

Industrial Office and Warehouse Space

201 MISSOURI BLVD, BLOOMFIELD, NM 87413



Walker Oglesby, Managing Broker
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(205) 478-0142



Property Overview



\$7 PSF NNN or \$1,150,000 SALE

This well-maintained industrial asset features a ±10,000 SF main shop complemented by 4,040 SF of covered storage, situated on a spacious ±3.46-acre lot. Designed for efficiency, the facility includes an integrated office building with five private offices and ADA-compliant restrooms, making it ideal for regional oil and gas services, manufacturing, or distribution.

The site is fully equipped for heavy operations with two drive-in doors, high-capacity shop space, and an expansive fenced yard for equipment or fleet storage. Strategically located near the US-64 corridor, this property offers a rare combination of ample square footage and significant yard space for growing industrial users. Establish a permanent foundation in San Juan County with a versatile site built for long-term operational excellence.



Price	\$7 PSF NNN or \$1,150,000 SALE
Property Type	Industrial / Office / Lot
Building Area / Lot Size	13,140 SF / 3.45 AC
Annual Rent / Price Per Acre	\$91,980 / \$333,333
Zoning Description	Heavy Industrial District
TI Allowance	Negotiable
Year Built / Demo	1997
Lease Term	10 Year — Negotiable
Increases	Annual — Negotiable
Renewal Options	Two, 5 Year Each
Dock Doors / Roll Up Doors	0 / 5



Survey



Commercial Real Estate
Due Diligence Management
3465 South Arlington Road
Suite E #183
Akron, Ohio 44312
330.294.1077
www.amnationale.net

ALTA/NSPS Land Title Survey

for
BLOOMFIELD NM
Project # 20242576 - Site # 1

201 MISSOURI
NEW MEXICO, 87413
County of SAN JUAN

SURVEYOR'S CERTIFICATION



To: EQUIPMENTSHARE.COM INC, A DELAWARE CORPORATION; AMERICAN NATIONAL, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(b), 8, 9, 10, 13, 14, 16, 17, 18, 19 and 20 of Table A. The fieldwork was completed on November 20, 2024.

Surveyor: ANTHONY RAY CROWLEY
Registration No.: R.P.L.S. NO. 26531
State of Registration: New Mexico

Date of Survey: December 9, 2024
Date of Last Revision: December 17, 2024
NETWORK REFERENCE # 20242576-1

SURVEY PREPARED BY:
CROWLEY SURVEYING
P.O. BOX 6000
117 WEST ARCHER STREET
JACKSON, TX 75458
(409) 850-0575
ata@crowleysurveying.com

Title Commitment Legal

TRACT (FEE PARCEL, ASSESSOR TAX ID: R406591)
LOT 4 OF THE BITTNER CONSTRUCTION SUBDIVISION NO. 1, IN THE CITY OF BLOOMFIELD, SAN JUAN COUNTY, NEW MEXICO, AS SHOWN ON THE PLAN OF SAID SUBDIVISION FILED FOR RECORD APRIL 7, 2008.

TRACT II (EASEMENT ONLY TRACT)
A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITIES OVER, ACROSS AND UPON THE SOUTHERLY 30 FEET OF LOTS 1, 2, AND 3 OF THE ABOVE DESCRIBED SUBDIVISION, AS SHOWN ON SAID PLAN.

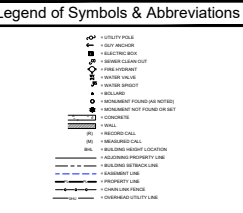
The above described parcel(s) is the same as that described in Fidelity National Title Insurance Company, Commitment No. SJT01720, bearing an effective date of November 27/2024 at 4:30 p.m.

Notes Corresponding to Schedule B

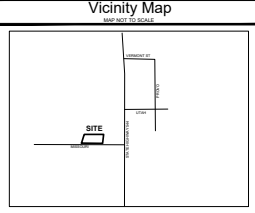
Numbers correspond with Schedule B exceptions items contained in Fidelity National Title Insurance Company, Commitment No. SJT01720, bearing an effective date of November 27, 2024, at 4:30 PM.

- Terms, conditions, rights and obligations of that certain Patent from the United States of America filed in Book 59, page 202 of the Records of San Juan County, New Mexico.
NON SURVEY RELATED ITEM
- Title to oil, gas and other minerals reserved in that certain conveyance documents filed in Book 838, page 08, in Book 838, page 30, in Book 838, page 34 and in Book 854, page 307 of the Records of San Juan County, New Mexico.
NON SURVEY RELATED ITEM
- Terms, conditions, rights and obligations of that certain Oil and Gas Lease filed in Book 180, page 5, as well as instruments recorded in Book 208, page 125 and in Book 435, page 72 of the Records of San Juan County, New Mexico.
NON SURVEY RELATED ITEM
- Terms, conditions, rights and obligations of that certain Grant of Right of Way to San Juan County filed in Book 107, page 72 of the Records of San Juan County, New Mexico.
DOES NOT AFFECT SUBJECT PROPERTY, NOT SHOWN
- Terms, conditions, rights and obligations of that certain Grant of Right of Way to New Mexico Public Service Company filed in Book 102, page 4 of the Records of San Juan County, New Mexico.
DOES AFFECT, NO PLOTTABLE ITEMS, NOT SHOWN
- Terms, conditions, rights and obligations of that certain Grant of Right of Way to Mountain States Telephone and Telegraph Company and Basin Light and Power Company filed in Book 276, page 73, and as recorded in Book 211, page 196 of the Records of San Juan County, New Mexico.
DOES AFFECT, BLANKET IN NATURE, NOT SHOWN
- Terms, conditions, rights and obligations of that certain Grant of Right of Way to El Paso Natural Gas Company filed in Book 214, page 141, in Book 214, page 265, in Book 214, page 316 and in Book 384, page 270 of the Records of San Juan County, New Mexico.
UNABLE TO DETERMINE IF IT AFFECTS, EASEMENT CENTERED ON UNDERGROUND PIPELINES NOT LOCATED AT TIME OF SURVEY, NOT SHOWN
- Access and Utility easement across the South 30 feet feet of said lot as shown on the Plan(s) (Plan(s)) of said Subdivision, and as reserved in Warranty Deed recorded in Book 1246, page 964 of the Records of said County.
DOES AFFECT, SHOWN HEREON

Legend of Symbols & Abbreviations



Vicinity Map

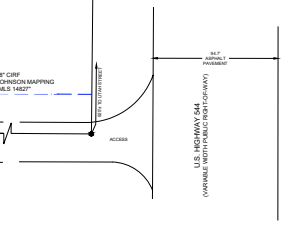


General Notes

- The meridian for all bearings shown hereon is the referenced line of subject property, known as being the west line of Lot 4 of the BITTNER CONSTRUCTION SUBDIVISION NO. 1, recorded in Document No. 20080597, Map Records of San Juan County, New Mexico, being 14°13'29" E, per U.S. State Plane NAD 1983 Coordinates, New Mexico West Zone (2003).
- There is no direct access to the subject property to US Highway 544, a public right-of-way, via an access easement.
- There are 0 regular parking spaces and 0 handicapped parking spaces for a total of 0 parking spaces on the subject property.
- Parcel Number of subject site: R406591
- On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- Surveyor is unaware of any changes in street right of way lines, or evidence of recent street or sidewalk construction or repairs, either completed or proposed.
- The posted address on site is 201 Missouri.
- There is no visible evidence of cemeteries, grave sites or burial grounds on the subject property.
- No party walls observed at the time of survey.
- No wetland markers observed at the time of survey.
- Any plottable off-site easements or servitudes disclosed in documents provided to or obtained by the surveyor have been plotted as shown hereon.
- No visible surface evidence of waterways such as lakes, creeks, rivers, etc. at the time of survey.
- The subject property forms a mathematically closed figure without any gaps, pores or overlaps.

Encroachment Statement

A DIRT ROAD ACCESS WITH OUT BENEFIT OF AN EASEMENT



Utility Notes

The location of utilities shown hereon are from observed evidence on or above ground opportunities only observed in the process of conducting the fieldwork, which may indicate utilities located on, over or beneath the surveyed property.

From observed above ground opportunities only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines and/or service is available for the subject property within the public right of way of Missouri Street.

Flood Zone

FLOOD ZONE BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY. THE PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 36045C 0740 F, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 5, 2010 AND IS NOT IN A SPECIAL FLOOD-HAZARD AREA.

Zoning Information

STATUS	ITEM	REQUIRED	OBSERVED	COMPLIANCE (Zoning Dept contact info)
PERMITTED USE				
MIN. LOT AREA				
MIN. FRONTAGE				
MIN. BACKSLOPE				
MIN. SETBACKS FRONT				
MIN. SETBACKS SIDE				
MIN. SETBACKS REAR				
MAX. BUILDING HEIGHT				
PARKING REGULAR				
PARKING HANDICAP				
PARKING TOTAL				



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