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Owner/User Opportunity | For Sale

# Industrial Distribution Facility

2680 Sawmill Rd  
Santa Fe, NM 87505

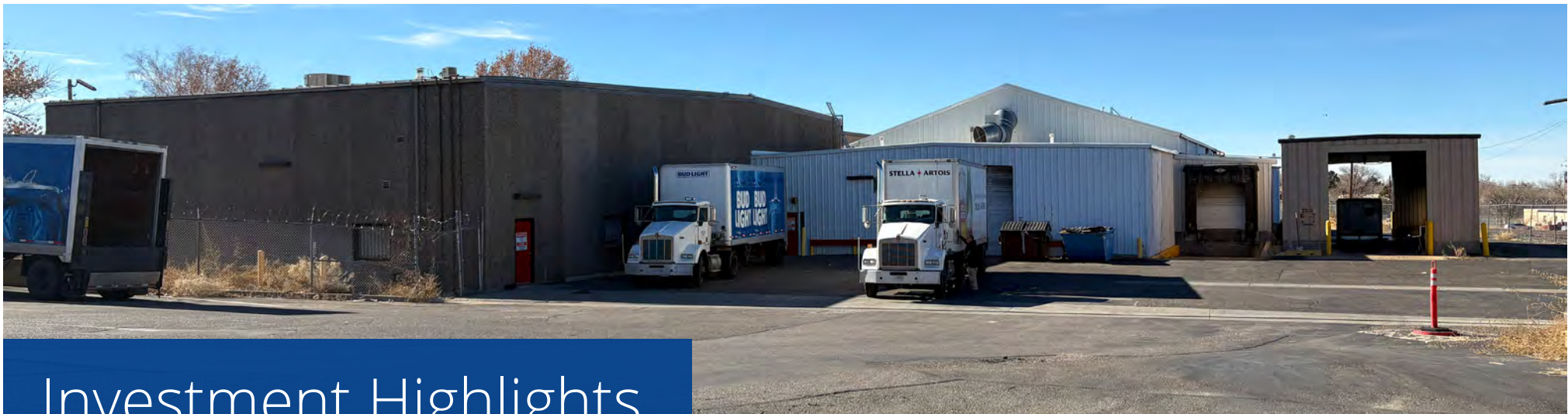
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# Investment Highlights

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

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

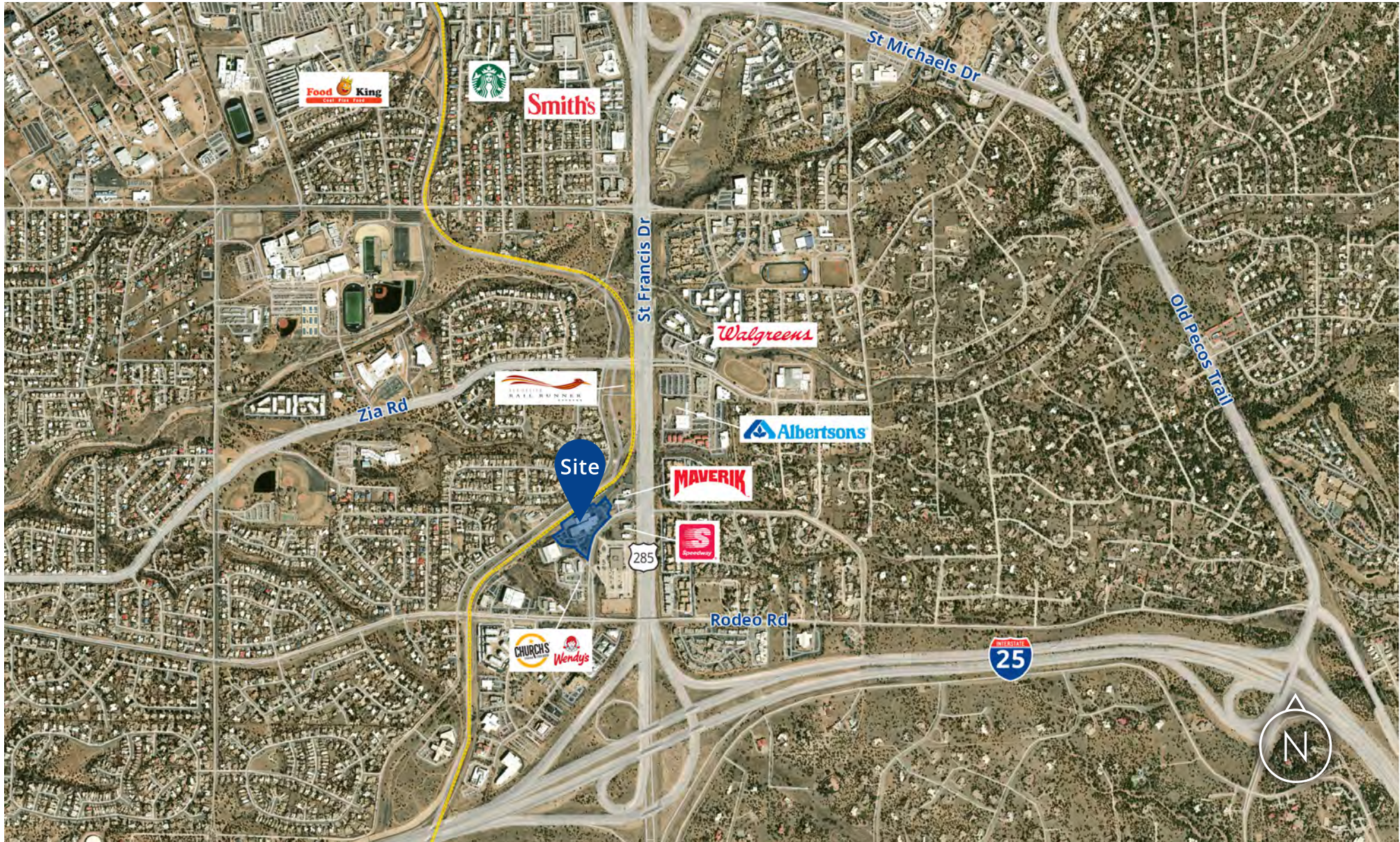


## Property Features

- 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



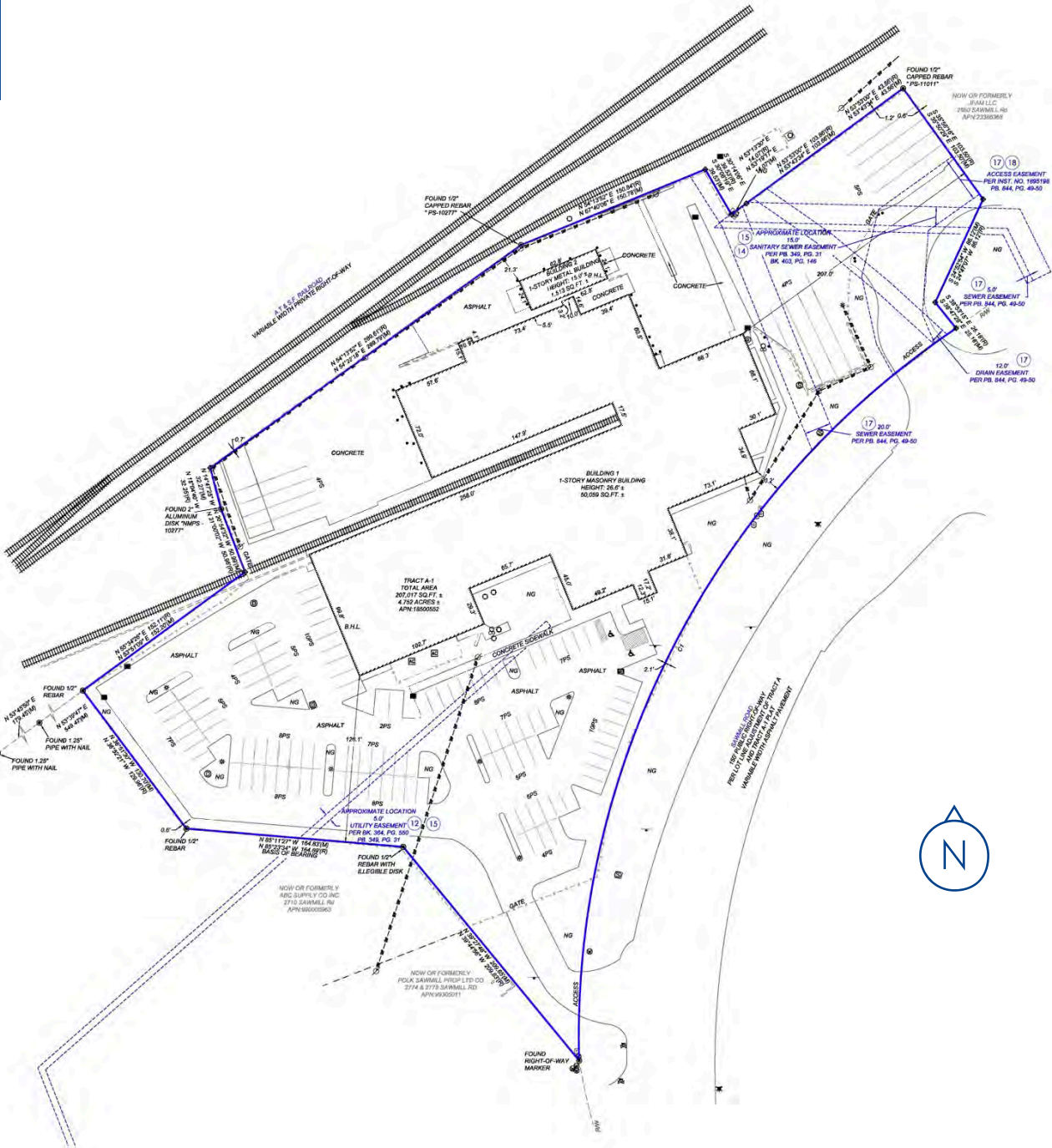


# Intersection Aerial

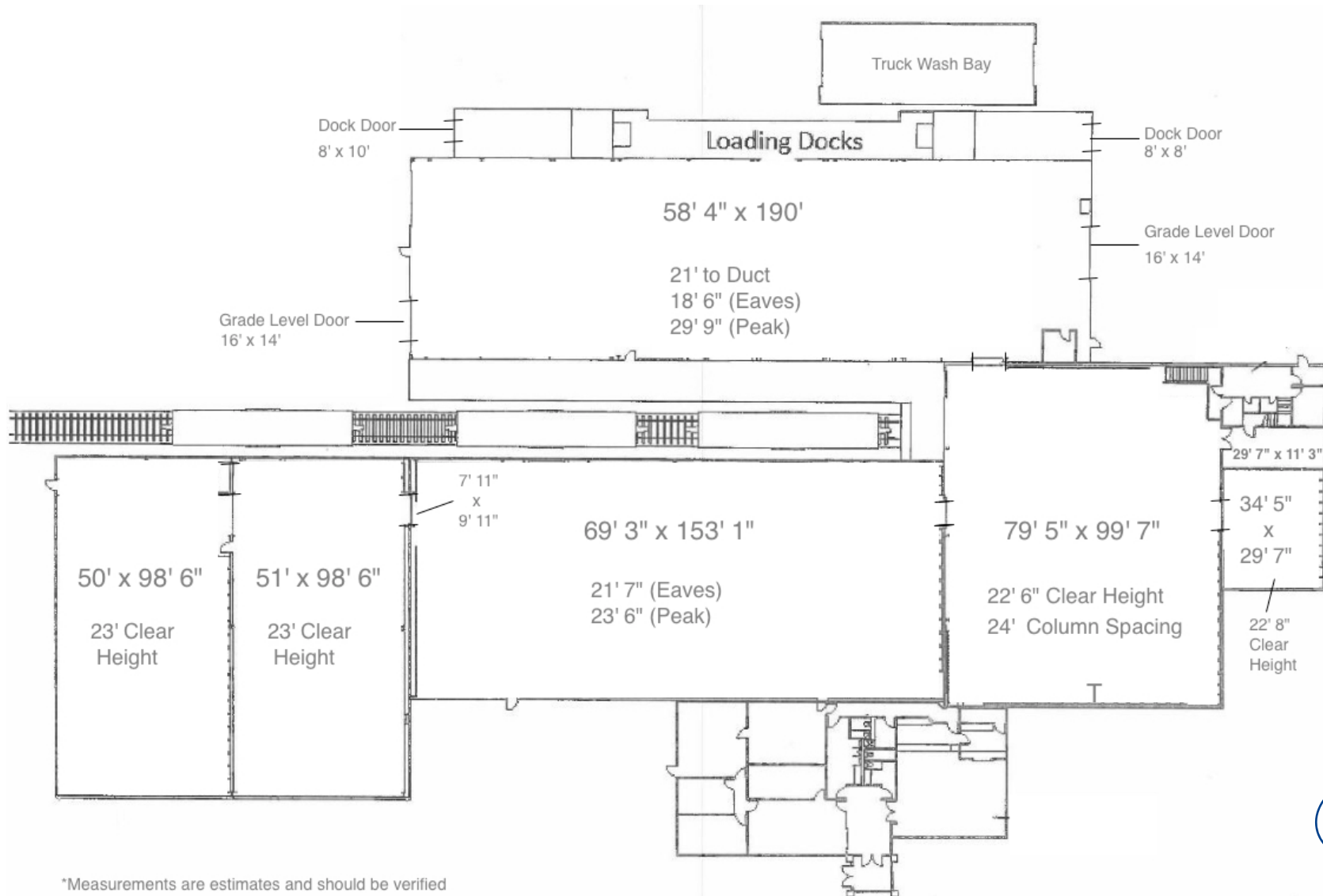




# Survey

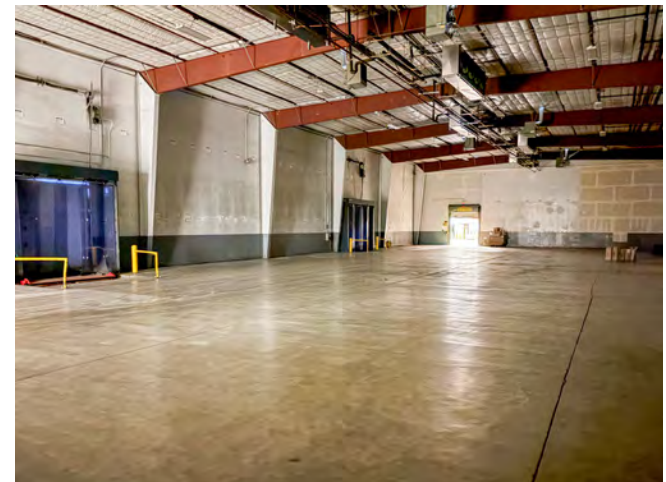
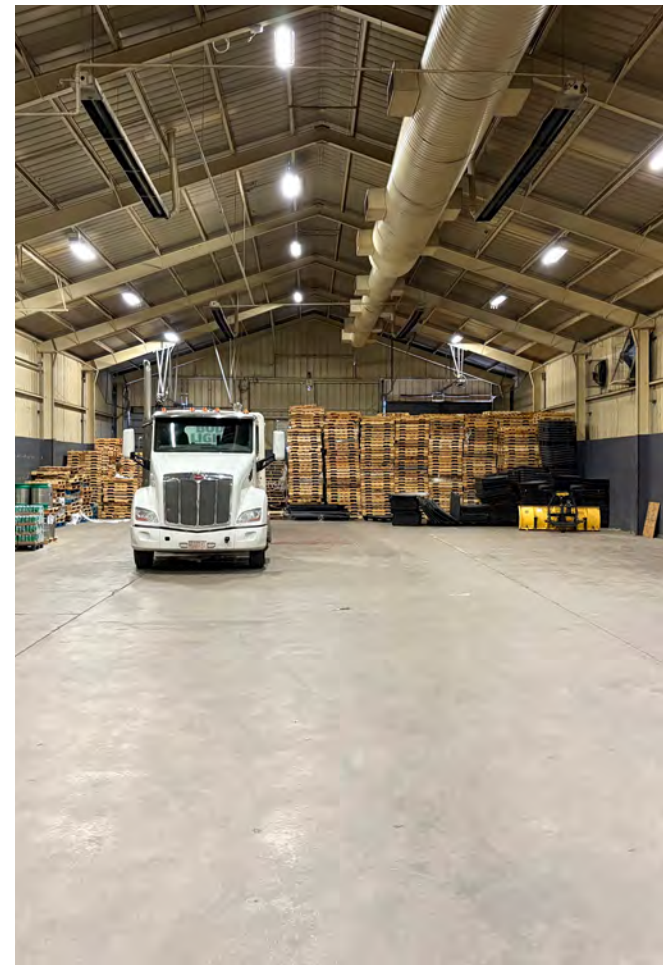
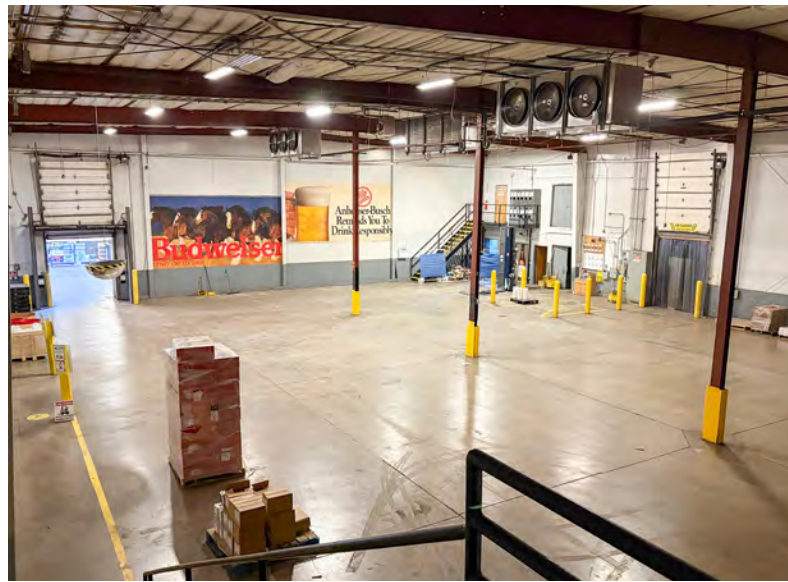


# Floor Plan



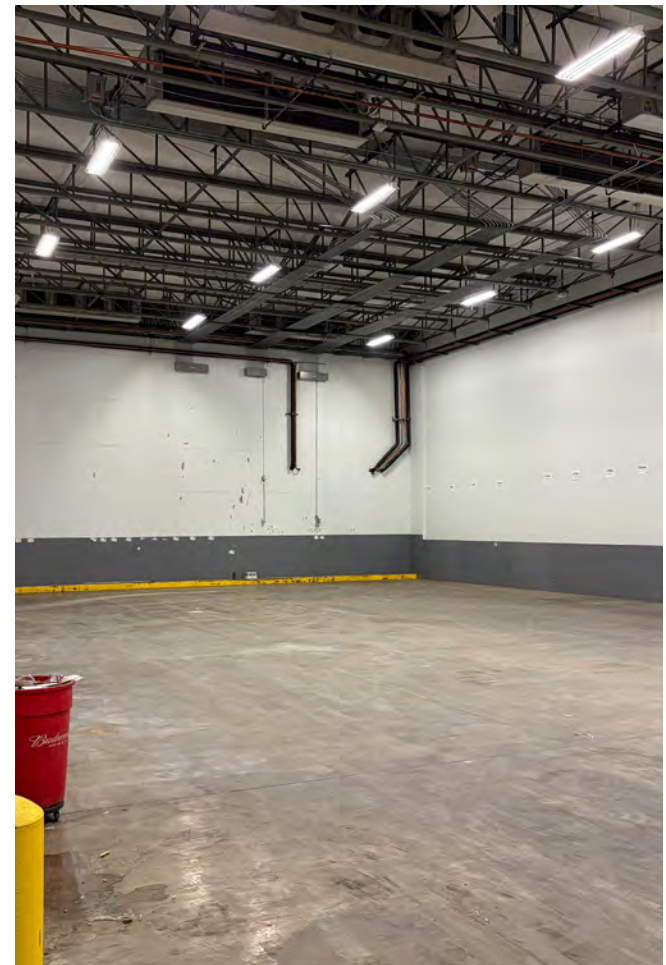


# Property Photos



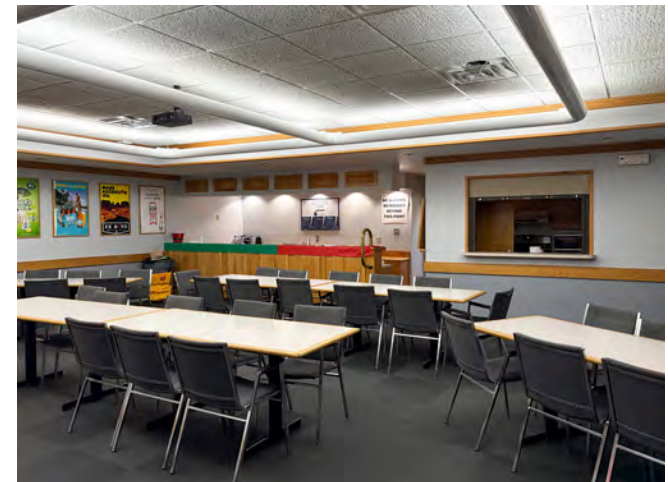
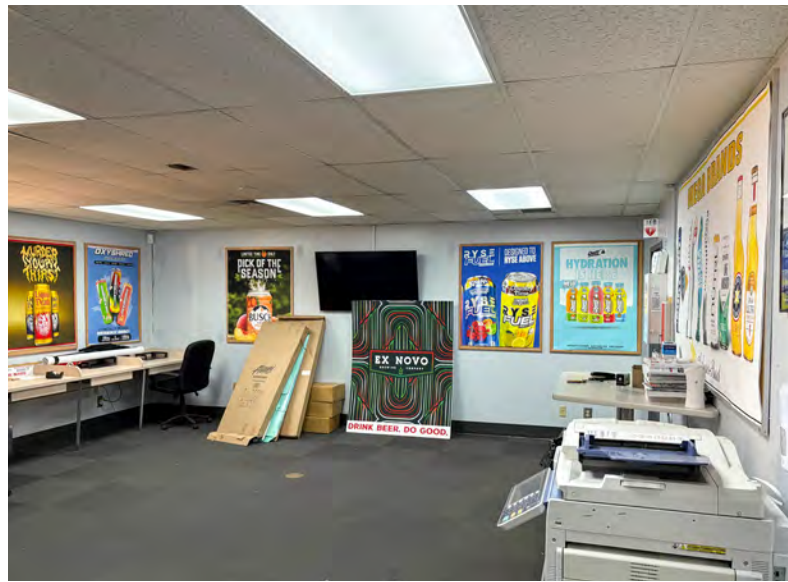


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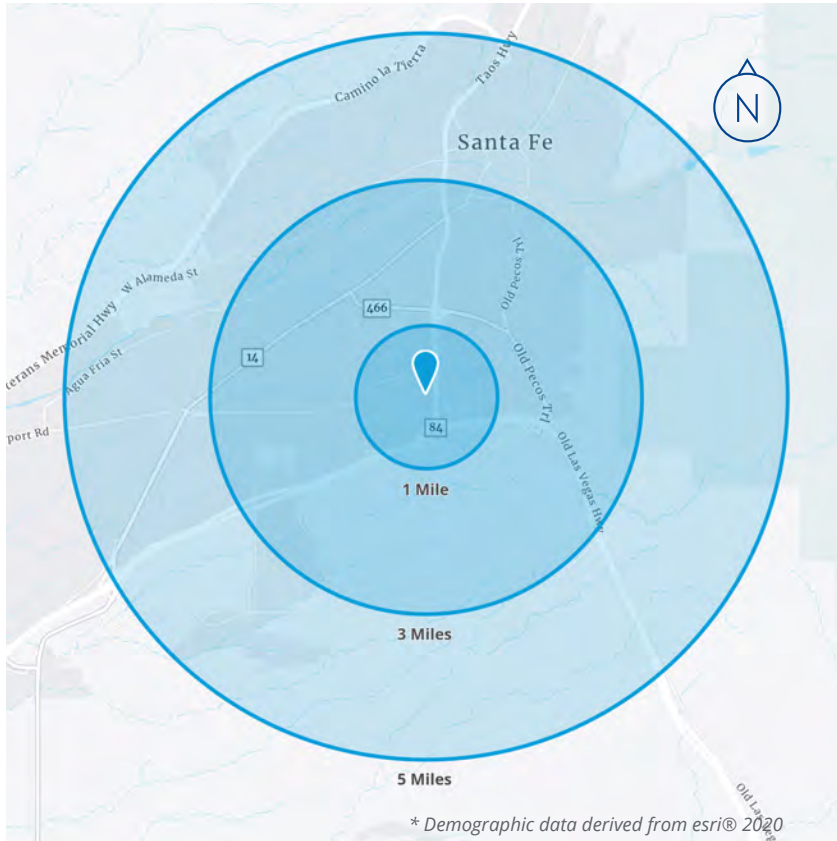


# Property Photos





# 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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