



Colliers

Accelerating success.

Owner/User Opportunity | For Sale

Industrial Distribution Facility

3534 Sanostee Dr
Gallup, NM 87301

John Ransom, CCIM, SIOR

SR Vice President | Principal
+1 505 880 7011
john.ransom@colliers.com
Lic. No.11451

Tim With, CCIM, SIOR

SR Vice President | Principal
+1 505 880 7092
tim.with@colliers.com
Lic. No. 36272



Property Highlights

Colliers is pleased to bring to market 3534 Sanostee Dr, a ±24,641 SF industrial building located in Gallup, NM. This rail-served property is minutes from I-40 and features a ±4.11 acre paved and fenced yard. The site includes a large lot for truck parking, laydown yard or expansion. The building is a concrete and metal construction with 3 Phase power, powered-roll up doors, refrigerated warehouse, and covered docks. Along with ample warehouse space, the building has private offices, a kitchen, and a conference/training room.

Executive Summary

Sale Price	\$2,450,000
Building Size	± 24,641 SF
Ceiling Height	Original Building: ± 17' throughout 2008 Addition: ± 23' minimum
Lot Size	± 4.11 Acres
Zoning	I (Industrial)



Property Features

- Rail-served
- Paved and fenced yard
- 3 Phase power
- Powered-roll up doors
- Refrigerated warehouse
- Covered docks
- Offices, kitchen, conference/training room
- Concrete and metal construction
- Only a 14% FAR
- Two 16'x16' grade-level doors
- 34 parking spaces (2 handicapped)
- ± 1.75 Acres of excess land available for building expansion or yard, etc.

Trade Area Aerial

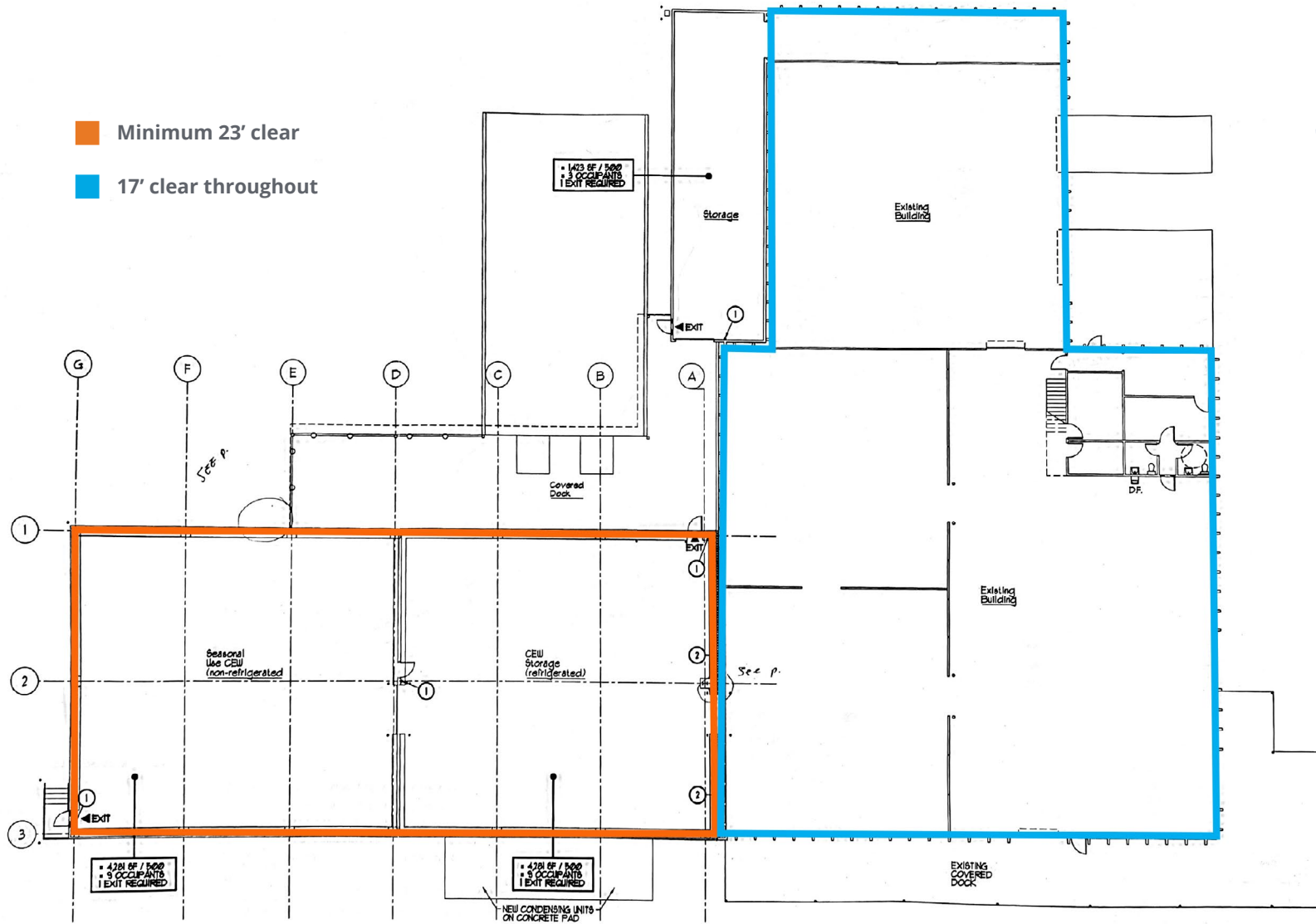


Intersection Aerial

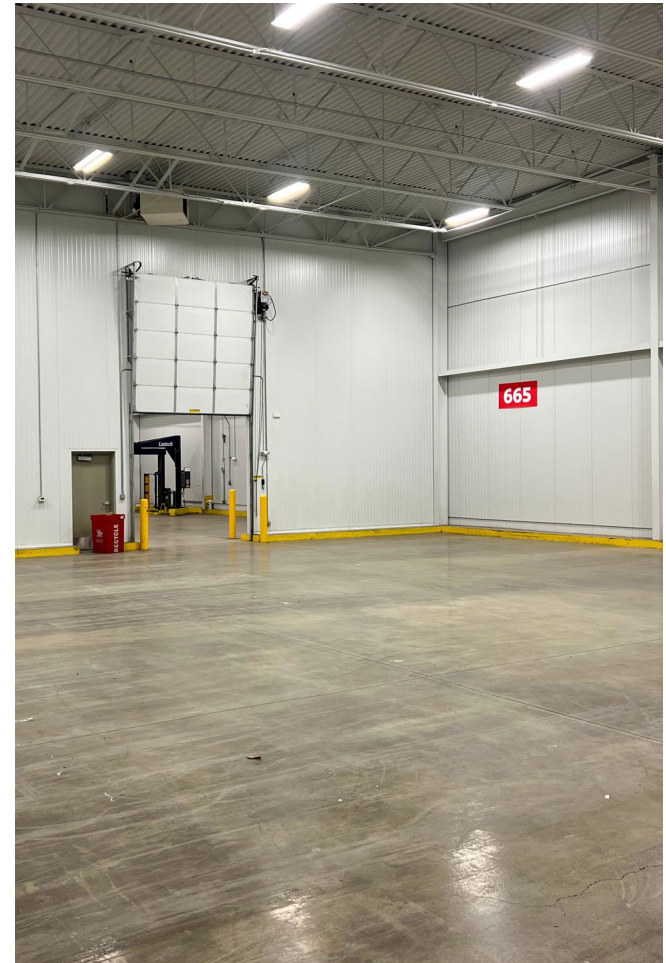
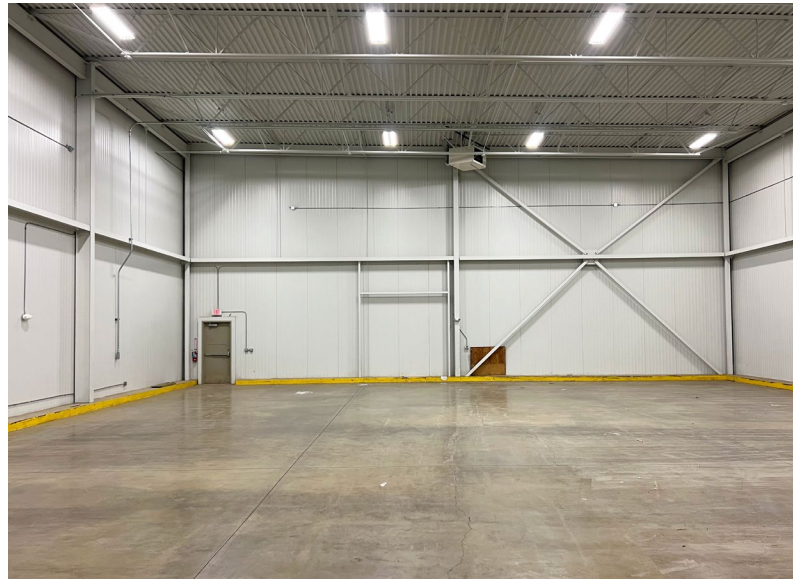


Floor Plan

- Minimum 23' clear
- 17' clear throughout



Property Photos



Property Photos





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Owner/User Opportunity | Offering Memorandum

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