

CRANE SERVED SHOP & PREMIUM OFFICE SPACE IN CARLSBAD, NM!

5215 PETROLEUM DRIVE, CARLSBAD, NM 88220

INDUSTRIAL FOR SALE OR LEASE



CONTACT BROKERS:

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PROPERTY HIGHLIGHTS



OFFERING SUMMARY

Sale Price:	\$3,200,000
Price/SF:	\$182.86/SF
Lease Rate:	\$35,000/Mo (NNN)
Building Size:	17,500 SF
Lot Size:	5.8 Acres
Year Built:	2018
Renovated:	2020

PROPERTY DESCRIPTION

Property listed with New Mexico Broker; Permian Real Estate – Erin Anderson.

Located in the industrial hub of Carlsbad, NM, this expansive property offers a rare blend of premium office and efficient warehouse space, featuring state-of-the-art facilities. Built in 2018 and expanded in 2020, this property features 2 buildings totaling 17,500 SF on 5.8 Acres. The main building is 10,000 SF with 5,000 SF office and 5,000 SF warehouse. Maximize operations in the main shop built with a 23' eave height, 10-ton crane served, and (10) 16' overhead doors forming 5 drive-through bays. The second building is 7,500 SF with ±3,500 SF office, ±4,000 SF warehouse, and a bonus 2,000 SF canopy space. The site is fully fenced and secured with two automatic gates, paved surface parking, and some covered spaces. There are four (4) man-camp trailers being utilized as additional office space. Seize the opportunity of this strategic location and versatile infrastructure equipped to meet the demands of any growing business!

LOCATION DESCRIPTION

The property is located in the Airport Industrial Park on the southwest side of Carlsbad.



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ADDITIONAL PHOTOS



PROPERTY DESCRIPTION

- 2 Buildings: 17,500 SF on 5.8 Acres
- 10,000 SF Main Building
- 5,000 SF Office | 5,000 SF Office
- 23' Eave Height | 10-ton Crane Served
- (10) 16' Overhead Doors forming 5 Drive-Through Bays
- 7,500 SF Second Building
- ±4,000 SF Warehouse | ±3,500 SF Office | 2,000 SF Bonus Canopy
- Fully Fenced, 2 Automatic Gates
- 4 Trailers on-site, currently used as additional office space



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FLOOR PLAN OPTIONS



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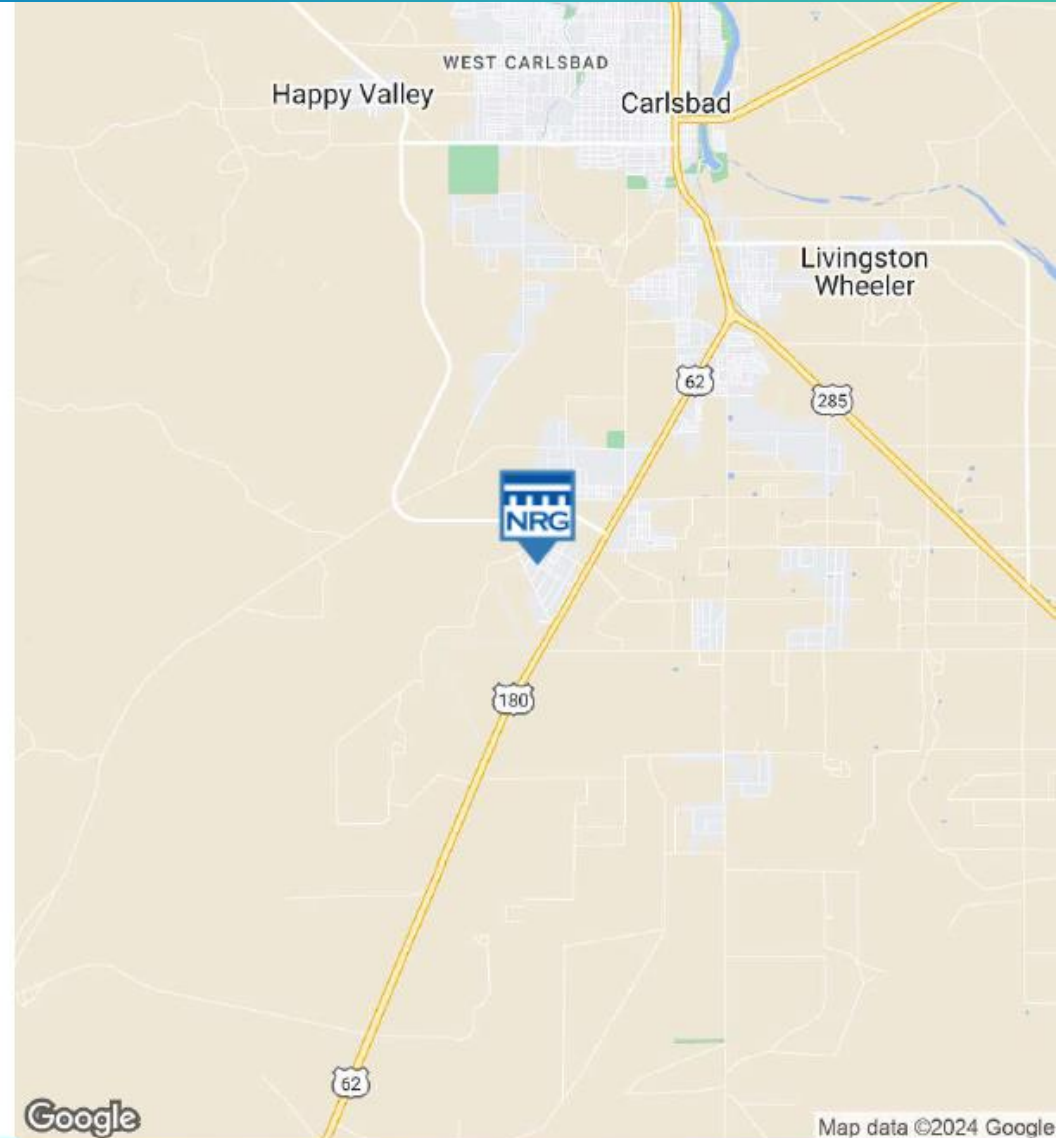
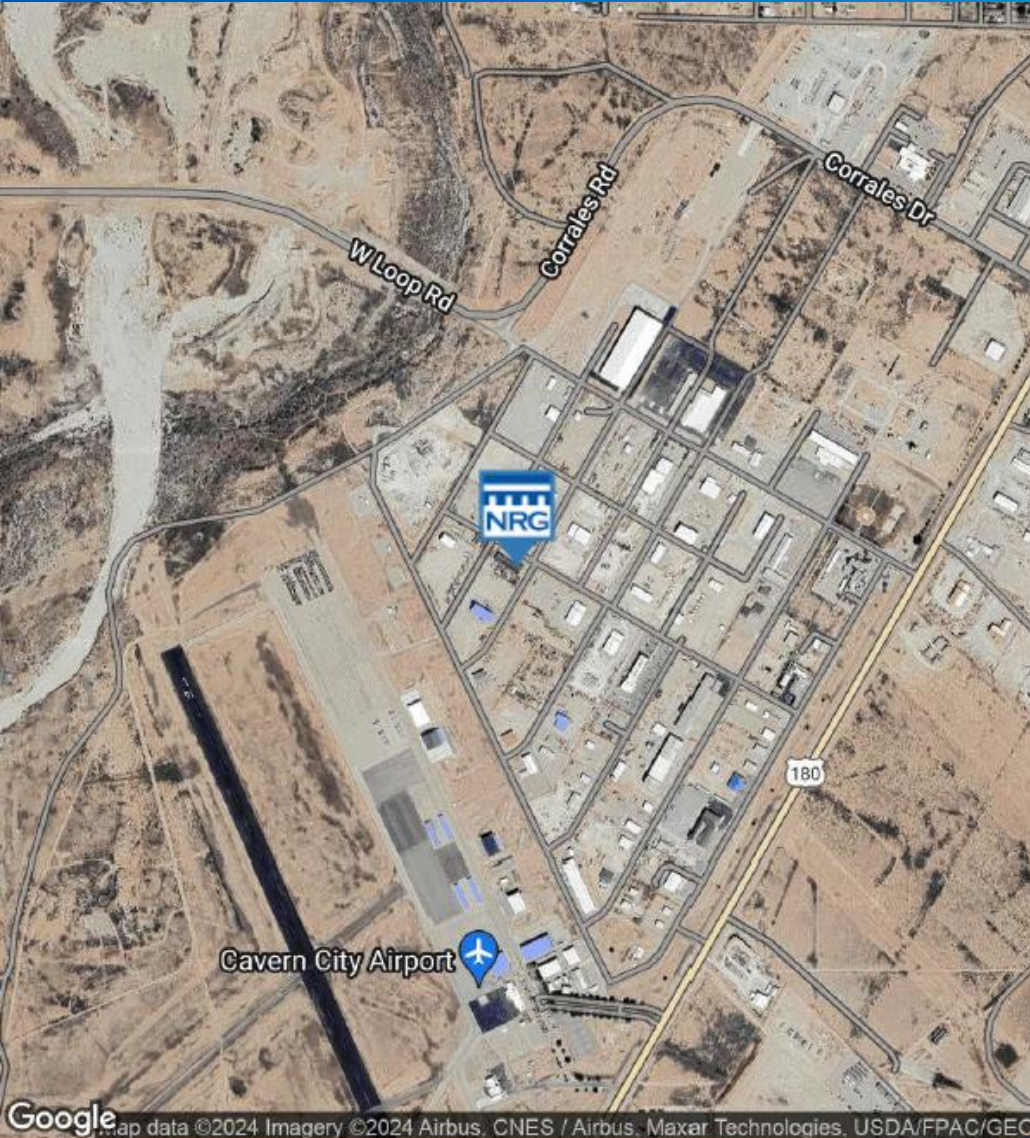


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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