farhan.Kabani@markonecapital.com



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# CASH FLOW

For the Years Ending	Year 1 Dec-2021	Year 2 Dec-2022	Year 3 Dec-2023	Year 4 Dec-2024	Year 5 Dec-2025	Year 6 Dec-2026	Year 7 Dec-2027	Year 8 Dec-2028	Year 9 Dec-2029	Year 10 Dec-2030										
<b>Potential Gross Revenue</b>																				
Base Rental Revenue	\$ 1,421,678	\$ 4.59	\$ 1,457,217	\$ 4.70	\$ 1,493,646	\$ 4.82	\$ 1,672,049	\$ 5.40	\$ 1,713,850	\$ 5.53	\$ 1,756,696	\$ 5.67	\$ 1,800,614	\$ 5.81	\$ 1,845,629	\$ 5.96	\$ 1,891,770	\$ 6.11	\$ 1,879,312	\$ 6.07
Scheduled Base Rental Revenue	\$ 1,421,678	\$ 4.59	\$ 1,457,217	\$ 4.70	\$ 1,493,646	\$ 4.82	\$ 1,672,049	\$ 5.40	\$ 1,713,850	\$ 5.53	\$ 1,756,696	\$ 5.67	\$ 1,800,614	\$ 5.81	\$ 1,845,629	\$ 5.96	\$ 1,891,770	\$ 6.11	\$ 1,879,312	\$ 6.07
<b>Expense Reimbursement Revenue</b>																				
Insurance	\$ 78,863	\$ 0.25	\$ 80,046	\$ 0.26	\$ 81,247	\$ 0.26	\$ 82,465	\$ 0.27	\$ 83,702	\$ 0.27	\$ 84,958	\$ 0.27	\$ 86,232	\$ 0.28	\$ 87,526	\$ 0.28	\$ 88,839	\$ 0.29	\$ 90,172	\$ 0.29
Real Estate Taxes	\$ 254,069	\$ 0.82	\$ 257,880	\$ 0.83	\$ 261,748	\$ 0.84	\$ 265,674	\$ 0.86	\$ 269,660	\$ 0.87	\$ 273,704	\$ 0.88	\$ 277,810	\$ 0.90	\$ 281,977	\$ 0.91	\$ 286,207	\$ 0.92	\$ 290,500	\$ 0.94
Total Reimbursement Revenue	\$ 332,932	\$ 1.07	\$ 337,926	\$ 1.09	\$ 342,995	\$ 1.11	\$ 348,139	\$ 1.12	\$ 353,362	\$ 1.14	\$ 358,662	\$ 1.16	\$ 364,042	\$ 1.18	\$ 369,503	\$ 1.19	\$ 375,046	\$ 1.21	\$ 380,672	\$ 1.23
Total Potential Gross Revenue	\$ 1,754,610	\$ 5.66	\$ 1,795,143	\$ 5.79	\$ 1,836,641	\$ 5.93	\$ 2,020,188	\$ 6.52	\$ 2,067,212	\$ 6.67	\$ 2,115,358	\$ 6.83	\$ 2,164,656	\$ 6.99	\$ 2,215,132	\$ 7.15	\$ 2,266,816	\$ 7.32	\$ 2,259,984	\$ 7.30
Effective Gross Revenue	\$ 1,754,610	\$ 5.66	\$ 1,795,143	\$ 5.79	\$ 1,836,641	\$ 5.93	\$ 2,020,188	\$ 6.52	\$ 2,067,212	\$ 6.67	\$ 2,115,358	\$ 6.83	\$ 2,164,656	\$ 6.99	\$ 2,215,132	\$ 7.15	\$ 2,266,816	\$ 7.32	\$ 2,259,984	\$ 7.30
<b>Operating Expenses</b>																				
Insurance	\$ (78,863)	\$(0.25)	\$ (80,046)	\$(0.26)	\$ (81,247)	\$(0.26)	\$ (82,465)	\$(0.27)	\$ (83,702)	\$(0.27)	\$ (84,958)	\$(0.27)	\$ (86,232)	\$(0.28)	\$ (87,526)	\$(0.28)	\$ (88,839)	\$(0.29)	\$ (90,171)	\$(0.29)
Real Estate Taxes	\$ (254,069)	\$(0.82)	\$ (257,880)	\$(0.83)	\$ (261,748)	\$(0.84)	\$ (265,674)	\$(0.86)	\$ (269,660)	\$(0.87)	\$ (273,704)	\$(0.88)	\$ (277,810)	\$(0.90)	\$ (281,977)	\$(0.91)	\$ (286,207)	\$(0.92)	\$ (290,500)	\$(0.94)
Total Operating Expenses	\$ (332,932)	\$(1.07)	\$ (337,926)	\$(1.09)	\$ (342,995)	\$(1.11)	\$ (348,139)	\$(1.12)	\$ (353,362)	\$(1.14)	\$ (358,662)	\$(1.16)	\$ (364,042)	\$(1.18)	\$ (369,503)	\$(1.19)	\$ (375,046)	\$(1.21)	\$ (380,671)	\$(1.23)
Net Operating Income	\$ 1,421,678	\$ 4.59	\$ 1,457,217	\$ 4.70	\$ 1,493,646	\$ 4.82	\$ 1,672,049	\$ 5.40	\$ 1,713,850	\$ 5.53	\$ 1,756,696	\$ 5.67	\$ 1,800,614	\$ 5.81	\$ 1,845,629	\$ 5.96	\$ 1,891,770	\$ 6.11	\$ 1,879,313	\$ 6.07
Cash Flow Before Debt Service	\$ 1,421,678	\$ 4.59	\$ 1,457,217	\$ 4.70	\$ 1,493,646	\$ 4.82	\$ 1,672,049	\$ 5.40	\$ 1,713,850	\$ 5.53	\$ 1,756,696	\$ 5.67	\$ 1,800,614	\$ 5.81	\$ 1,845,629	\$ 5.96	\$ 1,891,770	\$ 6.11	\$ 1,879,313	\$ 6.07
& Taxes	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====

\*Inflation rate of 2.3% based on CPI percent change as reported by the Bureau of Labor Statistics for the twelve months ended December 2019

\*Rent Abatment: Month 13, 25, and 37 of free rent

\*Seller Credit At Closing: Month 13: \$133,376 - Month 25: \$136,710 - Month 37: \$140,128



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# LEASE SUMMARY REPORT

Tenant	Square Feet	Building Share %	Lease Start	Lease End	Annual Rent/SF	Rent Per Month	Rent Per Year	Rental Increase	Increase Date	Lease Type	Renewal Options
Woodbridge Sales & Engineering, Inc.	309,797	100.0%	11/1/98	10/31/30	\$4.95	\$127,791	\$1,533,495	2.5% Increase	Aug-2021	NNN	Two (5) Year Options at FMV or 90% of the Current Rate
Occupied Tenants: 1			Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%				
Total Current Rents: \$127,791					Occupied Current Rents: \$127,791		Unoccupied Current Rents: \$0				

Notes: Month 13, 25, and 37 Free Rent Abatement

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# PRICING DETAIL

Summary	
Price	\$22,720,000
Down Payment	\$9,088,000
Down Payment %	40%
Number of Suites	1
Price Per SqFt	\$73.34
Rentable Built Area (RBA)	309,797 SF
Lot Size	22.08 Acres
Year Built/Renovated	1998
Occupancy	100.00%

Returns	Current	Pro Forma
CAP Rate	6.75%	6.75%
Cash-on-Cash	7.86%	7.86%
Debt Coverage Ratio	1.87	1.87

Financing	1st Loan
Loan Amount	\$13,632,000
Loan Type	New
Interest Rate	3.50%
Amortization	25 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

Operating Data				
Income		Current		Pro Forma
Scheduled Base Rental Income		\$1,533,492		\$1,533,492
Total Reimbursement Income	21.7%	\$332,932	21.7%	\$332,932
Other Income		\$0		\$0
Potential Gross Revenue		\$1,866,424		\$1,866,424
General Vacancy	0.0%	\$0	0.0%	\$0
Effective Gross Revenue		\$1,866,424		\$1,866,424
Less: Operating Expenses	17.8%	(\$332,932)	17.8%	(\$332,932)
Net Operating Income		\$1,533,493		\$1,533,493
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$1,533,493		\$1,533,493
Debt Service		(\$818,940)		(\$818,940)
Net Cash Flow After Debt Service	7.86%	\$714,552	7.86%	\$714,552
Principal Reduction		\$347,357		\$359,712
Total Return	11.68%	\$1,061,910	11.82%	\$1,074,264

Operating Expenses		Current	Pro Forma
CAM		\$0	\$0
Insurance		\$78,863	\$78,863
Real Estate Taxes		\$254,069	\$254,069
Management Fee		\$0	\$0
Other Expenses - Non Reimbursable		\$0	\$0
Total Expenses		\$332,932	\$332,932
Expenses/Suite		\$332,932	\$332,932
Expenses/SF		\$1.07	\$1.07



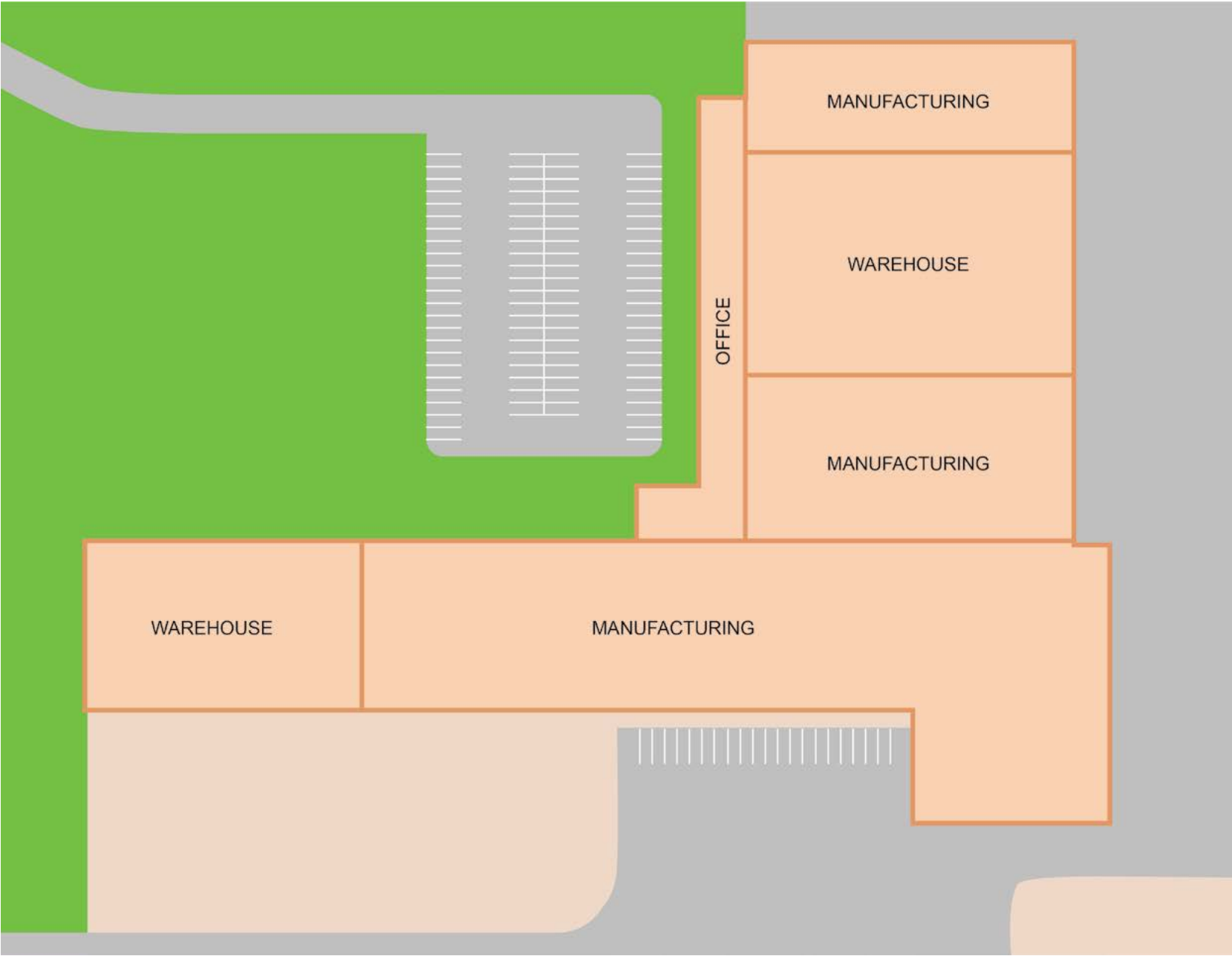
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# LEASE ABSTRACT

DATE: 11/3/2020		Sec					
<b>BASIC</b>		Section					
Landlord Entity	2nd Amendment		El Paso Railroad 99, LLC				
Tenant d/b/a	2nd Amendment		SW FOAM LLC				
Guarantor	Exhibit E		WOODBRIIDGE HOLDINGS INC./ INOAC NORTH AMERICA LLC				
Property Address	1-E		9900 Railroad Dr, El Paso, TX 79924				
Rentable/Useable Square Feet	1-E		309,797				
<b>TERM</b>		Section					
Lease Commencement Date	2nd Amendment-2		11/1/2020				
Rent Commencement Date	2nd Amendment-2		11/1/2020				
Lease Expiration Date	2nd Amendment-2		10/31/2030				
Term	2nd Amendment-2		120 Months				
<b>RENT</b>		Section					
			Period	\$/SF/YR	\$/Year	\$/Month	Notes
Base Rent	2nd Amendment-3		6/1/2020	\$0.00	\$0.00	\$0.00	NNN lease
	2nd Amendment-3		7/1/2020	\$4.95	\$1,533,495.00	\$127,791.25	NNN lease
	2nd Amendment-3		7/1/2021	\$0.00	\$0.00	\$0.00	NNN lease
	2nd Amendment-3		8/1/2021	\$5.07	\$1,571,832.36	\$130,986.03	NNN lease
	2nd Amendment-3		7/1/2022	\$0.00	\$0.00	\$0.00	NNN lease
	2nd Amendment-3		8/1/2022	\$5.20	\$1,611,120.96	\$134,260.08	NNN lease
	2nd Amendment-3		7/1/2023	\$0.00	\$0.00	\$0.00	NNN lease
	2nd Amendment-3		8/1/2023	\$5.33	\$1,651,406.28	\$137,617.19	NNN lease
	2nd Amendment-3		7/1/2024	\$5.46	\$1,692,691.32	\$141,057.61	NNN lease
	2nd Amendment-3		7/1/2025	\$5.60	\$1,735,008.60	\$144,584.05	NNN lease
	2nd Amendment-3		7/1/2026	\$5.74	\$1,778,383.80	\$148,198.65	NNN lease
	2nd Amendment-3		7/1/2027	\$5.88	\$1,822,843.32	\$151,903.61	NNN lease
	2nd Amendment-3		7/1/2028	\$6.03	\$1,868,414.40	\$155,701.20	NNN lease
2nd Amendment-3		7/1/2029	\$6.18	\$1,915,124.76	\$159,593.73	NNN lease	
<b>ADDITIONAL RENT</b>		Section					
CAM/Operating Expenses	B-(2)		Operating Expenses incurred by Landlord during a calendar year. The term "Operating Expenses" means, collectively, for each calendar year of the Lease Term (x) all costs and expenses incurred by Landlord for: (A) the operation, maintenance and repair of the Building's structural walls and foundation (except to the extent such is Tenant's obligation and expense under Section 5(A) of the Lease) and (B) the general maintenance, repair and replacement of the Roof Membrane (defined below); and (y) Tenant's Roof Replacement Expenses (defined below) required to be paid by Tenant during such calendar year after a Total Roof Replacement (defined below); provided; however, Operating Expenses exclude any of the following costs or expenses: The cost of the cost of any replacement of the structural components of the building structural walls, roof and foundation, the cost of repairs and replacements, general maintenance, depreciation of the building and equipment, legal expenses, leasing commissions, advertising, debt payments, interest and penalties due to late payment, Professional fees, Real estate taxes, insurance premiums				
Real Estate Taxes	B-(1)		The term "Real Estate Taxes" means for each calendar year during the Lease Term: (i) all real estate taxes and other taxes or assessments levied or assessed against the Building and/or the Property, or any portion thereof; (ii) any tax, surcharge or assessment, which shall be levied on the Building and/or the Property in addition to or in lieu of real estate taxes; and (iii) any rental, excise or sales tax or levy, imposed on or measured by the Rent under this Lease.				
Insurance	9-(1)(2)		Tenant shall obtain and keep in force at its expense throughout the Lease Term a Commercial General Liability Policy of Insurance protecting Tenant, Landlord, Landlord's asset or property manager, and Landlord's Mortgagee against claims for bodily injury personal injury and property damage based on or arising out of the use, occupancy or maintenance of the Property. Such insurance shall be on an occurrence basis providing single limit coverage in an amount not less than \$5,000,000 per occurrence and not less than \$10,000,000 aggregate. The limits of said insurance shall not, however, limit or reduce the liability of Tenant under this Lease or applicable laws nor relieve or discharge Tenant of any obligation under this Lease. The Commercial General Liability Policy shall include coverage for liability assumed under this Lease as an "insured contract" and for the performance of Tenant's indemnity obligations under this Lease. All insurance carried by Tenant shall be primary to and not contributing with any similar insurance carried by Tenant shall obtain and keep in force at its expense throughout the Lease Term property insurance written on an all risk or special form, with coverage for broad form water damage including earthquake sprinkler leakage, at full replacement cost value and with a replacement cost endorsement covering (1) all of Tenant's furniture, trade fixtures, equipment, raw materials, work in process, inventory, stock in trade and other personal property located on the Property; and (ii) all Alterations made by Tenant, whether before or after the Commencement Date. Such policy shall include Tenant, Landlord, Landlord's Mortgagee (if requested by Landlord) and Landlord's asset or property manager as additional insureds.				
Utilities	B-(8)		Tenant shall obtain and keep in force at its expense throughout the Lease Term a Commercial General Liability Policy of Insurance protecting Tenant, Landlord, Landlord's asset or property manager, and Landlord's Mortgagee against claims for bodily injury personal injury and property damage based on or arising out of the use, occupancy or maintenance of the Property. Such insurance shall be on an occurrence basis providing single limit coverage in an amount not less than \$5,000,000 per occurrence and not less than \$10,000,000 aggregate. The limits of said insurance shall not, however, limit or reduce the liability of Tenant under this Lease or applicable laws nor relieve or discharge Tenant of any obligation under this Lease. The Commercial General Liability Policy shall include coverage for liability assumed under this Lease as an "insured contract" and for the performance of Tenant's indemnity obligations under this Lease. All insurance carried by Tenant shall be primary to and not contributing with any similar insurance carried by Landlord, whose insurance shall be considered excess insurance only. Tenant shall obtain and keep in force at its expense throughout the Lease Term property insurance written on an all risk or special form, with coverage for broad form water damage including earthquake sprinkler leakage, at full replacement cost value and with a replacement cost endorsement covering (1) all of Tenant's furniture, trade fixtures, equipment, raw materials, work in process, inventory, stock in trade and other personal property located on the Property; and (ii) all Alterations made by Tenant, whether before or after the Commencement Date. Such policy shall include Tenant, Landlord, Landlord's Mortgagee (if requested by Landlord) and Landlord's asset or property manager as additional insureds.				
Repairs/Maintenance	B-(5) A		Subject to the provisions of Sections 10 and 15 below and except to the extent of Landlord's repair and maintenance obligations pursuant to Section 4, Tenant shall at its sole expense repair, maintain and keep in good condition the Property, including the Building, as is required by applicable laws, regulations, codes or ordinances				
<b>TENANT OPTIONS</b>		Section					
Renewal	2nd Amendment-7		Landlord and Tenant hereby agree and acknowledge that Tenant shall continue to have the Option to Renew for up to two (2) consecutive renewal terms of sixty (60) months each subject to, and in accordance with, the terms and conditions set forth in Section 27 of the Lease.				
Landlord Default	Lease Sec 20		Landlord shall not be in default unless Landlord fails to perform obligations required of Landlord within thirty (30) days after written notice by Tenant to Landlord and to the holder of the first lien deed of trust encumbering the Property, specifying the manner in which Landlord has failed to perform such obligation; provided however, that if the nature of Landlord's obligation is such that more than thirty (30) days are required for performance, then Landlord shall not be in default if Landlord commences performance within such period of thirty (30) day and thereafter diligently prosecutes the same to completion				

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap. All rights reserved. (Activity ID: ZAB0060458)

# FLOOR PLAN





# WOODBIDGE GROUP

SINGLE-TENANT INDUSTRIAL PROPERTY IN  
EL PASO, TEXAS



# SECTION 4

MARKET OVERVIEW

Marcus & Millichap

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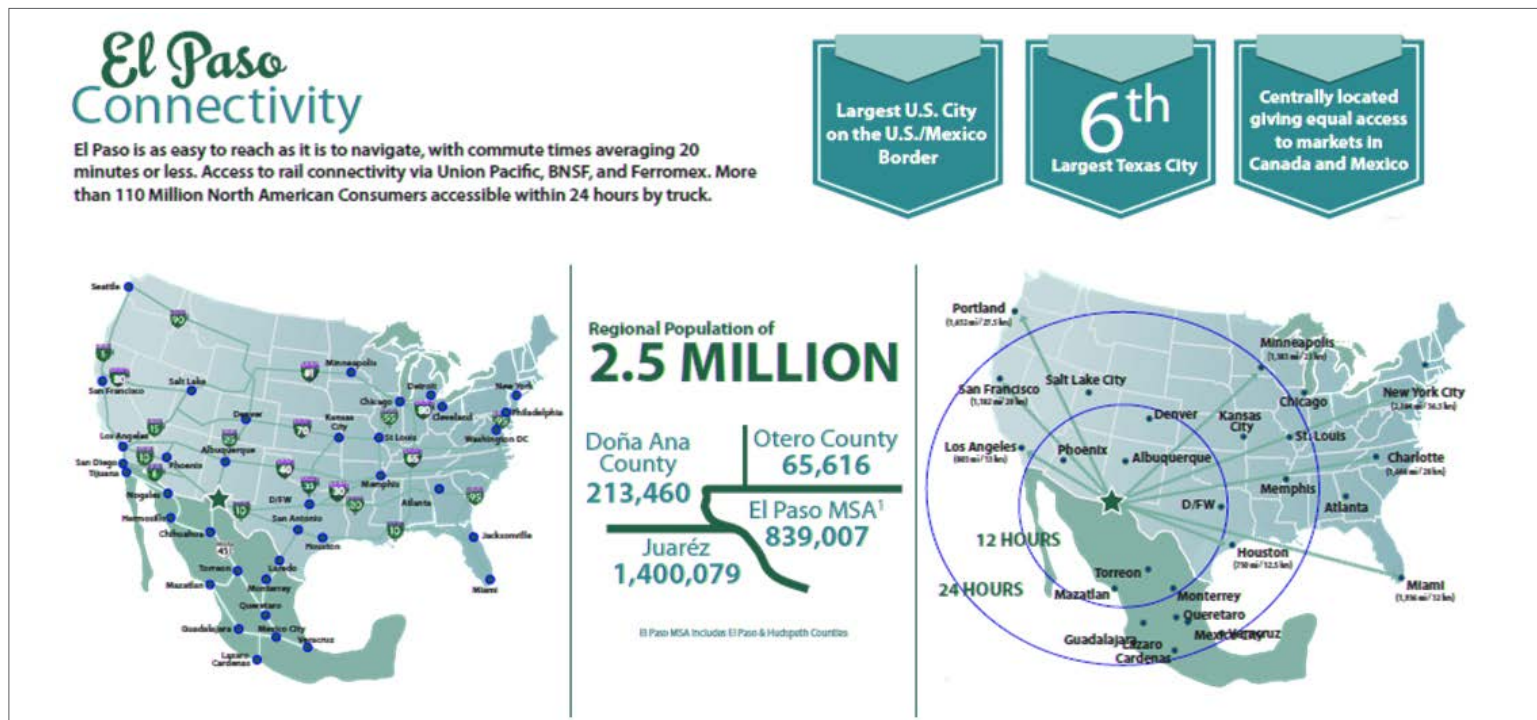
EL PASO, TEXAS

# PART OF THE EL PASO METROPLEX

El Paso is the largest metro area along the Texas-Mexico border which boasts a best-in-class, business friendly operating environment while also offering a great living experience. The region represents one of the largest manufacturing centers in North America and is recognized as globally competitive. This is largely due to El Paso's unique quality of possessing the largest bilingual and bi-cultural workforce in the Western Hemisphere.

As the sixth-largest city in Texas, El Paso is a top 20 percent U.S. performing economy and continues to experience positive economic growth by attracting new businesses and helping existing companies to grow. The City's focus is to create new employment opportunities in 21st century industries, maintain a great quality of life, and facilitate business growth at the local and international levels. (elpasotexas.gov)

El Paso is a major transportation hub with state-of-the-art educational and medical facilities. Historically focused on textiles, the region has diversified into automotive, biomedical, defense, electronics, finance/business services, and medical device sectors. With a diversified economy that continues to branch into new industries, El Paso's regional economy is positioned for growth. In addition, the Fort Bliss military base has been a defining pillar of the city, employing more than 40,000 people and producing \$6 billion in economic activity. El Paso is a leading point of shipping and distribution with direct transportation access to the West Coast, Midwest, and Southeast U.S. markets. (businessintexas.com)





## EL PASO, TEXAS

## TRANSPORTATION

## EL PASO INTERNATIONAL AIRPORT

El Paso International Airport (ELP) is the gateway to West Texas, Southern New Mexico and Northern Mexico. It provides airline passenger services to more than 2.8 million passengers per year, air cargo, and general aviation services. The Airport is favored with abundant land (nearly 7,100 acres) and is located six (6) miles east of Downtown El Paso and 1.7 miles north of Interstate 10 Exit 25 (Airway Blvd). The El Paso International Airport has two air carrier runways and one general aviation runway.

## MARITIME

El Paso is virtually equidistant from three seaports -- Galveston (795 miles) Corpus Christi (707 miles), and Long Beach (750 miles). The commercial land ports of entry connecting El Paso to Ciudad Juarez, Mexico, cleared more than \$86.1 Billion in US -Mexico trade in 2013.

## RAIL (COMMERCIAL &amp; PASSENGER)

Union Pacific Railway provides intermodal and other services to Los Angeles, Chicago, and Dallas through El Paso. Burlington Northern Santa Fe Railroad also travels to Los Angeles and Chicago. Amtrak's Texas Eagle & Sunset Limited Passenger Lines currently serve the area from Union Depot Train Station. All U.S. commercial rail carriers connect with their Mexican Counterparts in El Paso/Juarez.

## TERRESTRIAL

## I-10 &amp; I-25

Primary highway access to the region is provided by Interstate 10 (I-10), which extends between Jacksonville, Florida, and Los Angeles, California. I-10 stretches more than 2,400 miles across eight states, passes through 17 major urban areas; in Arizona I-10 covers 392 miles. In Las Cruces, Interstate 25 (I-25) connects with I-10, which provides access to northern New Mexico, central Colorado, and eastern Wyoming. Interstate 110 (I-110) extends southward from I-10 and provides cross-border access to Juarez, Chihuahua.

EPIA IS SERVED WITH MORE THAN  
**45 DAILY FLIGHTS**  
 CONNECTING THE COMMUNITY WITH  
 DAILY NON-STOP AIR SERVICE TO  
*10 different destinations*  
 WITHIN THE UNITED STATES



[www.elpasotexas.gov/economic-development/business-services/data-and-statistics/transportation](http://www.elpasotexas.gov/economic-development/business-services/data-and-statistics/transportation)



## EL PASO, TEXAS

## TRANSPORTATION

## Cesar Chavez Border Highway

The Cesar Chavez Border Highway stretches 8.9 miles along the U.S.-Mexico border in El Paso from Downtown to the Zaragoza Road. The Border Highway is a popular roadway for those drivers commuting from the far east side towards downtown and want to avoid the heavy traffic that builds on I-10. The Cesar Chavez Express Toll Lanes opened in January 2014 and have given El Paso drivers the option to have a much more reliable commute.

## U.S. Route 54

More commonly referred to as 'The Patriot Freeway', this road begins where I-10 and U.S. Route 54 intersect and stretches through northeast El Paso and continues on to New Mexico. This U.S. Highway is a popular option for those commuters traveling from El Paso to New Mexico, specifically Holloman Air Force Base and Alamogordo, New Mexico.



[www.up.com/aboutup/reference/maps/system\\_map/index.htm](http://www.up.com/aboutup/reference/maps/system_map/index.htm)

## Texas State Highway Loop 375

This highway is more commonly referred to as 'Loop 375' and currently connects the Cesar Chavez Border Highway and the Purple Heart Memorial Highway on the east side of El Paso. In the future, Loop 375 will connect the west side of El Paso from Trans-mountain Road (Woodrow Bean) to Sunland Park and finally to US 85/Paisano Drive. The primary goal for the completion of the loop is to give the commuter options when deciding the best route to travel from West to East El Paso in the most efficient way and without needing to use the main highway, I-10.

## Trans-Mountain Road

This road is unique to the city of El Paso as it cuts through Franklin Mountain State Park. Also an option for those living in Northeast El Paso, Trans-Mountain road can be used as a quick commuting option to access the Far West side of El Paso. Trans-Mountain Road is a scenic drive that exposes El Paso's beautiful desert landscape.

EL PASO, TEXAS

# TRANSPORTATION

## COMMERCIAL SHIPPING

According to the U.S. Department of Transportation, El Paso is the nation's "fifth busiest land border gateway by value for imports and exports transported across the border by highways, railroads, and pipelines." Trucks carry most of the freight passing through the city, followed by rail. The Union Pacific Railway provides intermodal and other services to Los Angeles, Chicago, and Dallas. The Burlington Northern Santa Fe Railroad also travels to Los Angeles and Chicago. El Paso's position as an international gateway means it is a major thoroughfare for imports and exports. (<https://www.city-data.com/us-cities/The-South/El-Paso-Economy.html>)



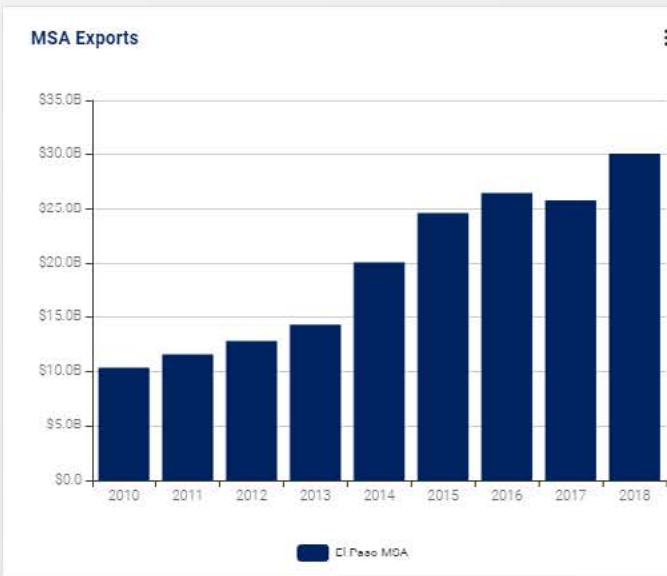
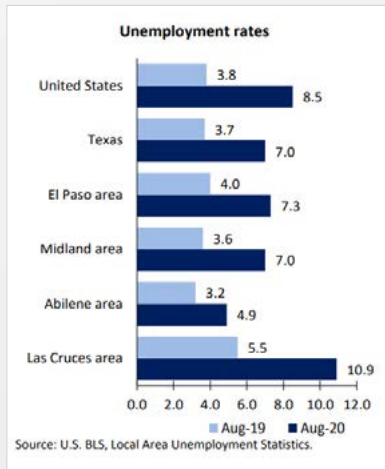
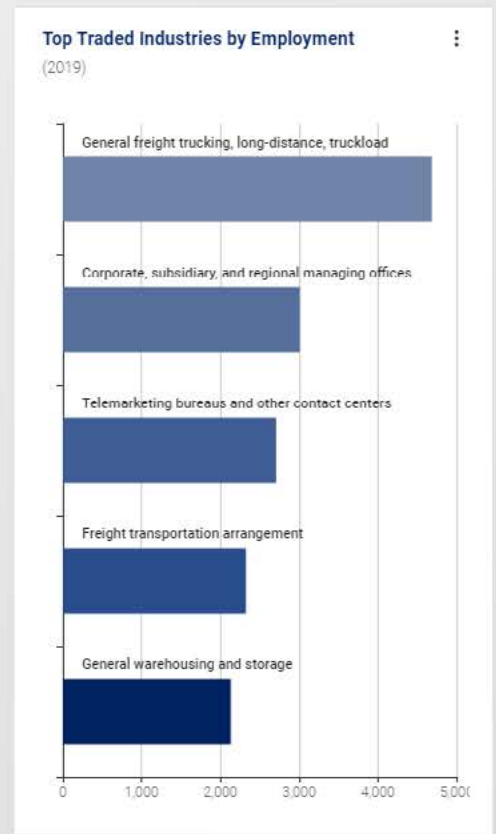
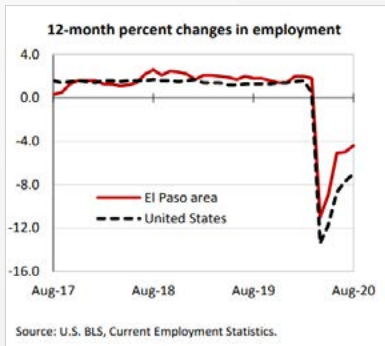
[www.sundt.com/2016/02/03/i-10-work-in-el-paso-is-a-go/](http://www.sundt.com/2016/02/03/i-10-work-in-el-paso-is-a-go/)

## EL PASO, TEXAS

# LABOR

El Paso's strong economy is supported by companies across a range of business sectors.

Major business clusters in El Paso include business and financial services, food products, manufacturing, military, retail and logistics and transportation. Major employers include ADP, Charles Schwab, ECM International, GECU, Helen of Troy, Mesilla Valley Transportation, Prudential Financial and Toro.



Source: [businessintexas.com/texas-regions/west-texas/el-paso/](https://businessintexas.com/texas-regions/west-texas/el-paso/)  
 Source: [www.bls.gov](https://www.bls.gov)

EL PASO, TEXAS

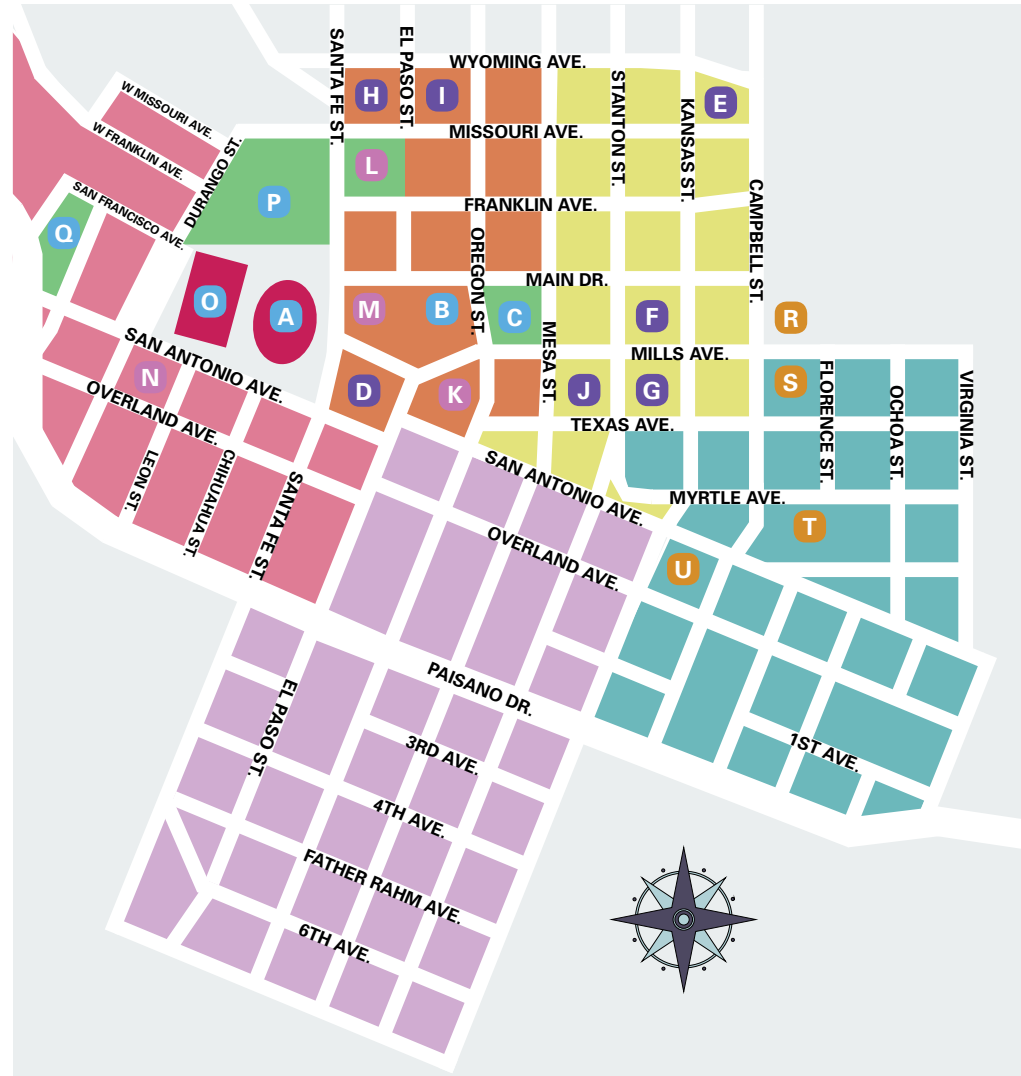
# CITY AMENITIES



[visitelpaso.com/explore/visitors\\_guide/english](http://visitelpaso.com/explore/visitors_guide/english)

EL PASO, TEXAS

# CITY AMENITIES



## DOWNTOWN

- A** ABRAHAM CHAVEZ THEATER
- B** PLAZA THEATER
- C** SAN JACINTO PLAZA
- D** HOTEL PASO DEL NORTE
- E** HOLIDAY INN EXPRESS
- F** HOTEL INDIGO
- G** ALOFT HOTEL
- H** COURTYARD BY MARRIOTT
- I** DOUBLETREE BY HILTON
- J** STANTON HOUSE HOTEL
- K** THE PLAZA HOTEL PIONEER PARK
- L** EL PASO MUSEUM OF ART
- M** EL PASO MUSEUM OF HISTORY
- N** RAILROAD & TRANSPORTATION MUSEUM AND DOWNTOWN VISITORS CENTER
- O** JUDSON F. WILLIAMS CONVENTION CENTER
- P** SOUTHWEST UNIVERSITY PARK
- Q** UNION PLAZA PARK
- R** CITY HALL 1
- S** CITY HALL 2
- T** FEDERAL COURTHOUSE
- U** EL PASO COUNTY COURTHOUSE

[visitelpaso.com/explore/visitors\\_guide/english](http://visitelpaso.com/explore/visitors_guide/english)

# WOODBRIIDGE GROUP





Fort Bliss



Helen of Troy



University Medical Center of El Paso

# MAJOR EMPLOYERS

More than 70 Fortune 500 companies call El Paso their home, including Hoover, Eureka, Boeing, and Delphi.

## Employers

- 1 Fort Bliss
- 2 GC Services
- 3 Genpact
- 4 Helen of Troy
- 5 Hospitals of Providence Memorial Campus
- 6 Las Palmas Medical Center
- 7 Tony Lama Co.
- 8 University Medical Center of El Paso
- 9 University of Texas at El Paso
- 10 WBAMC Internal Medicine Clinic

# EL PASO'S IMPRESSIVE FUNDAMENTALS

WORK FORCE

**362,814**  
Civilian Labor Force

**#1** Lowest Cost of Living (2018)

POPULATION

**TOP 20%**  
U.S. Performing Economy

LARGEST METRO AREA ON TX-MEXICO BORDER

LARGEST BI-CULTURAL workforce in Western Hemisphere

**#1** Best Run City in Texas (2017)

**LOCAL INCENTIVES**

Foreign Trade Zone #68  
Economic Development Grant Program

**TARGET SECTORS**

Advanced Logistics  
Advanced Manufacturing  
Business Services  
Defense & Aerospace  
Life Sciences & Healthcare  
Tourism

**8.25%**

Total El Paso Sales and Use Tax

LOCAL INCENTIVES

**TARGET SECTORS**

TAXES



# DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2024 Projection			
Total Population	11,850	76,387	124,100
2019 Estimate			
Total Population	11,430	73,384	117,106
2010 Census			
Total Population	11,073	70,308	109,035
2000 Census			
Total Population	10,640	66,765	93,848
Daytime Population			
2019 Estimate	11,561	60,906	92,839

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2024 Projection			
Total Households	3,975	25,534	40,956
2019 Estimate			
Total Households	3,807	24,408	38,333
Average (Mean) Household Size	3.01	2.99	3.01
2010 Census			
Total Households	3,688	23,560	35,853
2000 Census			

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2019 Estimate			
\$200,000 or More	0.44%	0.64%	0.78%
\$150,000 - \$199,000	0.86%	1.82%	2.28%
\$100,000 - \$149,000	5.39%	7.23%	8.30%
\$75,000 - \$99,999	10.06%	10.85%	11.03%
\$50,000 - \$74,999	19.35%	19.38%	19.91%
\$35,000 - \$49,999	17.50%	18.14%	18.26%
\$25,000 - \$34,999	15.68%	13.77%	13.33%
\$15,000 - \$24,999	13.93%	13.22%	11.90%
Under \$15,000	16.78%	14.96%	14.21%
Average Household Income	\$47,150	\$51,446	\$54,303
Median Household Income	\$37,792	\$41,171	\$43,424
Per Capita Income	\$15,709	\$17,140	\$17,908

POPULATION PROFILE	1 Miles	3 Miles	5 Miles
Population By Age			
2019 Estimate Total Population	11,430	73,384	117,106
Under 20	31.98%	30.68%	32.01%
20 to 34 Years	22.54%	21.51%	23.70%
35 to 39 Years	5.65%	5.69%	6.24%
40 to 49 Years	10.29%	10.89%	11.32%
50 to 64 Years	15.73%	16.64%	14.88%
Age 65+	13.81%	14.60%	11.88%
Median Age	31.56	33.25	31.00
Population 25+ by Education Level			
2019 Estimate Population Age 25+	6,877	45,308	69,895
Elementary (0-8)	10.85%	9.51%	8.42%
Some High School (9-11)	10.39%	8.95%	7.99%
High School Graduate (12)	25.19%	27.84%	25.73%
Some College (13-15)	28.99%	25.88%	26.41%
Associate Degree Only	9.08%	9.20%	9.67%
Bachelors Degree Only	8.98%	11.26%	13.57%
Graduate Degree	3.64%	4.29%	5.69%
Time Travel to Work			
Average Travel Time in Minutes	26	25	25

Source: Marcus & Millichap Research Services



# WOODBIDGE GROUP

EXCLUSIVELY LISTED BY:

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