Warehouse Facility on 83 Acres

LOCATED IN CENTRAL NEW MEXICO NEAR I-40



1391 State Route 91

Santa Rosa, NM 88435

SWQ Interstate 40 & US Highway 84



AVAILABLE

Buildings: ±58,500 SF Land: ±83.36 Ac.



SALE PRICE \$1,000,000

- Facility located just 8 minutes from I-40
- Sits on ±83.36 acres of which ±22.00 acres are irrigated farm land
- Includes water rights
- 6 grade-level roll-up doors





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SITE

AVAILABLE

Main Warehouse: $\pm 54,000 \text{ SF}$ Small Warehouse: $\pm 4,500 \text{ SF}$ Total: $\pm 58,500 \text{ SF}$

Land: ±83.36 Ac.

HIGHLIGHTS

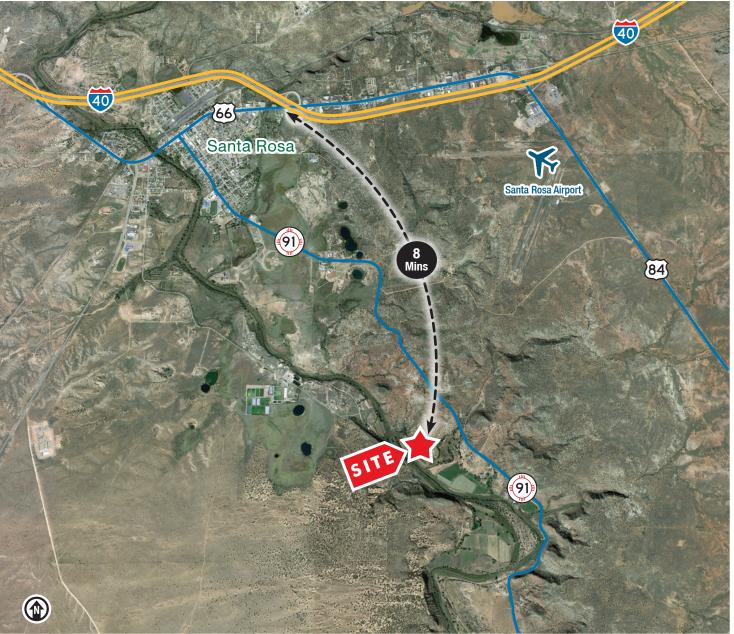
- Facility located just 8 minutes from I-40
- Built in 2019
- Main warehouse has 4 gradelevel roll-up doors
- Small warehouse has 2 gradelevel roll-up doors
- 3-phase 480V power supply
- Sits on ±83.36 acres of which ±22.00 acres are irrigated farm land
- Includes water rights





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DESTINATION TIMES		
Albuquerque, NM	117 mi	1 hrs 45 min
Amarillo, TX	172 mi	2 hrs 29 min
Lubbock, TX	205 mi	3 hrs 28 min
El Paso, TX	266 mi	4 hrs 15 min
Denver, CO	393 mi	5 hrs 45 min





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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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