## Industrial Warehouse with Showroom

LOCATED ON HWY. 314 WITH QUICK ACCESS TO I-25



19514 NM Highway 314

Belen, NM 87002

NWQ NM Hwy. 314 & I-25 Business Route



**AVAILABLE** 

Building: ±16,244 SF Land: ±1.95 Acres



LEASE RATE \$12,859/Mo.

+ \$0.78/SF NNN

- Great location to serve local customers while having quick access to I-25
- Direct access off NM Highway 314
- Fully-fenced and gated property





Genieve Posen

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### INDUSTRIAL WAREHOUSE WITH SHOWROOM

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### SITE

#### **AVAILABLE**

Warehouse: ±12.500 SF Office/Showroom: ±3.744 SF Total: ±16,244 SF

Land: ±1.95 Acres

### **ZONING** C-2

#### **HIGHLIGHTS**

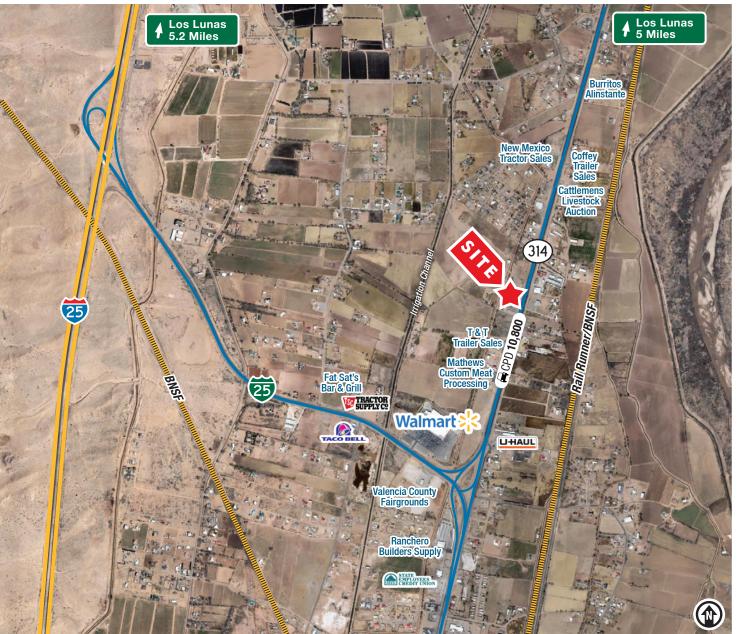
- Great location to serve local customers while having quick access to I-25
- Fully-fenced and gated property
- Large yard with full circulation and plentiful parking
- Updated showroom with offices
- Insulated warehouse
- 16' 21' warehouse ceiling height, 50' x 25' column spacing
- 25' x 14' sliding, grade-level bay door
- 12' x 10' grade level roll-up door to showroom
- 3-phase power
- Pylon signage
- On-site well and septic system





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LOCATION				
Demographics		5 mile	10 mile	20 mile
8	Total Population	22,650	65,290	86,488
(3)	Average HH Income	\$69,202	\$70,044	\$69,852
	Daytime Employment	5,829	14,037	17,725

2023 Forecasted by Esri





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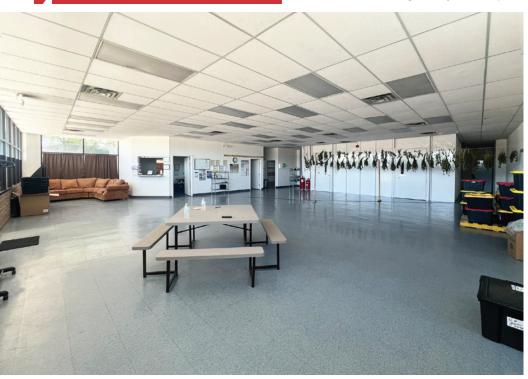




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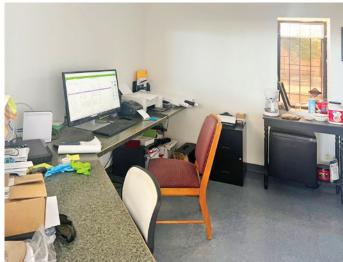
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The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. 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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