


For Lease

# Industrial Warehouse with Showroom

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



 Visit Our YouTube Channel  
to View this Property Video 

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

**NA** SunVista

got space™

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# INDUSTRIAL WAREHOUSE WITH SHOWROOM

19514 NM Highway 314 | Belen, NM 87002



## 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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## INDUSTRIAL WAREHOUSE WITH SHOWROOM

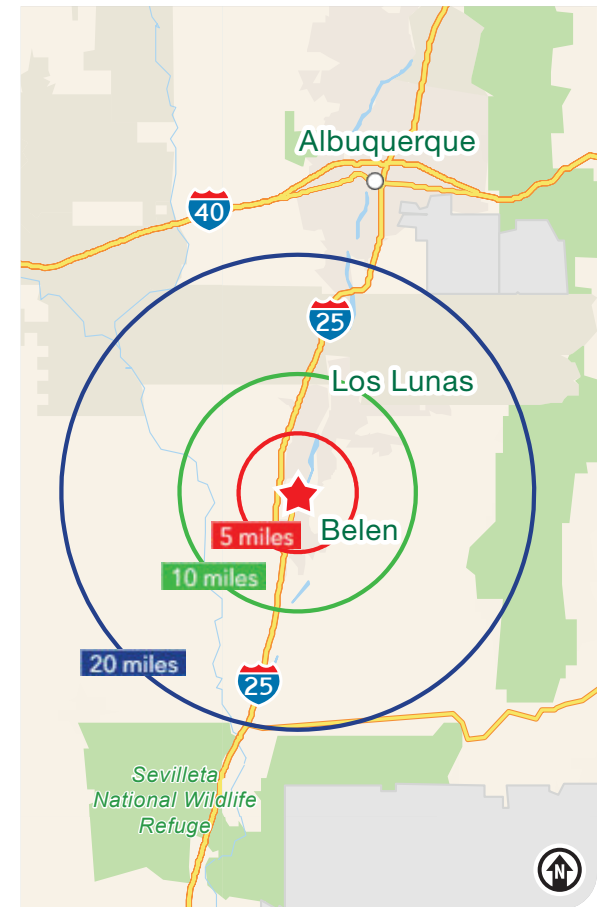
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### LOCATION

Demographics	5 mile	10 mile	20 mile
Total Population	22,650	65,290	86,488
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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**NAI**SunVista

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