

For Sale  
or Lease

# Industrial Warehouse Just Off I-10

32 MILES FROM THE COLUMBUS PORT OF ENTRY

1319 E. Pine St. | Deming, NM 88030

SEQ Interstate 10 & Hwy. 180



## AVAILABLE

Warehouse: ±63,018 SF  
Greenhouse: ±16,159 SF  
Total: ±79,177 SF  
Land: ±10.19 Acres



## SALE PRICE

\$4,355,000 (\$55.00/SF)

## LEASE RATE

\$6.00/SF + \$1.34/SF NNN

- Less than one mile from Interstate 10
- Fully-fenced property with new electric security fencing
- 5 dock-high, roll-up doors and 2 grade-level, roll-up doors
- 20' - 28' ceiling heights

**NA**SunVista

got space™

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### SUMMARY

#### HIGHLIGHTS

- ±63,018 SF warehouse was constructed in three phases:
  - Original structure was built in the 1970s
  - ±31,730 SF warehouse addition built in 2008
  - ±3,600 SF warehouse addition built in 2016
- 5 dock-high, roll-up doors and 2 grade-level, roll-up doors
- 20' - 28' ceiling heights
- Property is fully-fenced with new electric security fencing
- Electrical: 2,400 amps, 1,000 KVA 480/277 and 240/120 service
- Billboard on property is currently generating \$900 annually
- ±16,159 SF income-producing greenhouse on site

#### ZONING

- C, Commercial

#### SITE

- Warehouse: ±63,018 SF
- Greenhouse: ±16,159 SF
- Land: ±10.19 Acres

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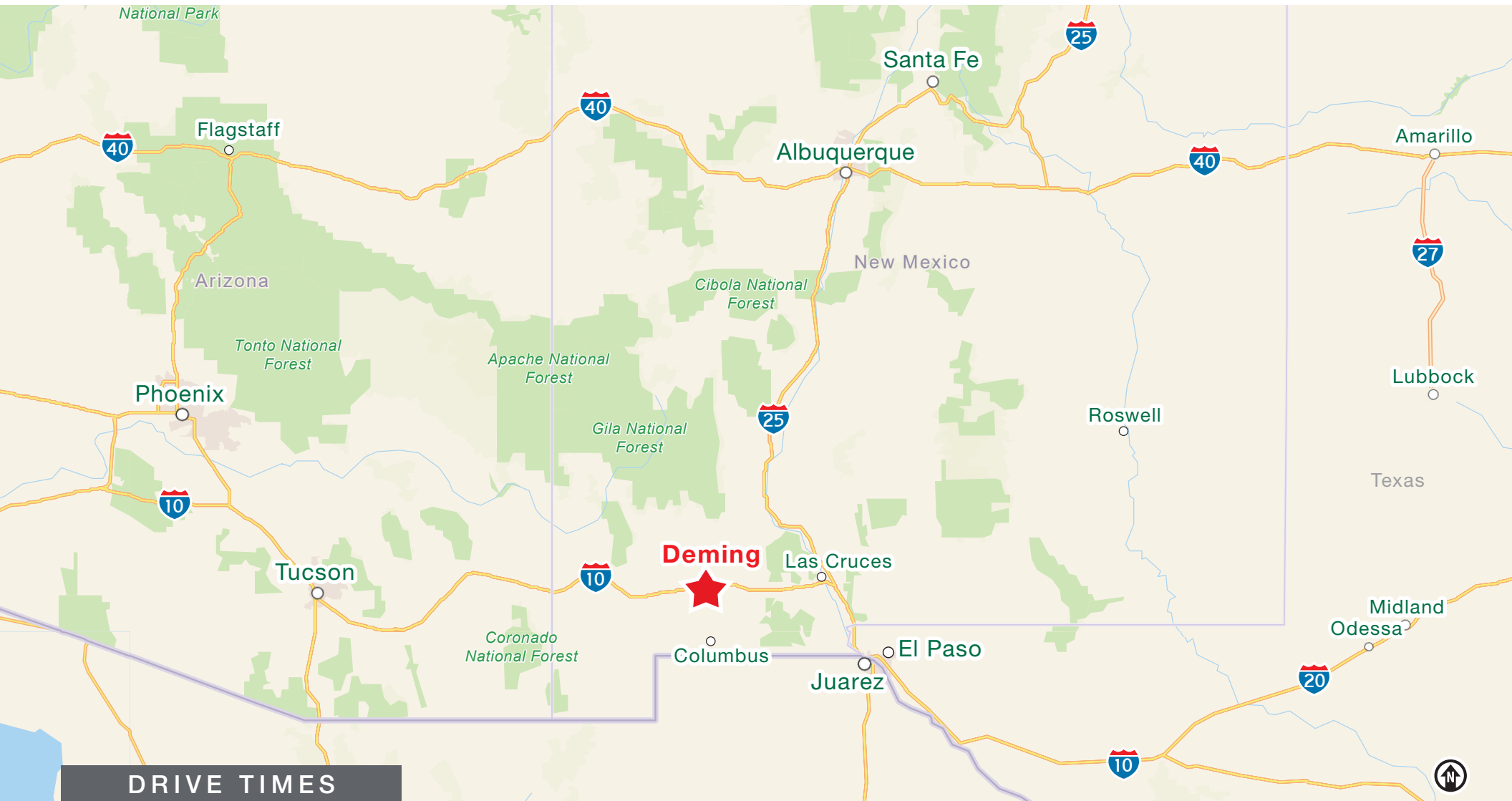
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### DRIVE TIMES

Albuquerque, NM	234 mi	3 hrs 25 min	El Paso, TX	102 mi	1 hr 38 min	Las Cruces, NM	60 mi	1 hr	Phoenix, AZ	301 mi	5 hrs
Amarillo, TX	482 mi	7 hrs 25 min	Flagstaff, AZ	373 mi	6 hrs 18 min	Lubbock, TX	420 mi	6 hrs 46 min	Roswell, NM	249 mi	4 hrs
Columbus, NM	32 mi	45 min	Juarez, CH, MX	110 mi	2 hrs 11 min	Midland/Odessa, TX	406 mi	6 hrs	Santa Fe, NM	296 mi	4 hrs 30 min



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

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