

PRIME INDUSTRIAL & STORAGE OPPORTUNITY IN ALAMOGORDO

SQUARE 47 @ 1900 Highway 54 S, Alamogordo, NM 88310





- Join **SQUARE 47** Development @ Major Hwy Junction (70 & 54) Serving Southeast NM
- Strong Traffic Counts – 18K+ VPD on US HWY 70 & 17K+ VPD on US Hwy 54
- High Visibility Centralized Hub with Multiple Access Points Serving Vast Regional Trade Area Near Holloman Air Force Base & White Sands National Park
- Versatile, 19+ AC Site Easily Adaptable for Wholesale, Distribution, Storage, Industrial, Retail, Entertainment & Other Service-Related Uses
- 66,000 SF, Hi-Bay Building Envelope Demisable into 15,000, 20,000 & 31,000+/- Spaces.
- Existing Dock Doors @ North End w/ Ability to Create More Dock and/or Drive In Doors
- Adjoining 10,000 SF Retail Strip Building Available for Smaller User(s)
- Perimeter QSR & Casual Dining Pad Sites Available at Main Entries Fronting US Hwy 54
- US Highways 70 & US 54 Connect to Numerous Communities in SE NM
- Site Abuts Significant Truck Relief Route with Easy Access for Semi Truck Circulation
- Inquire with Broker about Lease Economics:

Mark or Mariah Edwards



Leasing ♦ Brokerage ♦ Development

Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
Albuquerque, NM 87120

505-998-7298 Cell 505-350-8211 Fax 505-998-7299

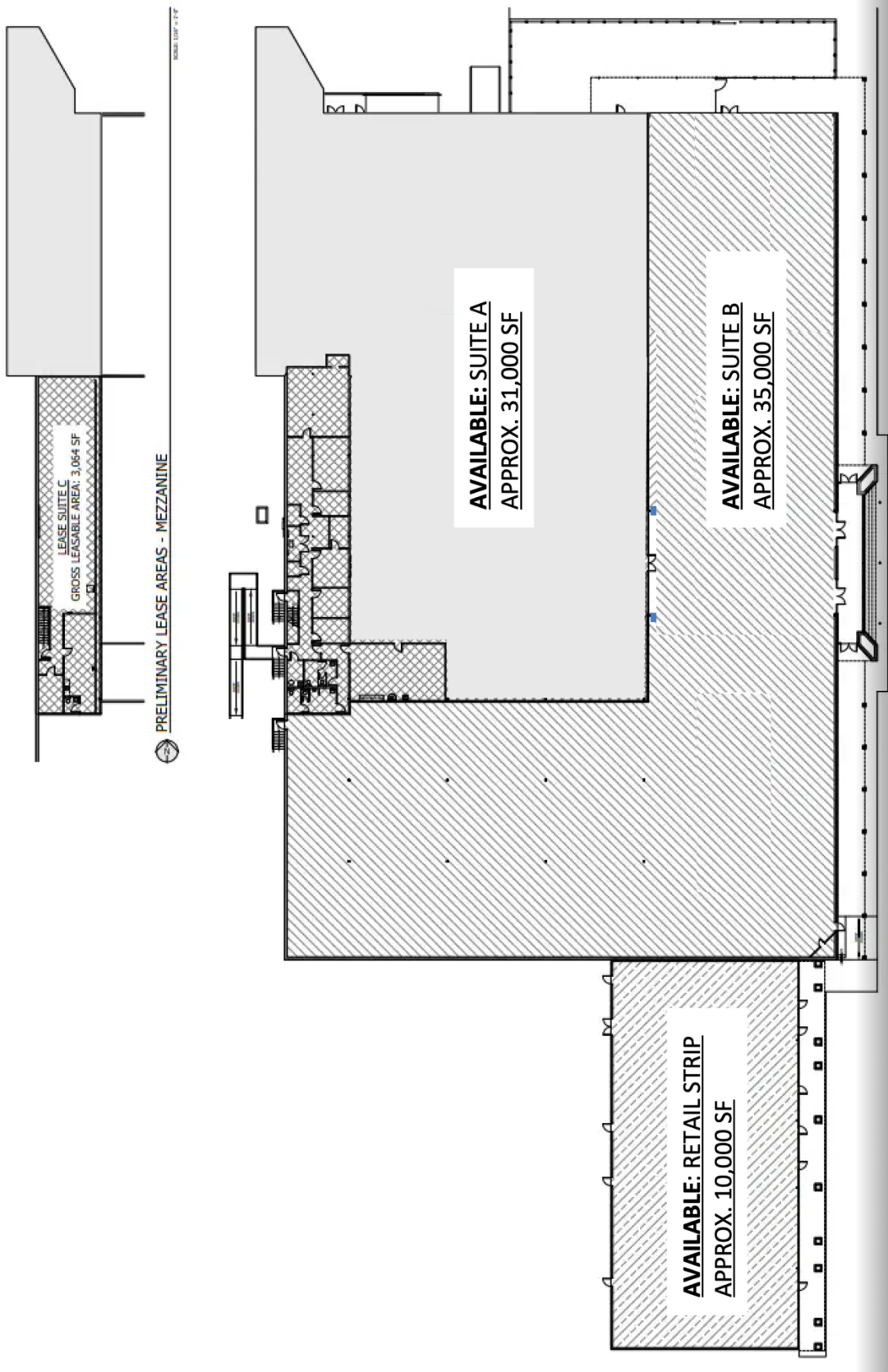
Mark.Edwards@EdwardsCommercialRealty.com

This information was obtained from sources deemed reliable.

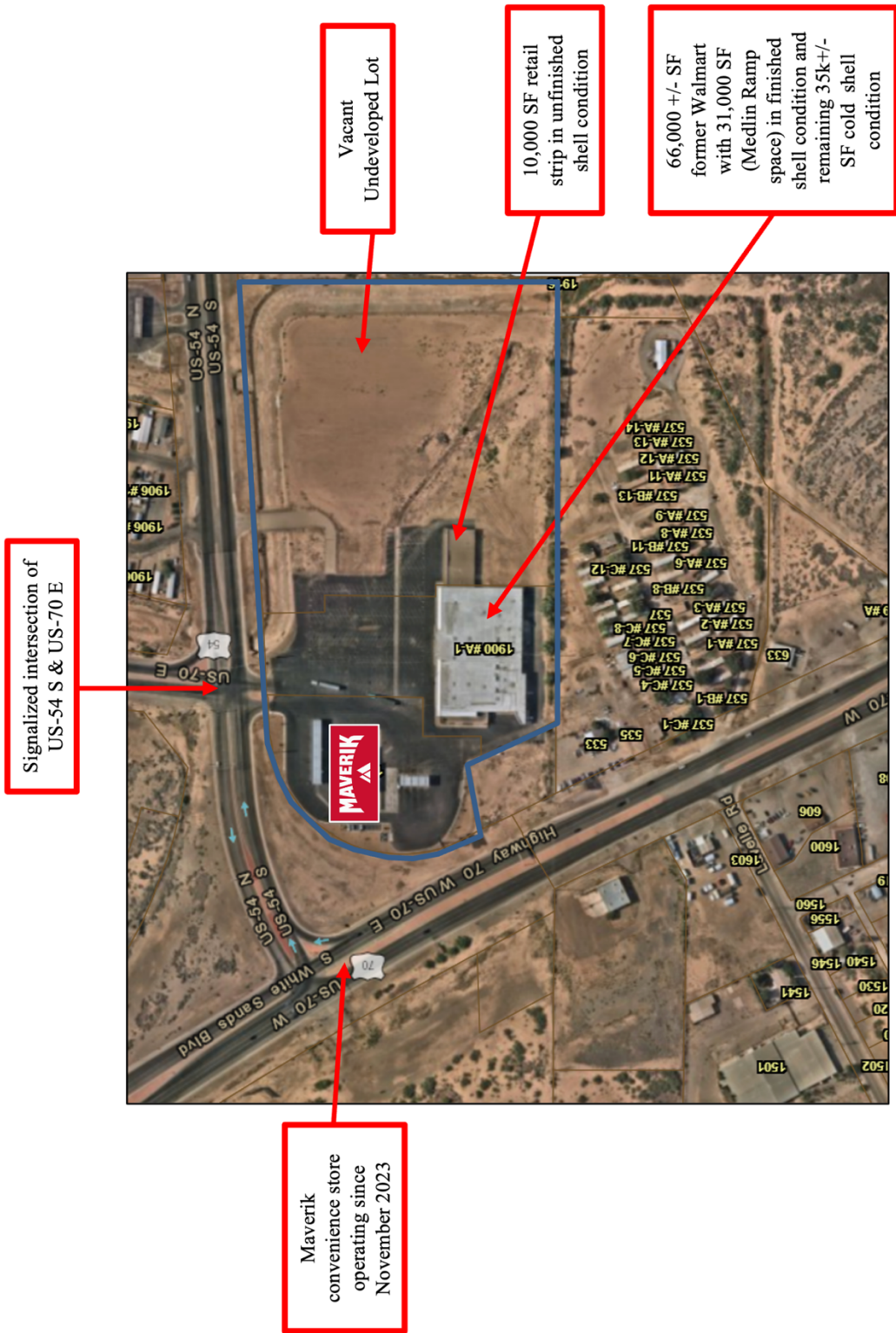
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The pricing and sale/lease terms are subject to change

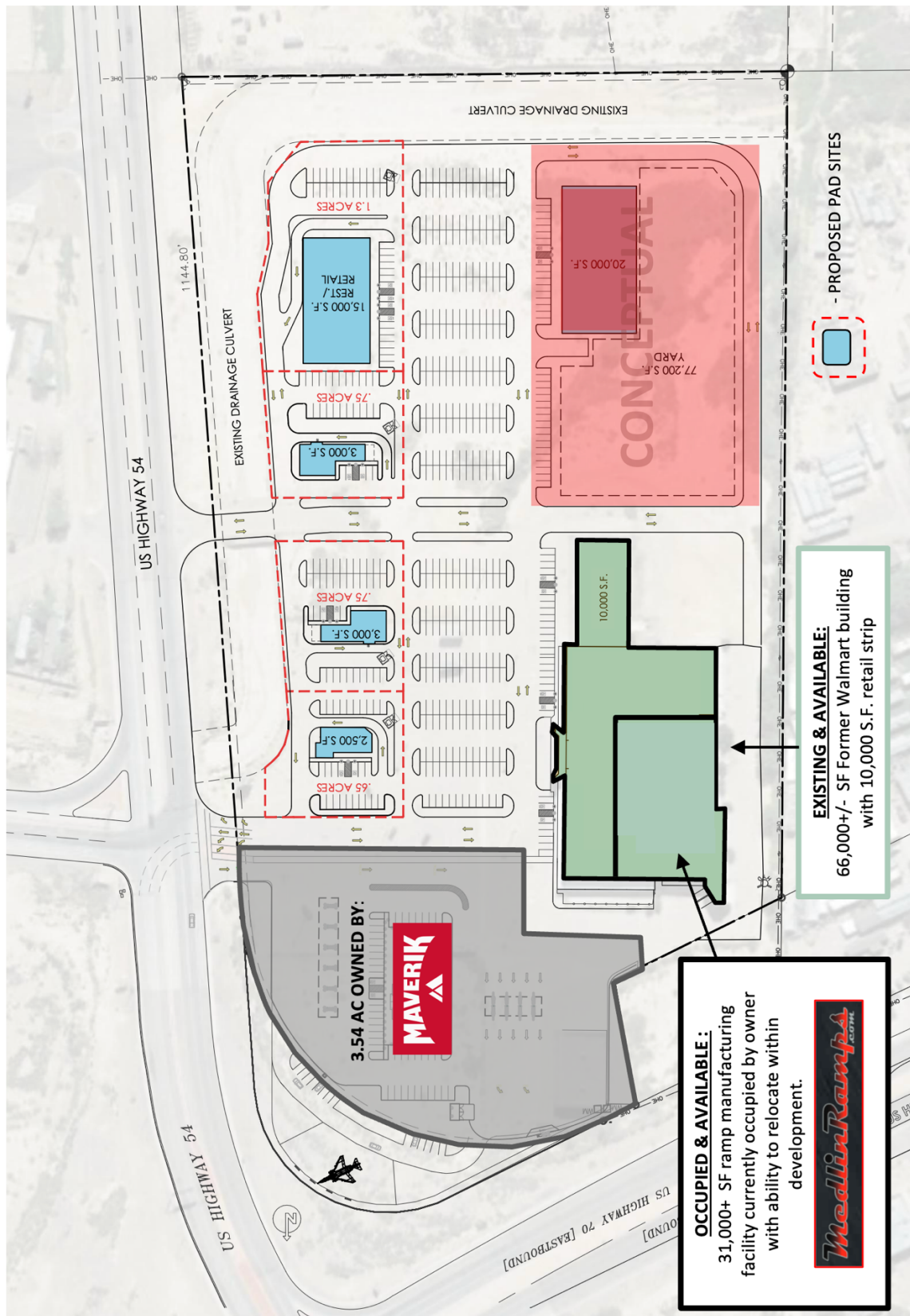
AS-BUILT BUILDING PLAN



CURRENT SITE CONDITION



CONCEPTUAL SITE LAYOUT



OCCUPIED & AVAILABLE:
31,000+ SF ramp manufacturing facility currently occupied by owner with ability to relocate within development.

ModlinRampA
PARTNERS

PIX



Exterior Façade



Exterior Façade



Exterior Façade: Retail Strip



Interior: Former Walmart



Interior: Medlin Ramps



Interior: Retail Strip



Interior: Medline Ramps Breakroom



Interior: Medlin Ramps Shop Space