

# UPGRADED HIGH BAY INDUSTRIAL BUILDING

1244 Calle de Comercio, Santa Fe, NM 87507



REAL ESTATE  
ADVISORS



FOR SALE | \$1,640,000 (\$210/sf) | 7,818 sf ± | 0.35 ac ± LOT

REA | REAL ESTATE ADVISORS

CONTACT US  
[www.reanm.com](http://www.reanm.com)

Albuquerque  
Real Estate Advisors, LLC  
901 Rio Grande Blvd, NW Suite # D-224  
Albuquerque, NM 87104

Santa Fe – Tai Bixby, SIOR, CCIM  
Real Estate Advisors, LLC  
1227 Paseo de Peralta  
Santa Fe, NM 87501

# PROPERTY HIGHLIGHTS

1244 Calle de Comercio, Santa Fe, NM 87507



REAL ESTATE  
ADVISORS

## OVERVIEW:

- **Upgraded metal industrial building** in the Calle de Comercio/Siler Road industrial park area.
- **October 2025 Upgrades include**
  - new asphalt parking area and loading dock area
  - new hi-efficiency LED lighting
  - new mini split air-conditioners in office
  - new paint & flooring in office
  - new primary electrical service, meter & 200-amp electrical panel
  - new synthetic stone wainscot along front of building
  - water drainage maintenance complete
  - fresh metal roof and gutter maintenance
- **Features** dock high loading dock, large warehouse space with no windows, 2 roll up doors 10' X 12', barbed wire fence 8 ft tall for security with 2 rolling gates, and newly paved parking area
- **Structure** consists of steel beams, metal roof, metal exterior siding, drywall interior and concrete slab floor built in 1983. Has an office with a single bathroom covered deck for mezzanine storage.
- **Ceiling height** is 21 FT± in front and 11 FT± in the back, inside dimensions.
- **Zoning is I-1** and allows for light industrial, office, hospitality, restaurant, food processing, warehouse, storage, automotive, printing, hydroponics, stockpiling, distribution center, light manufacturing, educational, religious and more.
- **Utilities include** gas, 120/240V single phase electric, water, sewer. Heavy 3 phase power available on the pole in the back.
- **HVAC** Heating from hanger heaters and evaporative coolers in the warehouse. Office cooling from new Minisplit A/C unit.

## INVESTMENT SUMMARY:

**\$1,641,000**

SALE PRICE

**7,818 SF ±**

TOTAL SQUARE FEET

**0.35 AC ±**

LOT SIZE

**\$210**

PRICE/SF

**\$1.05±**

EST. YEARLY  
EXPENSES/SF

# HIGH BAY INDUSTRIAL BUILDING

Vicinity Map



REAL ESTATE  
ADVISORS



REA | REAL ESTATE ADVISORS

CONTACT US  
[www.reanm.com](http://www.reanm.com)

Albuquerque  
Real Estate Advisors, LLC  
901 Rio Grande Blvd, NW Suite # D-224  
Albuquerque, NM 87104

Santa Fe  
Real Estate Advisors, LLC  
1227 Paseo de Peralta  
Santa Fe, NM 87501

# HIGH BAY INDUSTRIAL BUILDING

Vicinity Map



REAL ESTATE  
ADVISORS



REA | REAL ESTATE ADVISORS

CONTACT US  
[www.reanm.com](http://www.reanm.com)

Albuquerque  
Real Estate Advisors, LLC  
901 Rio Grande Blvd, NW Suite # D-224  
Albuquerque, NM 87104

Santa Fe  
Real Estate Advisors, LLC  
1227 Paseo de Peralta  
Santa Fe, NM 87501

# HIGH BAY INDUSTRIAL BUILDING

Vicinity Map



REAL ESTATE  
ADVISORS



REA | REAL ESTATE ADVISORS

CONTACT US  
[www.reanm.com](http://www.reanm.com)

Albuquerque  
Real Estate Advisors, LLC  
901 Rio Grande Blvd, NW Suite # D-224  
Albuquerque, NM 87104

Santa Fe  
Real Estate Advisors, LLC  
1227 Paseo de Peralta  
Santa Fe, NM 87501

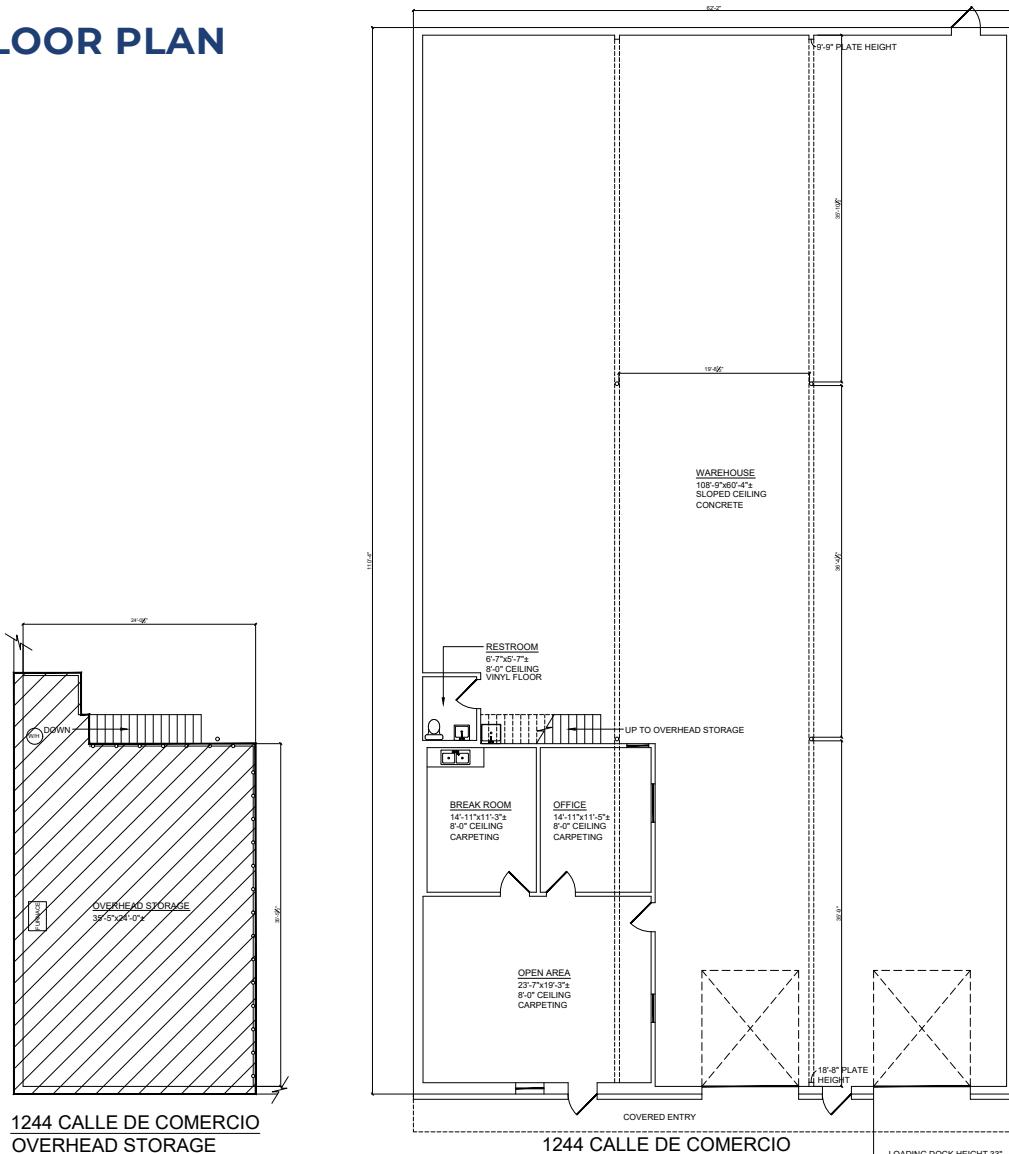
# HIGH BAY INDUSTRIAL BUILDING

Floor Plan



REAL ESTATE  
ADVISORS

## FLOOR PLAN



### NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA AS PER "BOMA" STANDARDS.
2. THE STAIRS ARE NOT INCLUDED IN THE OVERHEAD STORAGE AREA.
3. ALL FIXTURES INDICATED ARE BUILT-IN.
4. ALL FLOORS ARE AS NOTED.
5. ALL CEILING HEIGHTS AS NOTED.
6. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

### AREA CALCULATIONS:

OFFICE AREA	906.25 SQ. FT.
WAREHOUSE AREA	5952.80 SQ. FT.
TOTAL MAIN FLOOR AREA	6859.05 SQ. FT.

TOTAL MAIN FLOOR AREA	6859.05 SQ. FT.
UPPER STORAGE AREA	959.41 SQ. FT.
TOTAL BUILDING AREA	7818.46 SQ. FT.

PROJECT: 1244 CALLE DE COMERCIO SANTA FE NEW MEXICO	
DESCRIPTION: AS-BUILT DRAWING	
CLIENT: Dunn Trust	
SHEET # <b>01</b> OF 01	
ORIENTATION 	MEASURED BY P.M. REVISION 2
DESIGNED BY N.A.	DRAFTED BY P.M. REVISION 5
CHECKED BY M.G.	REVISION 0
REVISIED N.C.	REVISION 2
SCALE 3/16"=1'-0"	DATE 03/24/2025
DRAWING NO. 505-899-1199	

# HIGH BAY INDUSTRIAL BUILDING

Location Map



REAL ESTATE  
ADVISORS



# HIGH BAY INDUSTRIAL BUILDING

Vicinity Map

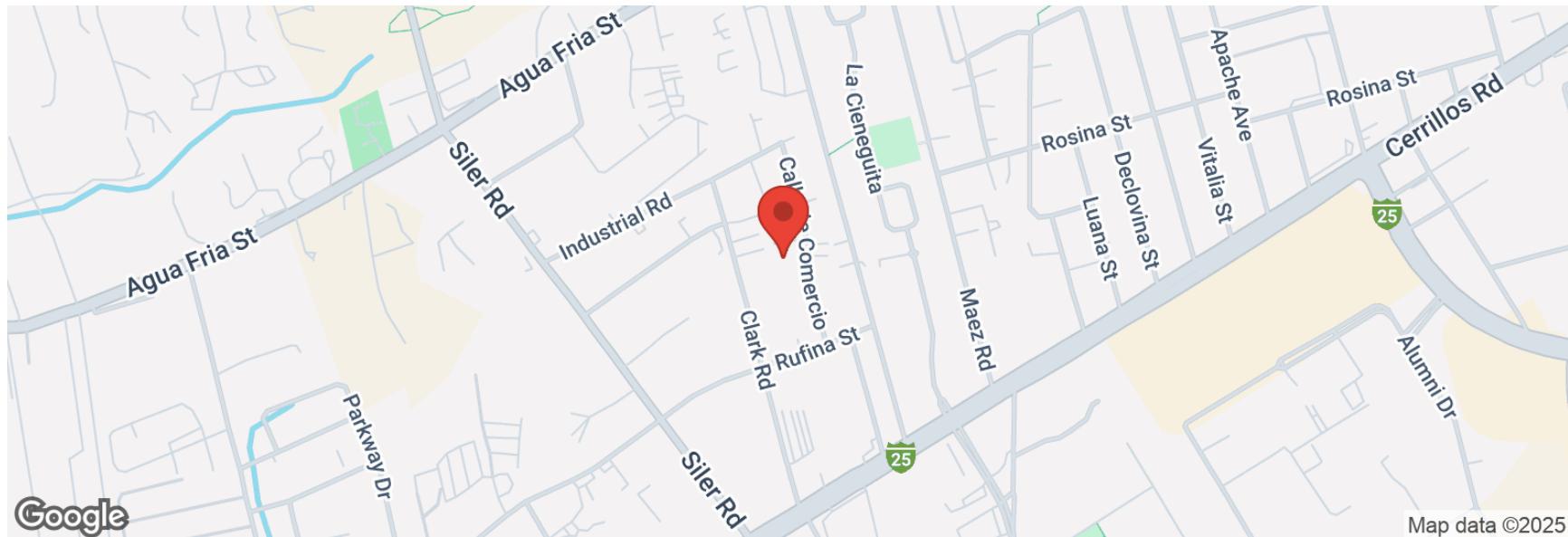


REAL ESTATE  
ADVISORS



# HIGH BAY INDUSTRIAL BUILDING

Location Map





REAL ESTATE  
ADVISORS

# SANTA FE

## Market Area Assessment

### THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker "The City Different" for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capitol and major government facilities, the city's top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANL's budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe's medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John's College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

**#1** small city of "Best Places to Live and Work as a MovieMaker."  
- MovieMaker Magazine's 2023 list

**#2** Best Small Cities in the U.S. - 2023 Reader's Choice Awards

**#1** City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

### DEMOGRAPHICS OF THE SANTA FE AREA

**155,664**

Estimated Population



**\$72,544**

Median Household Income



**3.16%**

Population Growth/Year



---

**48.5**

Median Age



**68,497**

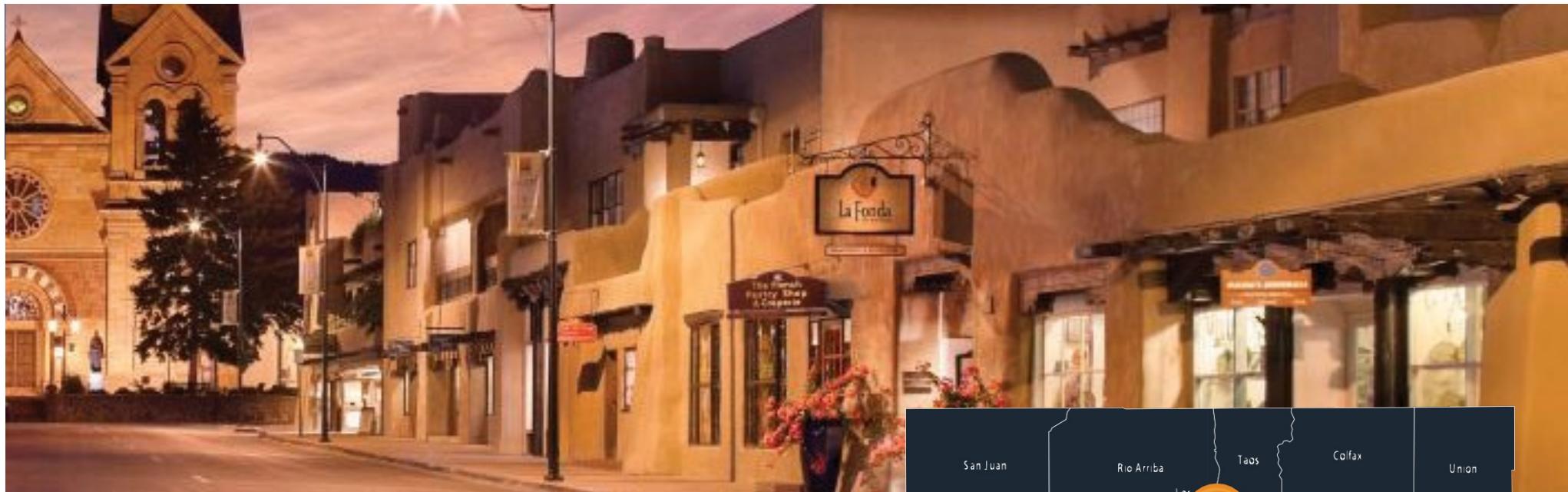
Employees



**4,790**

Businesses in Santa Fe





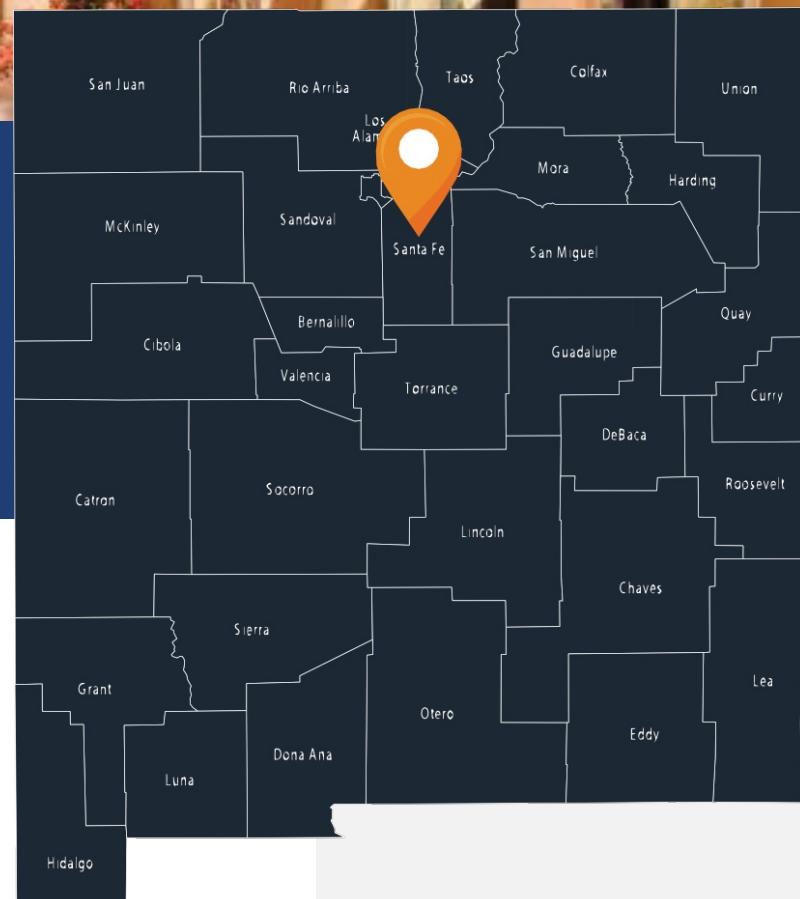
## TOP 10 EMPLOYERS

1. State of New Mexico Government
2. Cristus St. Vincent Hospital
3. Presbyterian Medical
4. National Laboratories (Sandia & Los Alamos)
5. City of Santa Fe
6. Santa Fe County
7. Thermo Bioanalysis
8. Sante Fe Opera (Seasonal)
9. Walmart
10. Sante Fe New Mexican
10. Meow Wolf Arts Collective

## A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". [FourSeasons.com](http://FourSeasons.com)



# HIGH BAY INDUSTRIAL BUILDING

Professional Bio



## Tai Bixby, SIOR, CCIM

Tai has joined Real Estate Advisors Santa Fe Division with over 16 years of experience. He has been in real estate since 2004, working in residential and commercial brokerage, as well as development. Earning his CCIM designation in 2012, Tai has been involved with commercial real estate exclusively since 2018. Tai's experience includes real estate brokerage, office/industrial/retail sales/leasing, land sales both residential and commercial, 1031 tax deferred exchanges, financial/market/leasing analysis in the Santa Fe/Albuquerque real estate markets. In addition, Tai has extensive experience in investment management/analysis on behalf of both partnership and clients with passive and active investments.

Tai enjoys working in commercial real estate because he likes problem solving and helping people achieve their business and financial goals. His work in commercial real estate also allows him the ability to have fun and meet interesting people. When Tai is not at work, you can find him snowboarding, mountain biking, sailing and traveling internationally. He balances his work/life schedule by focusing first on what matters most in his life; his faith and his family.

## Tai Bixby

Director  
O: (505) 577-3524  
M: (505) 577-3524  
tai@tba.team  
1227 Paseo de Peralta  
Santa Fe, NM 87501  
NMREL - 40315

## PROFESSIONAL AFFILIATIONS/ACCREDITATIONS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- Commercial Association of Realtors (CARNM)
- Santa Fe Association of Realtors (SFAR)
- New Mexico Association of Realtors (NMAR)