

MANUFACTURING/DISTRIBUTION/WAREHOUSE



FOR SALE

3911 S. Main Street
Roswell, NM. 88203



\$9,800,000



174,175+/- SF



FOR MORE INFORMATION

JACOB SLAVEC, SIOR

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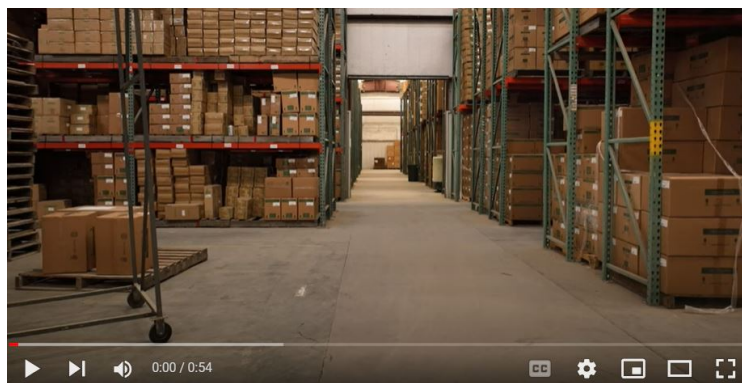
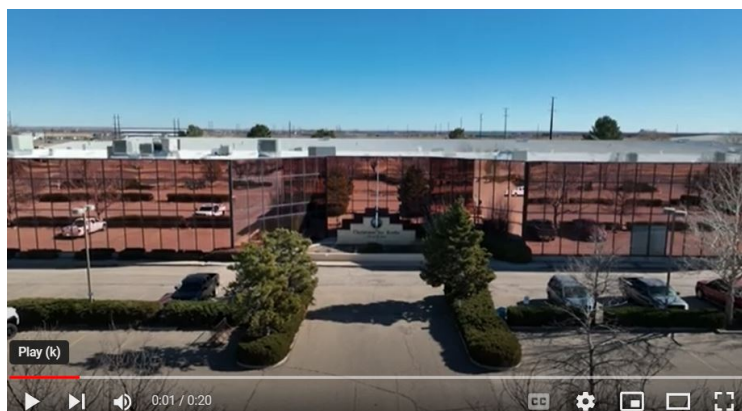


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PROPERTY DESCRIPTION

- 174,175 ± SF manufacturing/warehouse /distribution space
- Clear height: 18'-26'
- 17,640 ± SF office (includes two large break room/cafeterias)
- Fire Suppression System
- 13 dock level doors
- Two 12x14 grade level doors & one 10x12 grade level door
- Column Spacing: 24' x 65'
- 16 +/- Acres
- Property is the only manufacturing/industrial/distribution warehouse of it's size in Southeastern New Mexico
- Racking is currently in place, but may be removed or purchased
- Electrical Information available on page 4

VIDEO TOURS!



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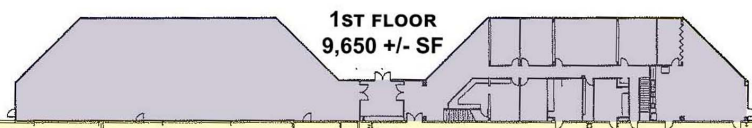
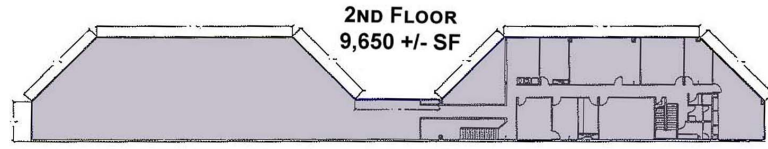
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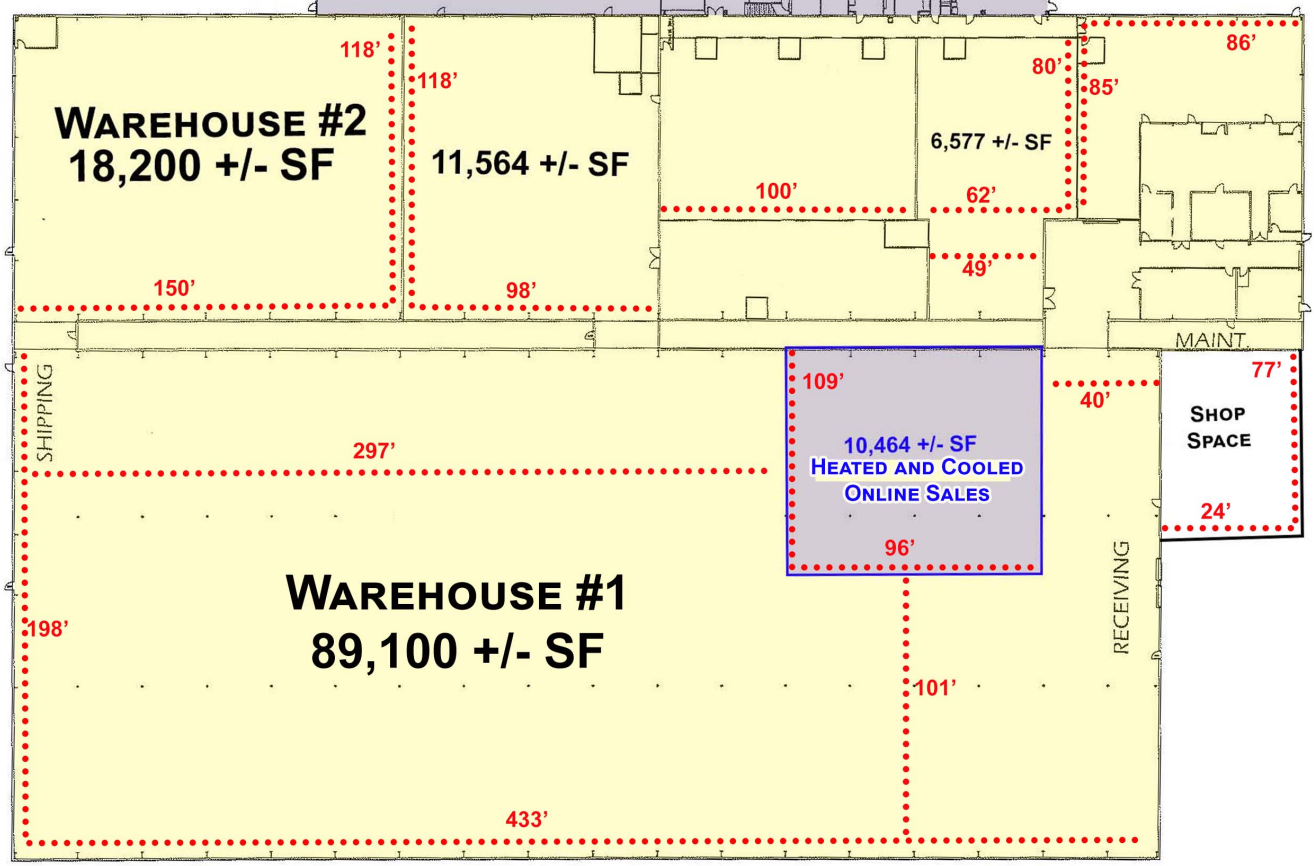
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WAREHOUSE #1 CLEAR HEIGHT: 18'-26' AT THE EVE
WAREHOUSE #2 CLEAR HEIGHT: 18'-21' AT THE EVE
WAREHOUSE #1 COLUMN SPACING: 24x65



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Electrical specs provided by Electrical Control Services

MAIN INCOMING POWER (XCEL ENERGY)

XCEL Transformers 1- 480/277 volt 500 KVA (North west corner of plant)

1 – 480/277 volt 300 KVA (same area)

MAIN INTERIOR DISTRIBUTION (North west corner of plant)

480 Volt 800 AMPS Section 1 – (1) 800 amp breaker, (4) 150 amp breakers
Section 2 – (1) 225 amp breaker, (2) 150 amp breakers
Transformer – 480 volt 180 amps, 120/208 volt 416 amps

120/208 VOLT PANELS Section 1 – (2) 208 volt 600 amp disconnect buckets
Section 2 – (3) 208 volt 400 amp disconnect buckets

LOAD CENTERS (1) 480/277 volt 250 amp panel
(5) 120/208 volt 400 amp panels

PAD PRINT LOAD CENTER (1) 120/208 volt 100 amp panel

INK JET ROOM (1) 120/208 volt 225 amp panel

ONLINE AREA Transformer 1 480 volt 225 KVA
(1) 120/208 volt 600 amp panel
(1) 120/208 volt 200 amp panel

FORK LIFT CHARGER (1) 120/208 volt 200 amp panel

WAREHOUSE #2 (2) 120/208 volt 400 amp panels

WAREHOUSE #1 (2) 120/208 volt 225 amp panels

OFFICES (1) 120/208 volt 400 amp panel
(2) 120/208 volt 225 amp panels

COMPRESSOR ROOM (1) 480 volt 150 amp panel

SHOP (1) 277/480 volt 125 amp panel
(1) 120/208 volt 200 amp panel

NOTE: 250 VOLT AND 460 VOLT SAFETY DISCONNECTS LOACTED THROUGHT FACILITY

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Population: 48,163



Median Age: 32



Median Household Income: \$43,481

Roswell and Chaves County is the perfect place to live because of our year-round good weather, ski-to-golf lifestyle, world-renowned events, good schools, and job opportunities. We've prioritized housing development to ensure that more families can enjoy all our region offers.

<https://www.chavescounty.net/>

ABOUT ROSWELL, NM.

While known internationally for the 1947 UFO Incident, Roswell is also a vibrant community of 48,163. Our community sits directly alongside the Pecos Valley and serves as the economic and cultural hub of Southeastern New Mexico. A leader in the aviation industry, Roswell is home to the Roswell Air Center--the site of the former Walker Air Force Base--with daily flights to Dallas-Fort Worth (DFW). At the edge of oil and gas country, Roswell and Chaves County have the infrastructure to support major industry, including renewable energy sources, and a natural recharging aquifer fed by nearby mountains.

ROSWELL AIR CENTER

Robert Goddard—considered the father of modern rocket propulsion—conducted experimentation with liquid fueled rockets in Roswell in the 1930-40s. The Roswell Air Center (RAC) is the site of the former Walker Air Force Base. Being the original home of Strategic Air Command (SAC), the existing infrastructure is conducive to maintenance, 24/7 operations, and aircraft storage. Today, RAC is home to 3 MROs, major airlines, and several manufacturing activities. The Roswell Air Center is a commercial airport—with daily flights to Dallas-Fort Worth and Phoenix.

Roswell Air Center Facts

- 13,000 ft runway
- 10,000 ft crosswind runway
- 5000 acre complex in a designated Opportunity Zone
- ~2000 acre megasite in development
- 45 acre certified shovel ready site
- Daily direct flights to Dallas and Phoenix
- 310 days of sunshine per year



FLY ROSWELL
Gateway to Southeast New Mexico

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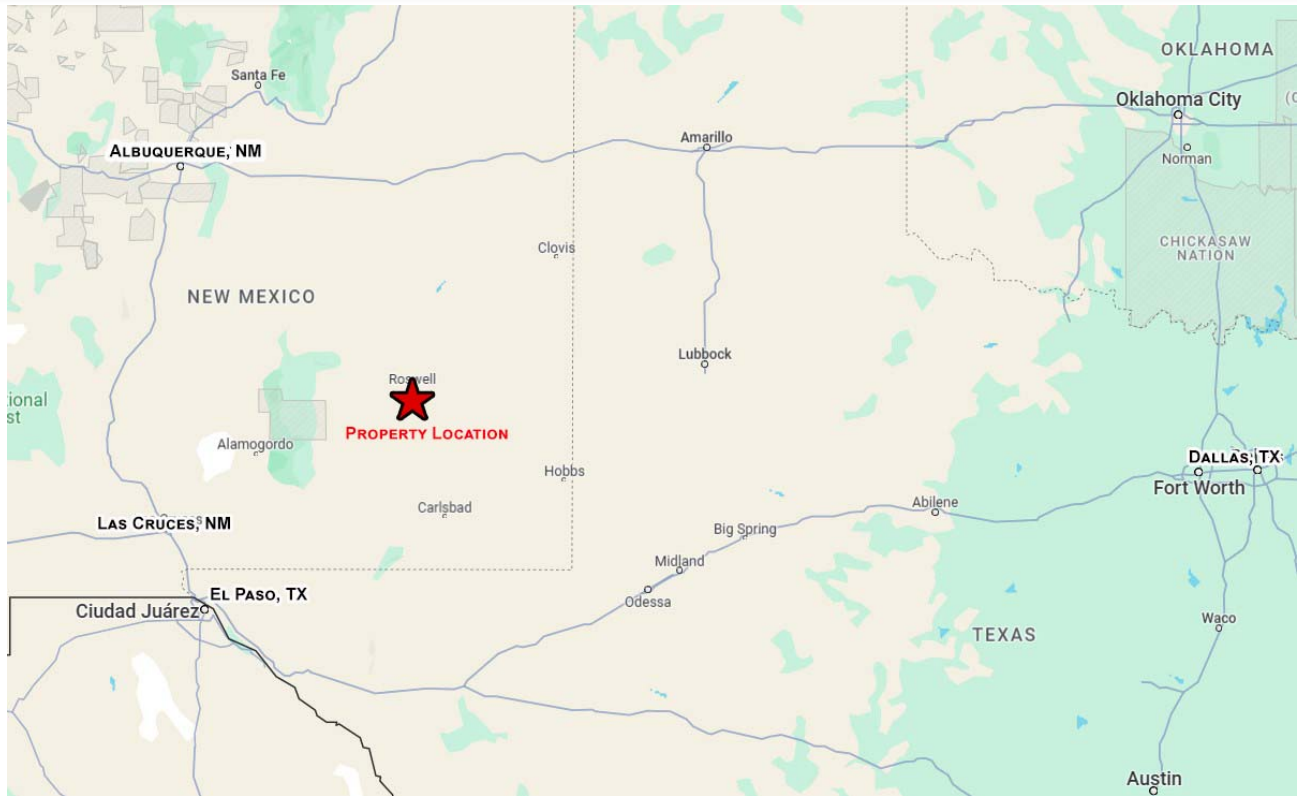
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KEY DISTANCES

El Paso, TX	210 Miles
Albuquerque, NM	211 Miles
Las Cruces, NM	189 Miles
Lubbock, TX	175 Miles
Dallas, TX	459 Miles
Austin, TX	513 Miles
Phoenix, AZ	493 Miles



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