



ATTENTION BROKERS
FOR LEASE

Dyer Industrial Park

10885-10893, 11060, 11109-11135 DYER STREET
EL PASO, TX 79934



Warehouse Suites
with Office Build-Out, Yard Space
and Private Restrooms

DyerIndustrialPark.com



Dyer Industrial Park

EL PASO, TX 79934

PROPERTY OVERVIEW

- Dyer Industrial Park has been subdivided into 24 warehouse suites.
- 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.

AVAILABLE SUITES & YARD SPACE

Available suites range in size from 1,000 SF to 4,700 SF

- Some 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 to 50,000 SF

This property is ideal for warehouse, storage, or light manufacturing/production.



Warehouse - Roll Up Door + Attached Yard Space

3,900
SQUARE FEET

\$10.15 /yr
RENT / SF

\$3,298.75
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - 10885 - J
10885 - J
El Paso, TX 79934

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

3,900 SqFt. Warehouse Suite with mezzanine, kitchenette, a private restroom, yard space, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space.

Suite 10885 J is located on Site 1 in a metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 3,600 SF on the first floor and 300 SF in the mezzanine area. The mezzanine features a full bathroom and kitchenette.

Directly attached to the warehouse is a secure yard space that measures 4,400 SF that will be fully fenced prior to the new tenant move-in.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

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.

AMENITIES

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

RENTAL TERMS

Rent	\$3,298.75
Security Deposit	\$5,000.00
Application Fee	\$0.00



View this listing online:



2,000 SqFt. Warehouse Suite + Fenced in Gravel Yard Space - For Lease - El Paso, TX

2,000
SQUARE FEET

\$10.40 /yr
RENT / SF

\$1,733.33
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

10893 Dyer St
Suites - T
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **12/15/24**

DESCRIPTION

View Full Property Website here: www.dyerindustrialpark.com

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 10893 - T is located in a metal-frame, metal siding structure with a metal standing-seam pitched roof. The suite is a total of 2,000 square feet.

This suite has ample assigned parking and a fenced in yard space for additional storage.

This suite has a private restroom, and 3 large roll up doors.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

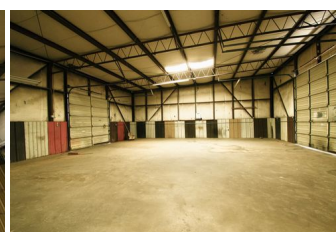
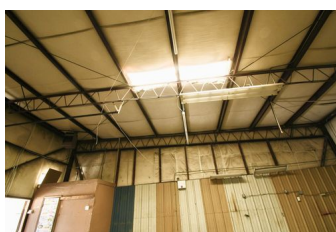
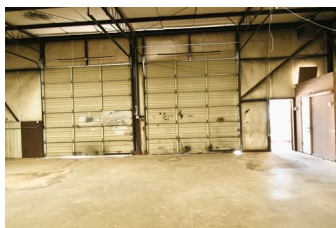
The first-year base rent rate is \$8.00 per year per square foot (\$1,333.33 per month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$400.00 per month), resulting in all-in lease costs of \$1,733.33 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Private Yard
- Secure Gated Access
- High Ceiling Clearance
- Warehouse
- Warehouse Space
- Industrial Park
- Large Gravel Yard Space

RENTAL TERMS

Rent	\$1,733.33
Security Deposit	\$2,000.00
Application Fee	\$0.00



3,920 SF Warehouse - Multiple Roll Up Doors - Private Offices - El Paso, TX

3,920
SQUARE FEET

\$10.15 /yr
RENT / SF

\$3,315.67
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

10893 Dyer St
Suites - S
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: 1/10/25

DESCRIPTION

Available from Grid Property Management, LLC:

Click here to apply: <https://tinyurl.com/GridCommercialApp>

View the Full Property Website here:
www.DyerIndustrialPark.com

3,920 SqFt. Warehouse Suite with mezzanine, kitchenette, a private restroom, yard space, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.

Suite 10893 S is located on Site 1 in a metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 3,720 SF on the first floor and 200 SF in the mezzanine area.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$2,531.67 month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$784.00 per month), resulting in all-in lease costs of \$3,315.67 per month for year 1 with 5% annual increases on base rent.

Tenants will also pay their own electricity, internet, garbage, and phone bills.

AMENITIES

- High Ceiling Clearance Warehouse
- warehouse space
- Industrial
- Ample Parking
- 4 Roll Up Doors
- Multiple Drive-In Doors

RENTAL TERMS

Rent	\$3,315.67
Security Deposit	\$3,500.00
Application Fee	\$0.00



View this listing online:



5,000 SqFt. Warehouse - Office - Private Restroom - Fenced Yard Space - For Lease - El Paso, TX

5,000
SQUARE FEET

\$10.15 /yr
RENT / SF

\$4,229.17
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

10885 Dyer St
Suites - K
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **12/06/24**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

5,000 SqFt. Warehouse - Office - Private Restroom - Fenced Yard Space - For Lease - El Paso

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.

The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7. The site has new security fencing along Dyer with keypad-entry gates that will be open during business hours and will close and require keypad entry outside of business hours.

Suite 10885 K is located on Site 1 in a metal-frame structure with a metal standing-seam pitched roof. The suite is a total of 5,000 SF. The suite has 4 roll up doors.

Power Details: Pending

Two year minimum lease required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$3,229.17 per month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,000.00 per month), resulting in all-in lease costs of \$4,229.17 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Private Restroom
- Warehouse

RENTAL TERMS

Rent	\$4,229.17
Security Deposit	\$5,500.00
Application Fee	\$0.00



Spacious Warehouse - 2 Roll Up Doors - High Ceilings

2,266
SQUARE FEET

\$10.15 /yr
RENT / SF

\$1,916.66
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - 10893 - L/M
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **11/19/24**

DESCRIPTION

View the Full Property Website here:
www.dyerindustrialpark.com

Click here to apply: <https://tinyurl.com/GridPMAApplication>

2,266 RSF. Warehouse Suite, with 2 private restrooms, 2 roll-up doors, and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 10893 - L/M is located in a metal-frame, metal-siding structure with a metal standing-seam pitched roof. The suite is a total of 2,266 square feet.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$1,463.46 per month total) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$453.20 per month), resulting in all-in lease costs of \$1,916.66 per month for year 1 with 5% annual increases on base rent.

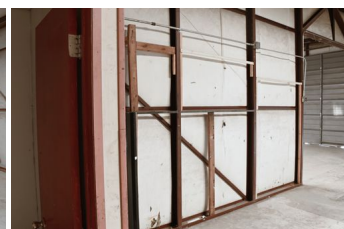
Tenants will also pay their own electricity, internet, garbage, and phone bills.

AMENITIES

- High Ceiling Clearance
- Warehouse
- 2 Drive-In Roll Up Doors
- 2 Private Restrooms

RENTAL TERMS

Rent	\$1,916.66
Security Deposit	\$3,000.00
Application Fee	\$0.00



View this listing online:



Storage Space— 4,500 Rentable Square Feet – El Paso, TX

4,500
SQUARE FEET

\$5.40 /yr
RENT / SF

\$2,025
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

10885 Dyer St
Suites - E
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**
LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in NE El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

Suite 10885-E is on Site 1 at 10885 Dyer Street. The premises has 4,500 RSF of storage space with a small bathroom.

Suite 10885-E features one 12' roll-up door and multiple standard entry doors.

The suite has ample power and ample lighting.

Please note that Suite 10885-E is ideally suited for storage and is to be leased in as-is condition.

All tenants have assigned parking.

One-year minimum lease. Extensions beyond one year are available.

The first-year base rent rate is \$3.00 per year per square foot (\$1,125.00 per month) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$900.00 per month), resulting in all-in lease costs of \$2,025.00 per month for year 1 with 5% annual increases of base rent.



RENTAL TERMS

Rent	\$2,025
Security Deposit	\$3,000
Application Fee	\$0

View this listing online:



1,500 SqFt. Warehouse Suite with office, private restroom- El Paso, TX

1,500
SQUARE FEET

\$10.15 /yr
RENT / SF

\$1,268.75
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

11060 Dyer St
Suite 1
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

View the Full Property Website here:
www.dyerindustrialpark.com

Click here to apply: <https://tinyurl.com/GridCommercialApp>

1,500 SqFt. Warehouse Suite with office, private restroom and assigned parking.

Located right off of Dyer Street in NE El Paso, the Dyer Industrial Park is ideal for businesses that need an office, warehouse, storage, or light manufacturing/production space. The Dyer Industrial Park has site-wide exterior digital security cameras operating and recording 24/7.

Suite 11060 - 1 is located in a metal-frame, metal-sided structure with a metal standing-seam pitched roof. The suite is a total of 1,500 square feet.

Power Details: Pending

One year minimum lease is required, with two one-year extensions available on all leases.

The first-year base rent rate is \$7.75 per year per square foot (\$968.75 per month) plus \$2.40 per year per square foot pro-rata allocation of triple net (NNN) costs (\$300.00 per month), resulting in all-in lease costs of \$1,268.75 per month for year 1 with 5% annual increases on base rent.

HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.

AMENITIES

- Assigned Outdoor Parking
- High Ceiling Clearance
- 1 Drive-In Roll Up Door
- Warehouse
- Private Restroom

RENTAL TERMS

Rent	\$1,268.75
Security Deposit	\$2,000.00
Application Fee	\$0.00



View this listing online:



Secure Gated Yard Space - 51,000 RSF (1.2 Acres) – El Paso, TX

51,000
SQUARE FEET

\$0.58 /yr
RENT / SF

\$2,500.00
RENT

(915) 206-3960
www.DyerIndustrialpark.com



PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - Yard Space - Entire Yard - Site 3
El Paso, TX 79934

COMMERCIAL TYPE: **Industrial** AVAILABLE: **Now**

DESCRIPTION

Located in NE El Paso at 10885 Dyer Street, the Dyer Industrial Park is ideal for companies that need light manufacturing, professional services, auto repair, warehouse, or production space.

The Dyer Industrial Park is made up of 3 sites (10885, 11060, and 11109 Dyer Street) and comprises approximately 103,000 square feet of leasable space.

The Dyer Industrial Park has recently undergone site-wide improvements including fresh exterior paint, updated exterior lighting, extensive gravel and landscape work, and installation of security gates and comprehensive 24/7 exterior digital security camera coverage.

The buildings are metal skin with pitched roofs and have high interior clear heights and wide clear spans.

The Site 3 Yard Space is 1.2 acres of secure, fenced, access controlled graveled yard space. Site 3 is secure. The yard space is fenced on three sides and a Tenant can easily install fence on the 4th side, making the yard secure from the rest of the already secure Site 3.

One year minimum lease. Extensions beyond one year are available.

The first-year rent rate is \$2,500.00 per month.

Serious inquiries only. Courtesy to brokers.

AMENITIES

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

RENTAL TERMS

Rent	\$2,500.00
Security Deposit	\$5,000.00
Application Fee	\$0.00



View this listing online:



Yard Space For Lease - El Paso, TX

17,260
SQUARE FEET

\$0.70 /yr
RENT / SF

\$1,000.00
RENT

(915) 206-3960
www.DyerIndustrialPark.com



PROPERTY ADDRESS

10885-10893, 11060, 11109-11135 Dyer St - Yard Space - Site 1
El Paso, TX 79934

LEASE TYPE: **Gross** AVAILABLE: **Now**

DESCRIPTION

View Full Property Website here: www.DyerIndustrialPark.com

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Site Address: 10885 Dyer Street. EASY Hwy 54/Dyer Street Access

Approximately 17,260 SF, this large gravel yard space is available to lease for parking and storage. Ideal use for car parking, truck/trailer parking, equipment, and shipping containers. (No storage of derelict vehicles will be allowed.)

The yard is fenced on the North, West, South, and East sides. The tenant would have the ability to install temporary power masts at the tenant's expense.

In the next thirty days, the Landlord will be clearing this space of all vehicles and laying down 2" of compacted 1 inch minus gravel. In the next ninety days, the Landlord will be installing a controlled access gate at the site entrance along Dyer Street to provide additional security to the entire 10885 Dyer Street site.

The lease rate is \$1,000.00/month with a 1-year minimum lease.

View Full Property Website here: www.DyerIndustrialPark.com

AMENITIES

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

RENTAL TERMS

Rent	\$1,000.00
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



Dyer Industrial Park

10885010893, 11060, 11109-11135 DYER STREET
EL PASO, TX 79934

WAREHOUSE SPACE IDEAL FOR LIGHT
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
915-206-3960

Individual suite information is available at
DyerIndustrialPark.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.