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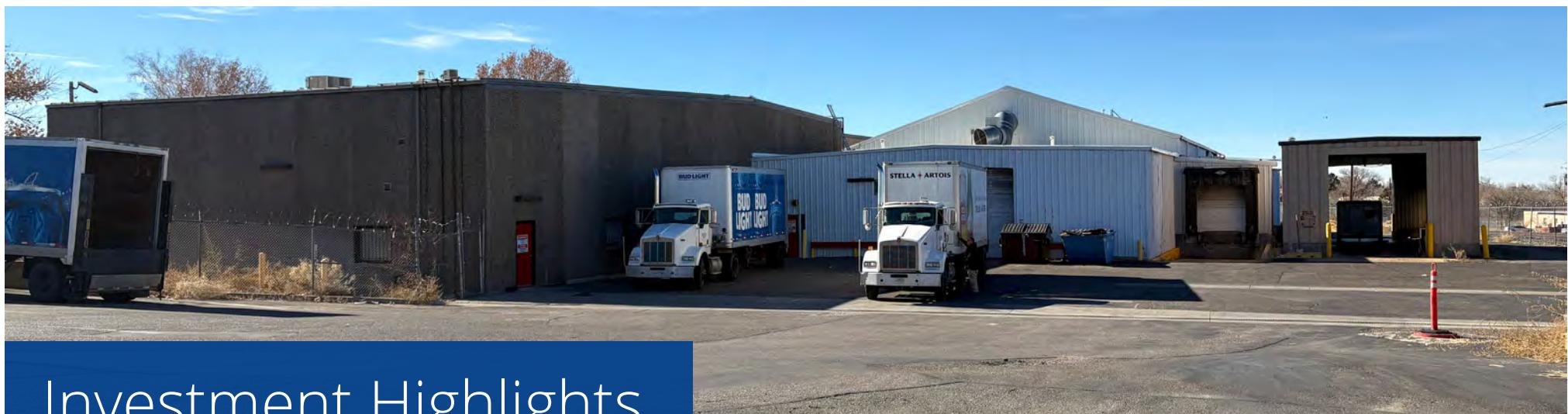
Owner/User Opportunity | For Sale

## Industrial Distribution Facility

2680 Sawmill Rd  
Santa Fe, NM 87505

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# Investment Highlights

Colliers is pleased to bring to market 2680 Sawmill Rd, a ±51,572 SF industrial property in Santa Fe, NM. The single-story building is a masonry and metal construction and consists of ±4,126 SF of office space, ±25,335 SF of cold storage, and ±22,111 SF of refrigerated storage/warehouse space. This well-located property is minutes from I-25 and features ample, striped parking, including separate parking for semi-trucks.

## Executive Summary

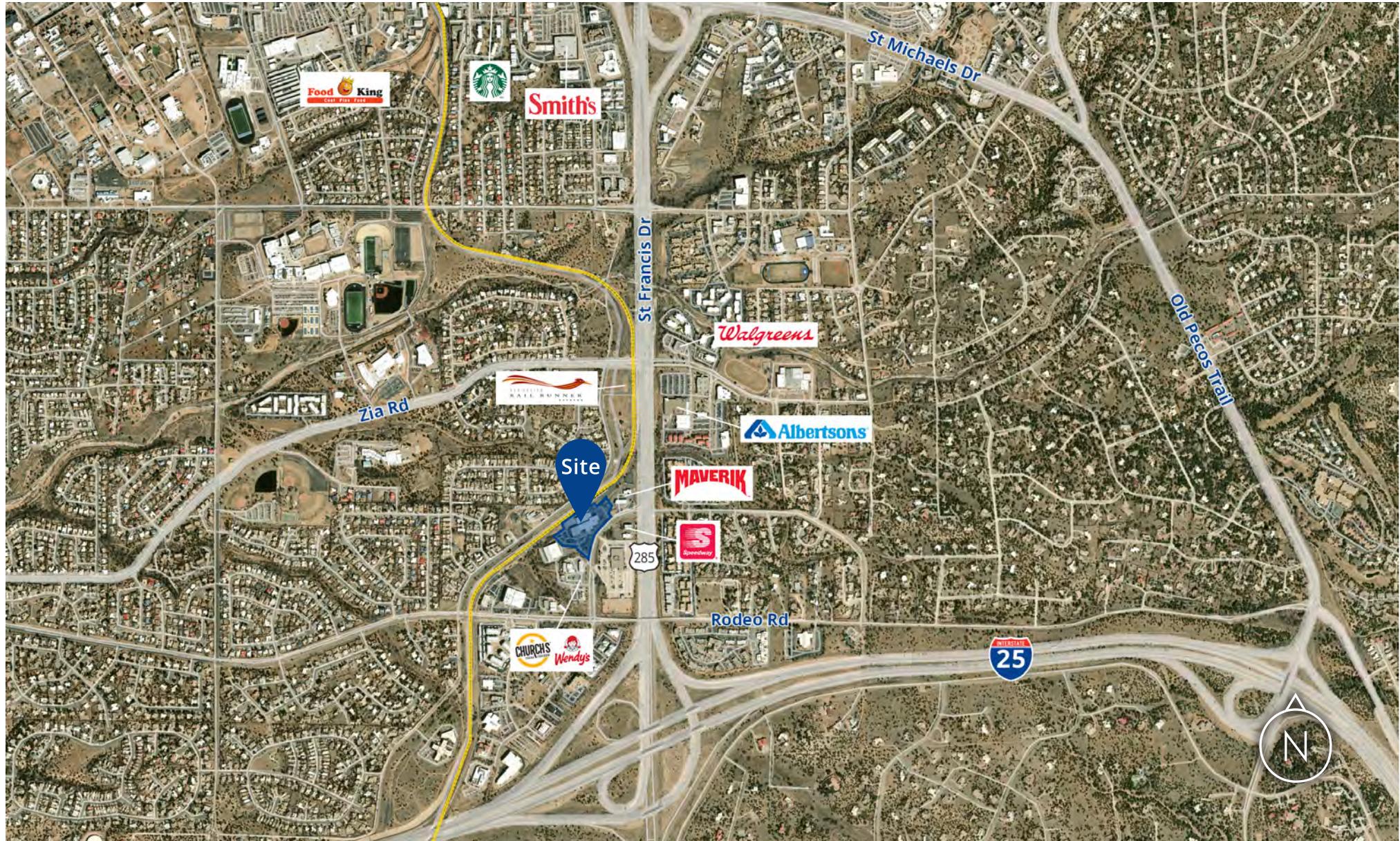
<b>Sale Price</b>	Call Broker
<b>Building Size</b>	± 51,572 SF
<b>Ceiling Height</b>	15' – 26'
<b>Dock Doors</b>	3
<b>Lot Size</b>	4.74 Acres
<b>Zoning</b>	L-1 (Light Industrial)



## Property Features

- One story ±51,572 SF building
  - 4,126 SF Office, conference/training, kitchen
  - 25,335 SF Cold storage
  - 22,111 SF Refrigerated storage/warehouse
- Masonry and metal construction
- Paved and striped parking, landscaped
- Constructed 1983
- Renovated 2002

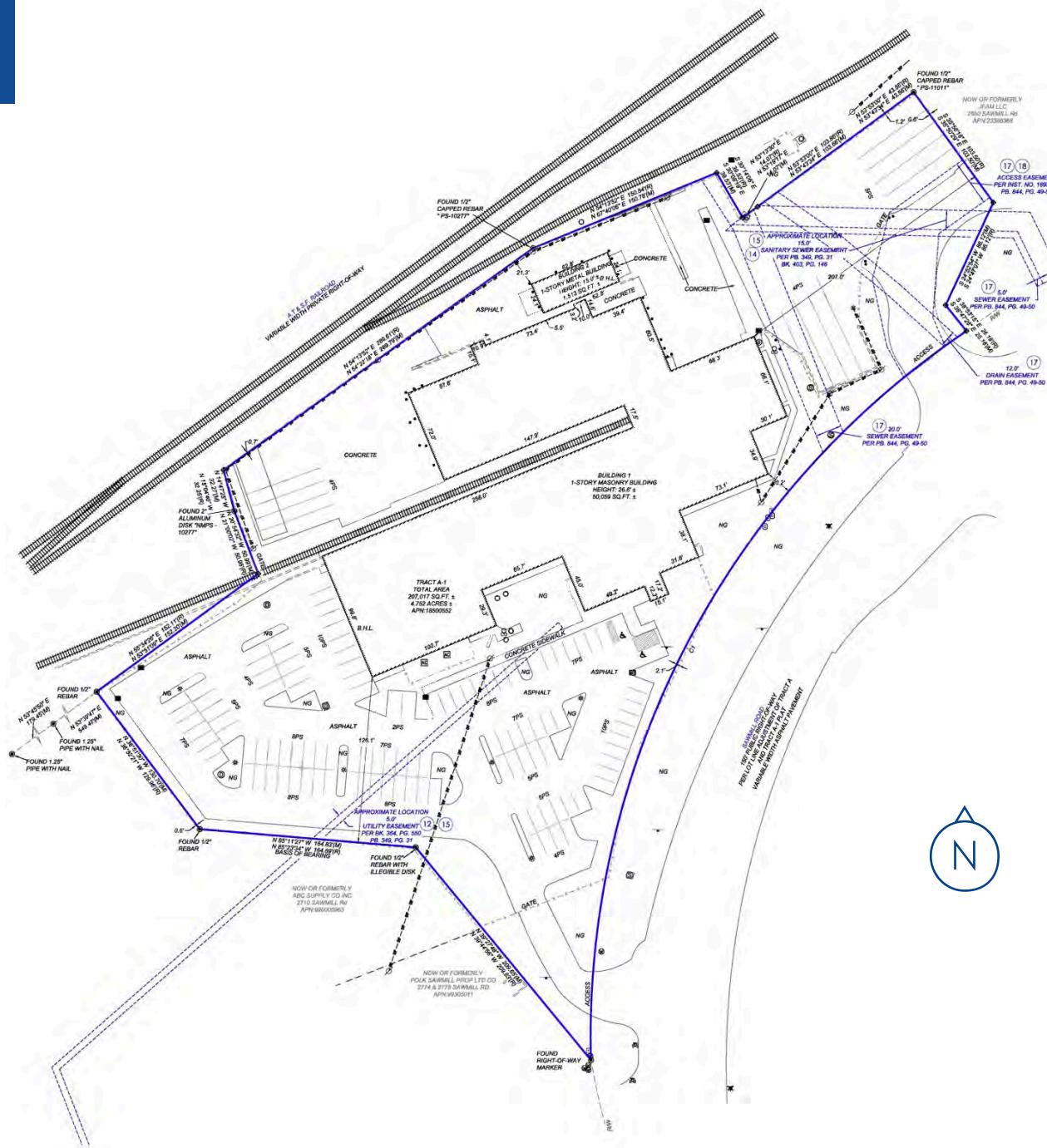
# Trade Area Aerial



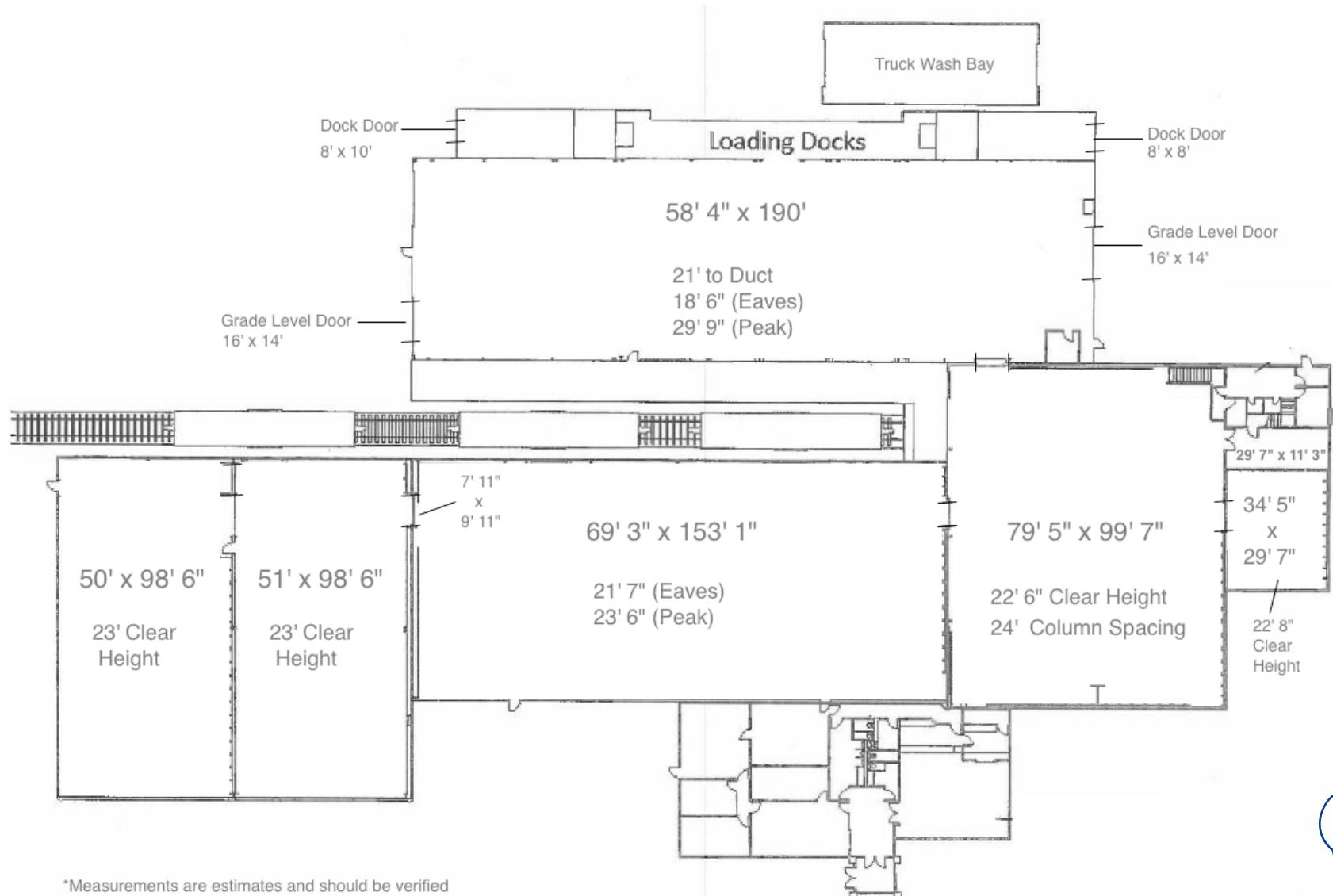
# Intersection Aerial



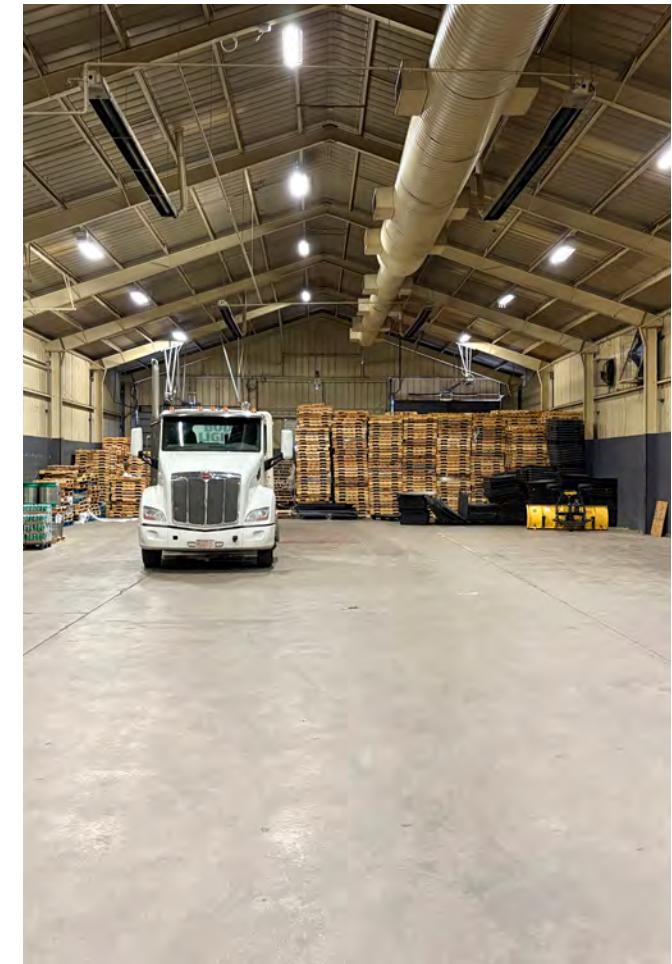
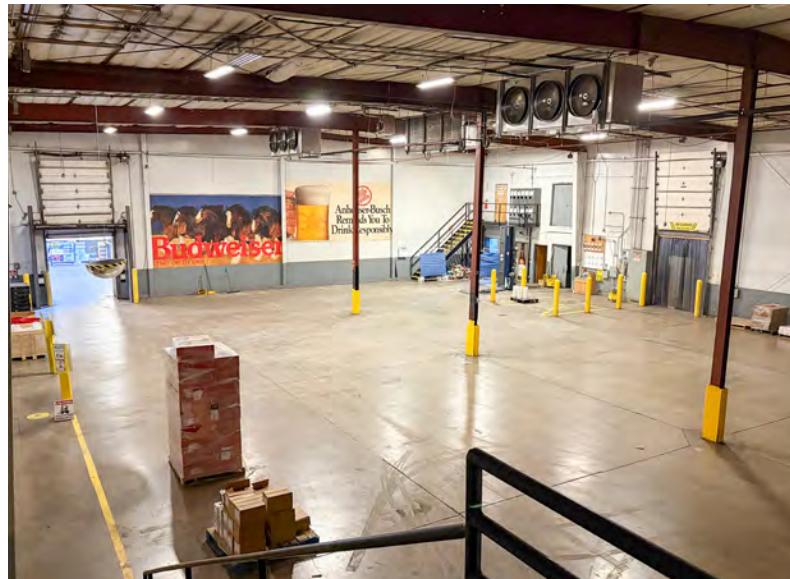
# Survey



# Floor Plan



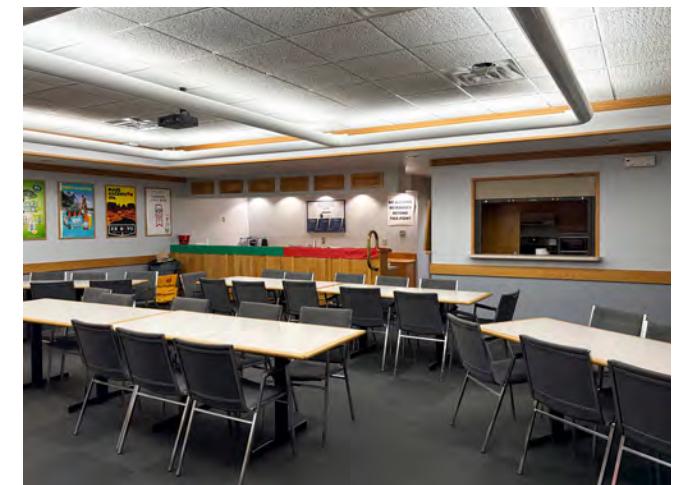
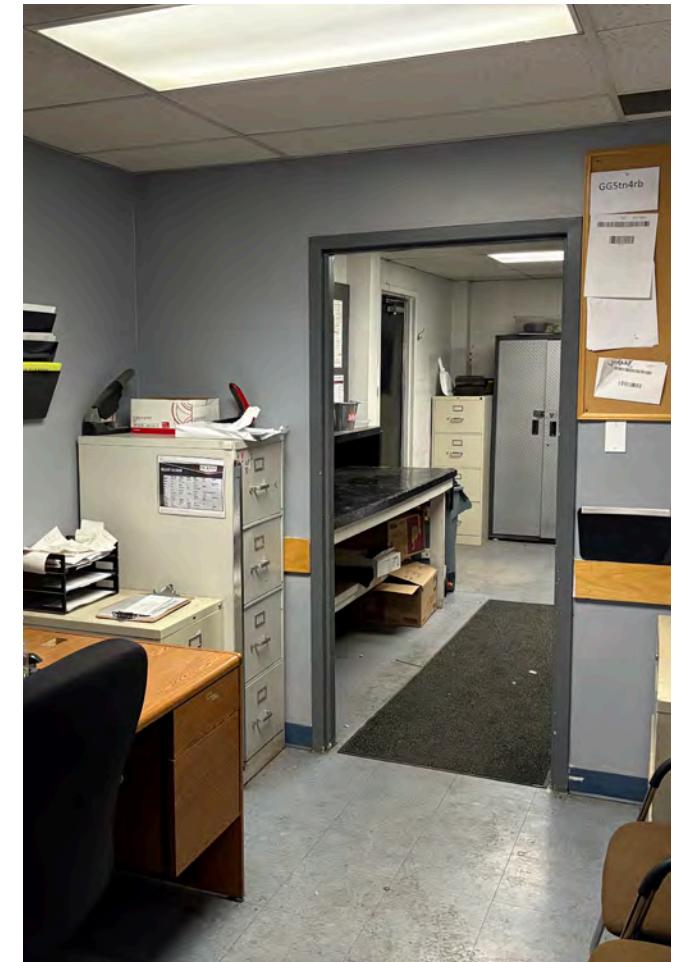
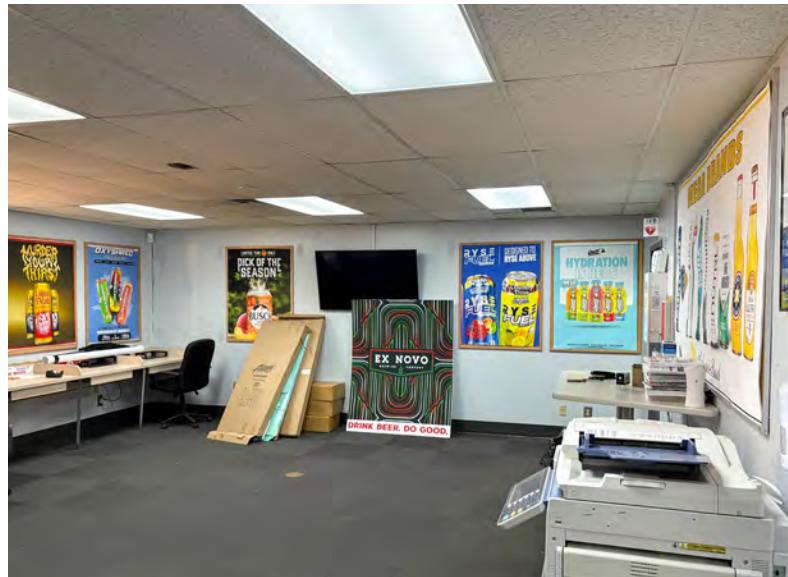
# Property Photos



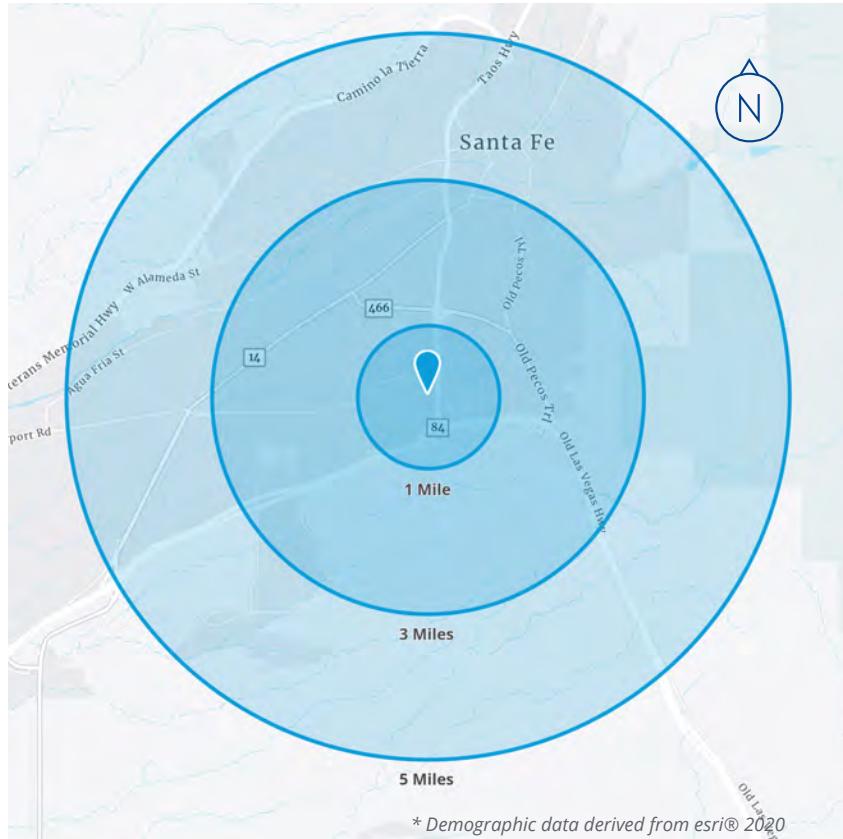
# Property Photos



# Property Photos



# Demographics\*



	1 MILE	3 MILES	5 MILES
Population	7,141	46,800	90,237
Households	3,770	23,249	42,328
Median Age	52.1	50.8	48.0
Average HH Income	\$103,379	\$101,219	\$108,732
Per Capita Income	\$53,423	\$50,039	\$50,597
Daytime Population	6,704	59,226	107,016
College Education	66.5%	58.2%	56.2%

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