

# 20 Arroyo Cuyamungue Road

SANTA FE, NM 87506

**FOR SALE**

**ASKING:**

\$2,800,000

**SPACE AVAILABLE:**

Approx. 12,399/sf  
1.33 Acres

**SUBMARKET:**

16-Pojoaque Valley

**ZONING:**

General Commercial



Cozette Hansen

Associate Broker / License # 49928

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## Discover an Exceptional Warehouse Opportunity

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COMMERCIAL



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## PROPERTY HIGHLIGHTS

Discover an exceptional opportunity located 12.5 miles North of Santa Fe. This rare warehouse building presents an exceptional opportunity for commercial ventures. Constructed with durable cinderblock, the property encompasses a total of 12,399/sf, featuring 675/sf dedicated to office space and a sprawling 11,724/sf allocated for warehouse activities. The layout is characterized by expansive open spaces, separated by two additional wings that offer flexibility for diverse usage needs. There are ample restrooms, and excellent lighting throughout the premises, including 18 skylights that infuse the space with natural light. There is a new rubber membrane roof installed in 2023. Additionally, there is a positive pressure room, compressed air distribution to work areas, a newly installed solar air heating panel system, 110v/220v electrical service, a loading dock with a 10-foot roll-up door, and ample parking. This property presents a compelling investment opportunity, offering a unique blend of strategic location and versatile layout, making it a prime choice for businesses seeking to thrive in the vibrant Santa Fe area.



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AERIAL VIEW

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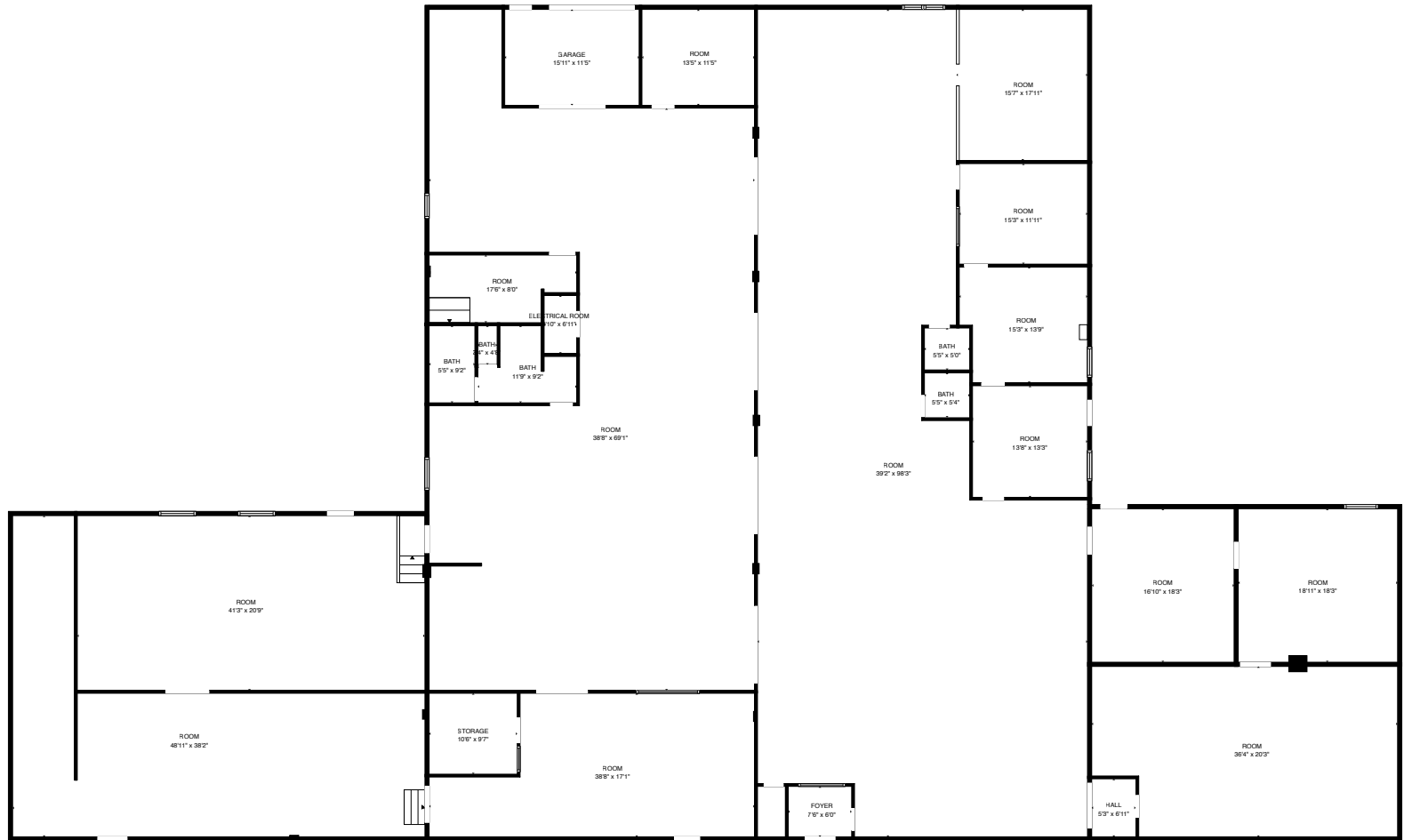


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### FLOORPLAN



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