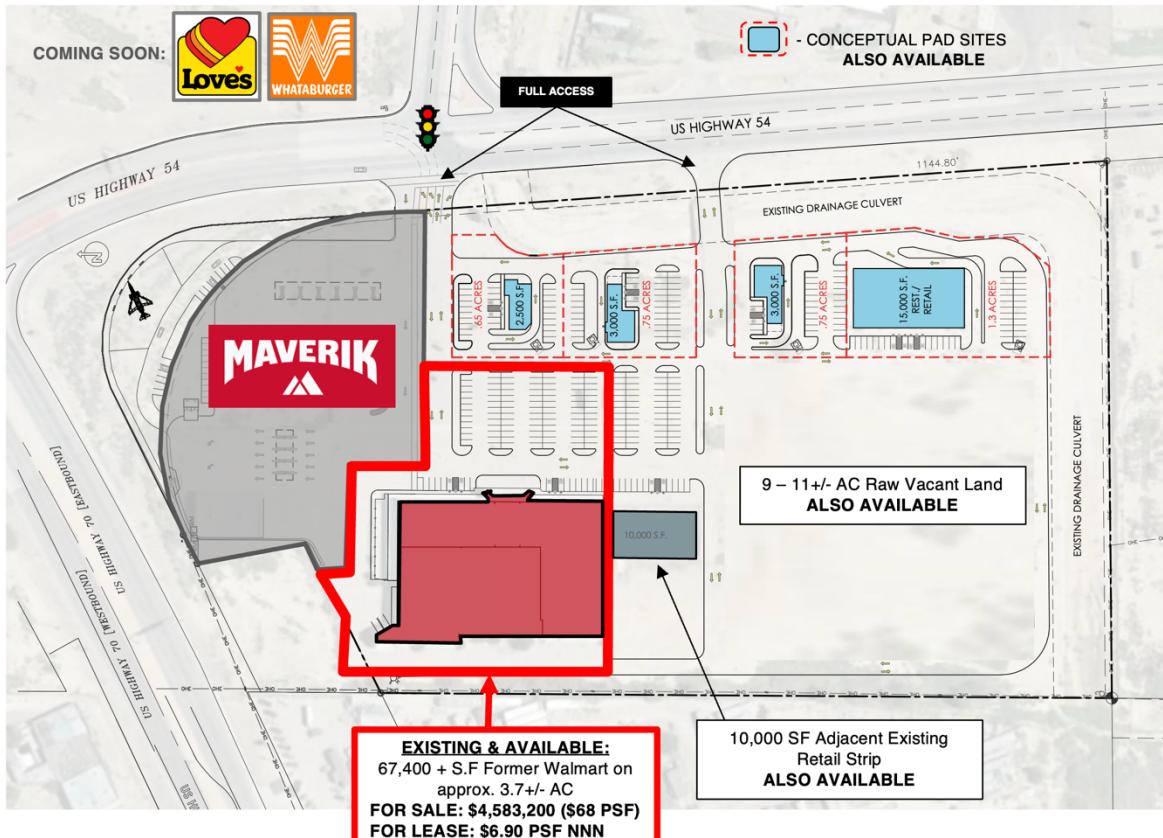


67,400+/- SF INDUSTRIAL/RETAIL BOX on 3.7+/- AC FOR SALE

1900 US Highway 54 S, Alamogordo, NM 88310





- Flexible Building with 67,400+/- SF of Total Building Area on 3.7 AC+/- for Variety of Uses
- Centralized Hub Serving Vast Regional Trade Area at Major Hwy Junction (70 & 54)
- 27'+ Ceiling Heights Throughout, approx. 5,000 SF of Office Area, Mezzanine, and Two Dock Doors Along North side of Building with Ability to Accommodate More
- US Highways 70 & US 54 Connect to Numerous Communities in SE NM
- Strong Traffic Counts Along Both US Hwy 70 and US Hwy 54
- Large, Multi-Purpose Site is Easily Adaptable for Retail, Entertainment, Industrial, Institutional, Educational, Film-Related and/or Storage Uses
- **FOR SALE: \$4,583,200, Equivalent to \$68.00 Per Building SF**
- **FOR LEASE: \$6.90 PSF/YR NNN (NNNs Estimated \$1.50 PSF/YR)**
- Additional Opportunities Exist Within Entire 19.4 AC Site Include the Following:
 - Owner May Consider Demising 67,400 SF. Rates Will Vary.
 - Adjoining 10,000 SF Retail Strip Retail Building Available for Smaller User(s)
 - High-Profile Perimeter Pads Along State Road 54 Available
 - Abutting 9 to 11 AC Raw Undeveloped Land to the South Could Be Assembled for Future Development, Commercial, Industrial and/or Residential

SEE BROKERS FOR ADDITIONAL DETAILS & PRICING

CONTACT
Mark or Mariah Edwards

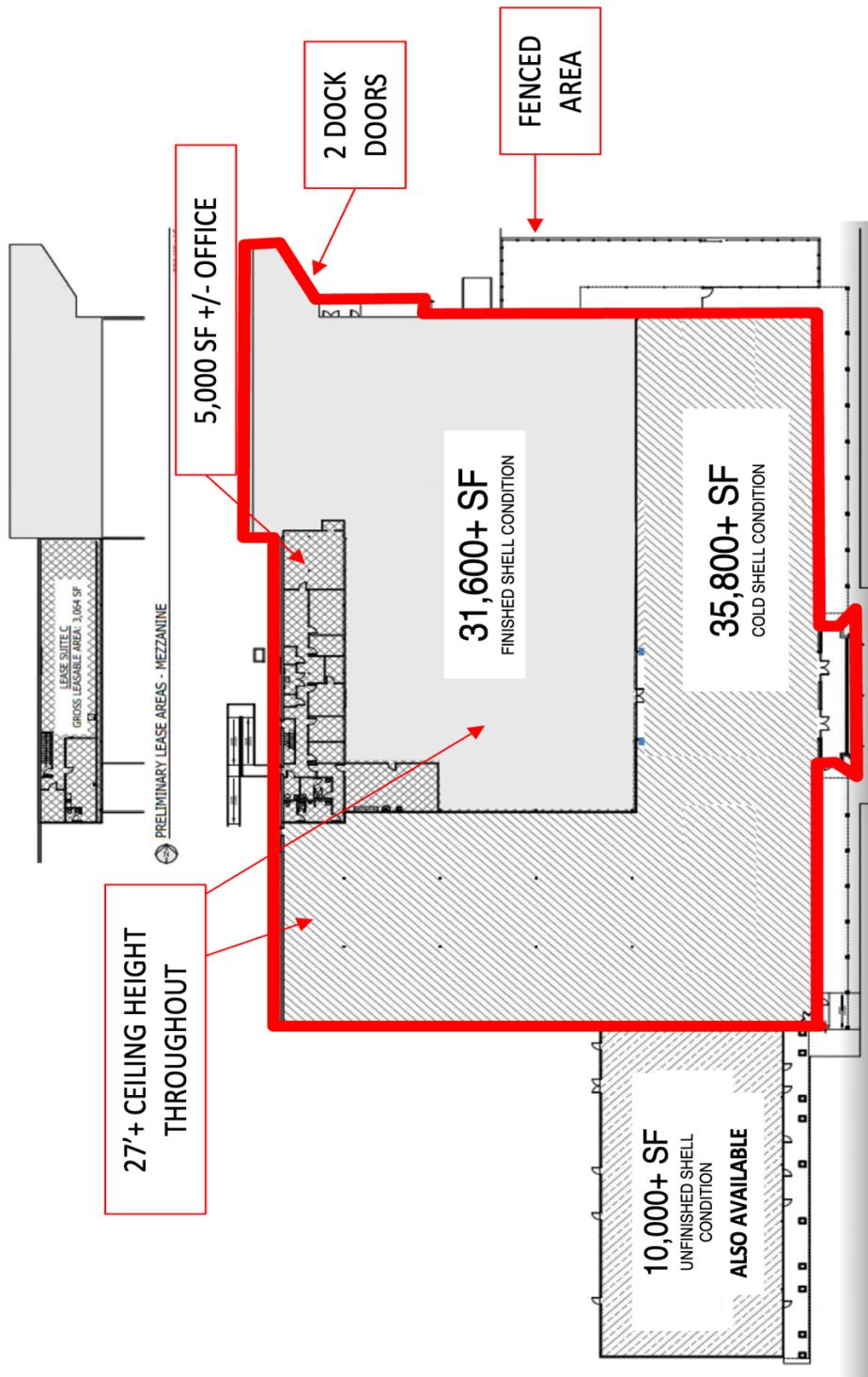


Leasing♦Brokerage♦Development

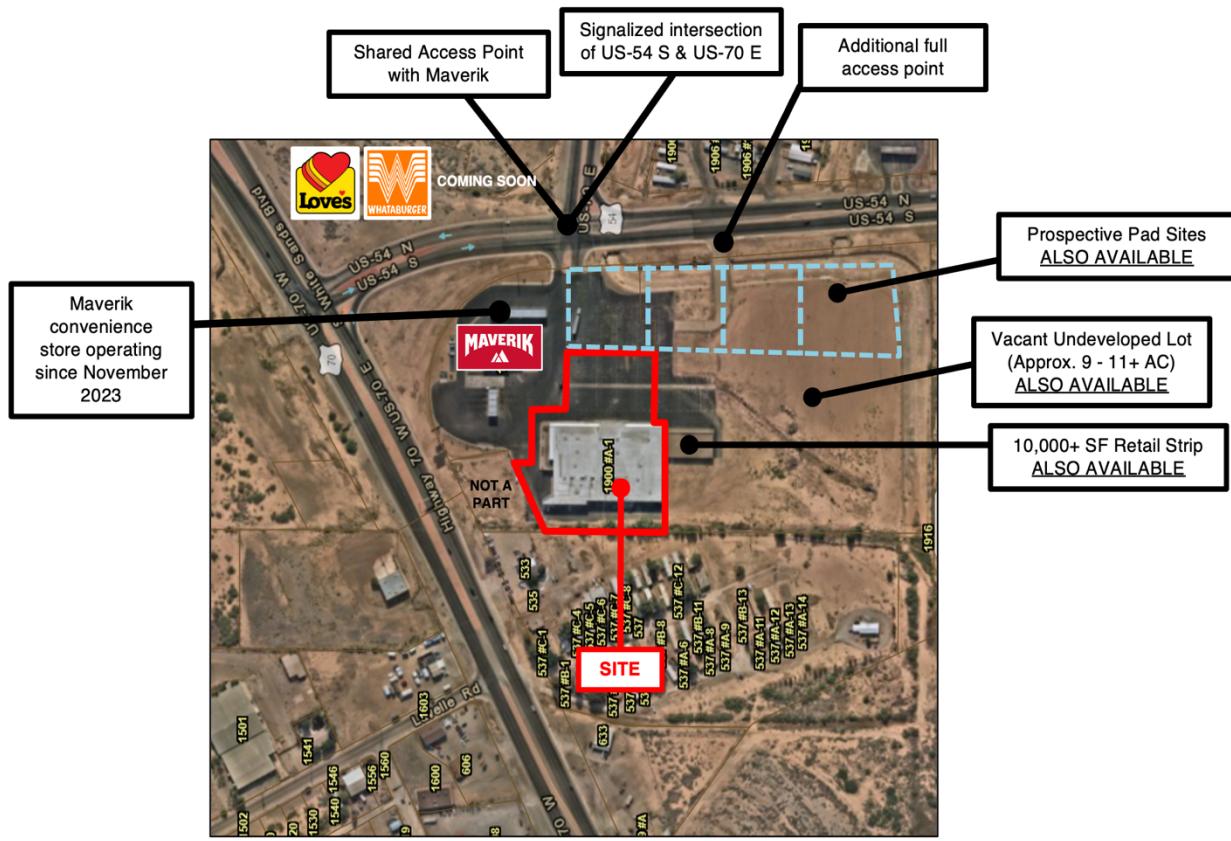
Executive West Bldg. 2929 Coors Blvd. NW Ste, #202
Albuquerque, NM 87120
505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com
Mariah@edwardscommercialrealty.com

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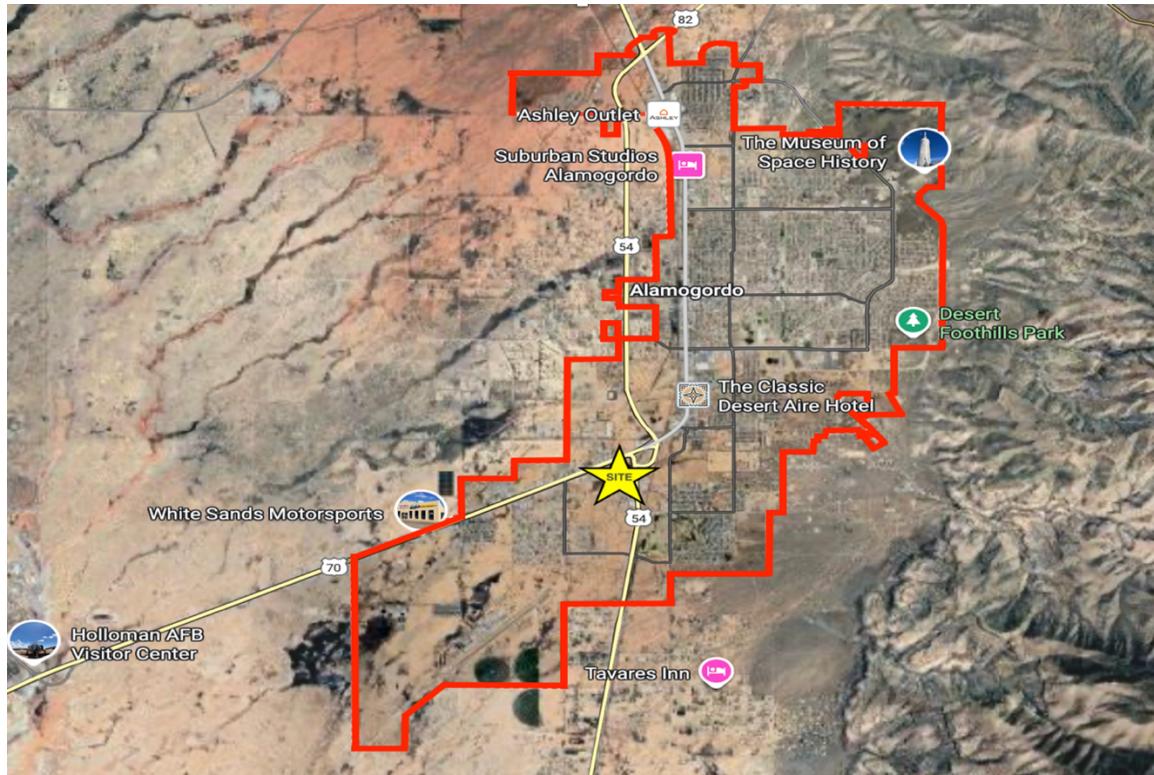
CURRENT FLOOR PLAN



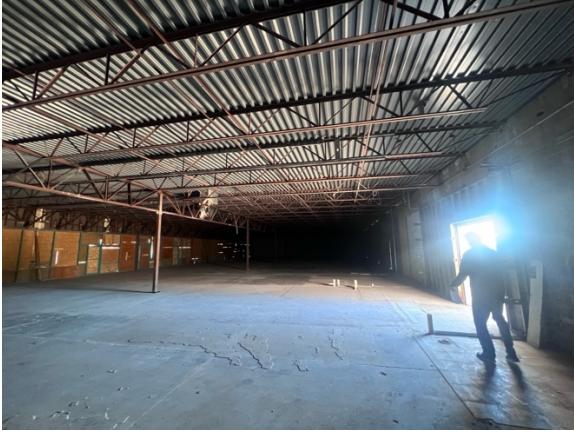
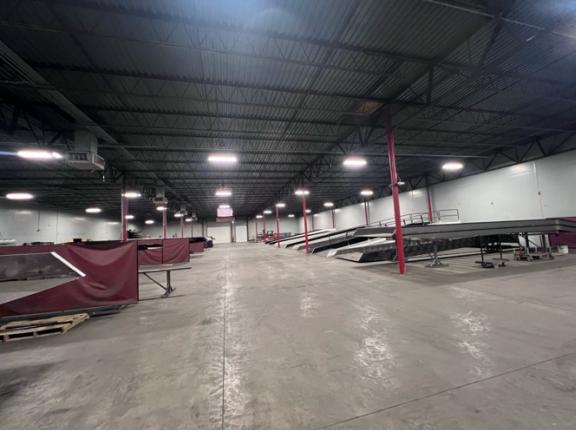
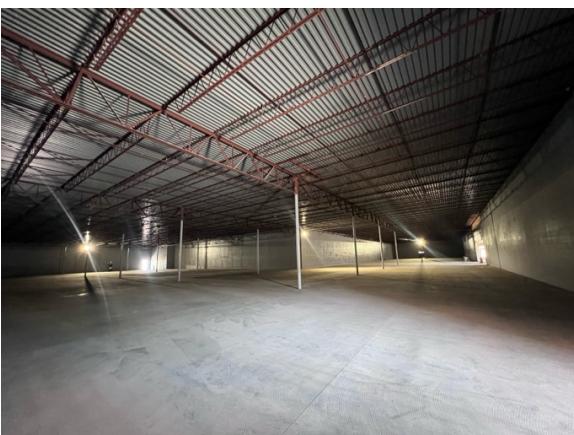
CURRENT SITE CONDITION



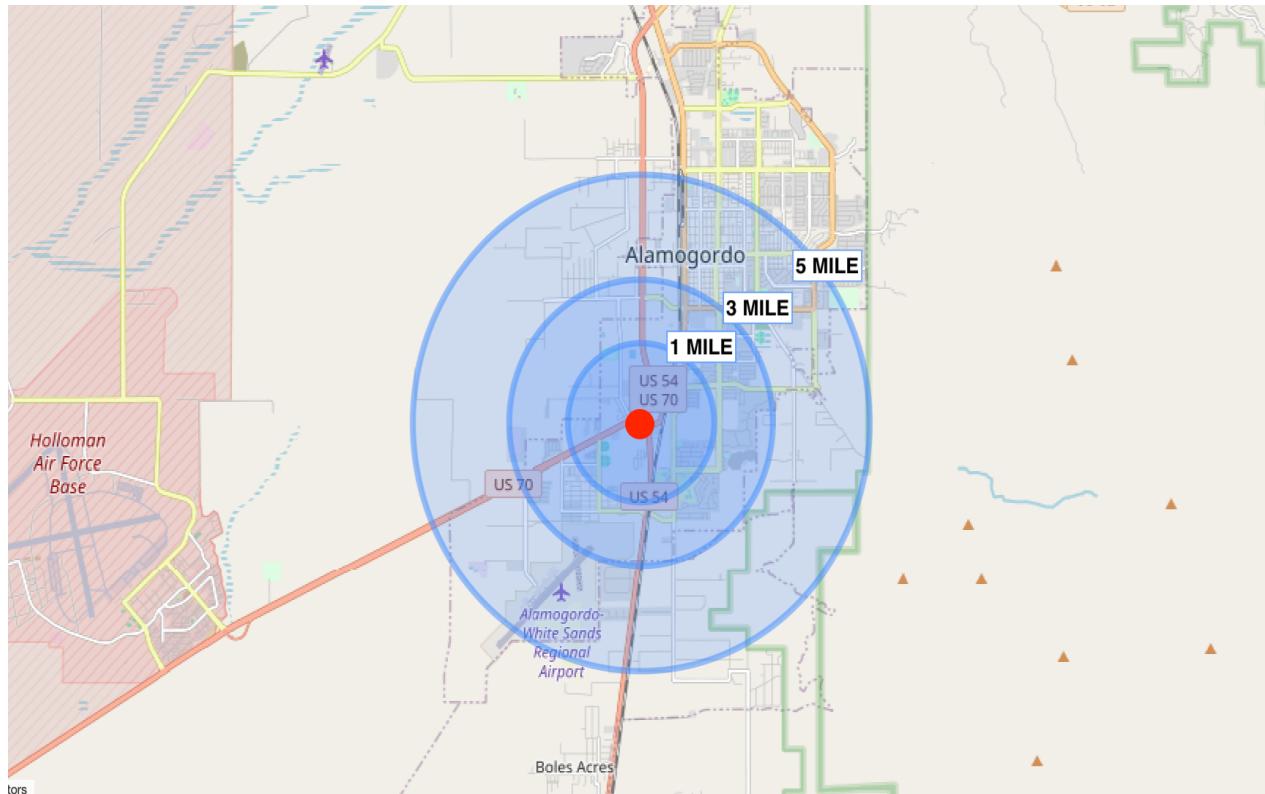
LOCATION



BUILDING PIX



DEMOGRAPHICS



POPULATION

1 MILE	3 MILE	5 MILE
2,968	18,880	33,354



AVG
HOUSEHOLD
INCOME

1 MILE	3 MILE	5 MILE
\$60,745	\$65,378	\$66,312



DAYTIME
EMPLOYMENT

1 MILE	3 MILE	5 MILE
1,083	7,490	12,763



TRAFFIC

Highway 70	18,368 VPD
Highway 54	17,037 VPD