

**2203 W. Main Street  
±17,790 SF Warehouse  
±1.95 Acres**



W. Main Street



**SALE / LEASE**

# Garden Spot Produce Warehouse

**2203 W. MAIN**  
Farmington, NM 87401

**PRESENTED BY:**  
**STEVE LYON, CCIM**  
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Contact Broker
<b>AVAILABLE SF:</b>	17,790 SF
<b>LOT SIZE:</b>	1.95 Acres
<b>ZONING:</b>	General Commercial, City of Farmington
<b>MARKET:</b>	Four Corners
<b>SUBMARKET:</b>	Farmington

## PROPERTY OVERVIEW

An existing ±17,790sf warehouse with freezer/cooler areas resting on +-1.06 acres. Plus an approximate ±0.89 acre parcel adjacent to the east for yard area and or truck court.

## PROPERTY HIGHLIGHTS

- Loading / Unloading: 3 grade level doors plus 1 dock door
- Refrigerator / freezer: Warehouse has one freezer area, one refrigerated area and a refrigerated receiving area.
- Clear height" 14' 3" in front portion of warehouse, 16' 4" in rear portion, 11' 6" in upstairs receiving / shipping area

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**SVN | WALT ARNOLD COMMERCIAL BROKERAGE, INC.**

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# AERIAL



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## NORTH PORTION OF WAREHOUSE



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# SOUTH PORTION OF WAREHOUSE



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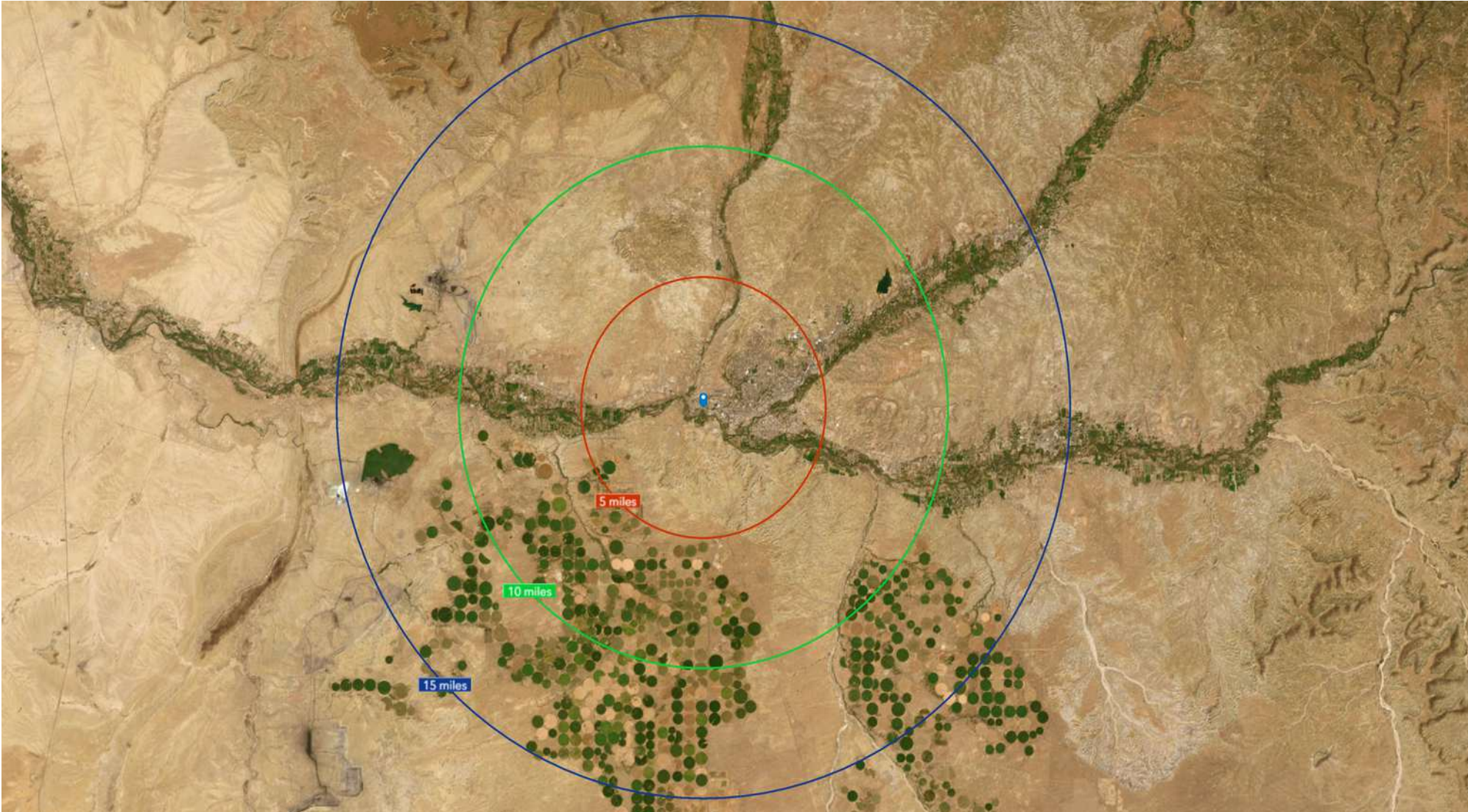
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# DEMOGRAPHIC MAP



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# DEMOGRAPHICS

	5 miles	10 miles	15 miles
<b>Census 2020 Summary</b>			
Population	40,232	67,119	90,449
Households	14,534	23,328	31,728
Average Household Size	2.72	2.83	2.81
<b>2024 Summary</b>			
Population	39,916	66,133	88,905
Households	14,527	23,303	31,661
Families	9,522	15,961	21,693
Average Household Size	2.70	2.79	2.77
Owner Occupied Housing Units	9,410	16,536	22,918
Renter Occupied Housing Units	5,117	6,767	8,743
Median Age	35.3	36.2	36.4
Median Household Income	\$55,364	\$57,124	\$56,029
Average Household Income	\$78,695	\$80,352	\$78,098
<b>2029 Summary</b>			
Population	39,259	65,022	87,265
Households	14,625	23,463	31,853
Families	9,463	15,886	21,575
Average Household Size	2.64	2.73	2.70
Owner Occupied Housing Units	9,668	16,948	23,459
Renter Occupied Housing Units	4,957	6,516	8,395
Median Age	36.6	37.2	37.4
Median Household Income	\$63,175	\$65,590	\$64,238
Average Household Income	\$89,979	\$92,190	\$89,856
<b>Trends: 2024-2029 Annual Rate</b>			
Population	-0.33%	-0.34%	-0.37%
Households	0.13%	0.14%	0.12%
Families	-0.12%	-0.09%	-0.11%
Owner Households	0.54%	0.49%	0.47%
Median Household Income	2.67%	2.80%	2.77%

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