

For Lease

I-3 Heavy Industrial District

1945 NM-304

Belen, NM 87002

- Strategic Location: Belen, "The Hub City"
- On Southern Transcon Line
- Ideal for Manufacturing & Office



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Property Profile

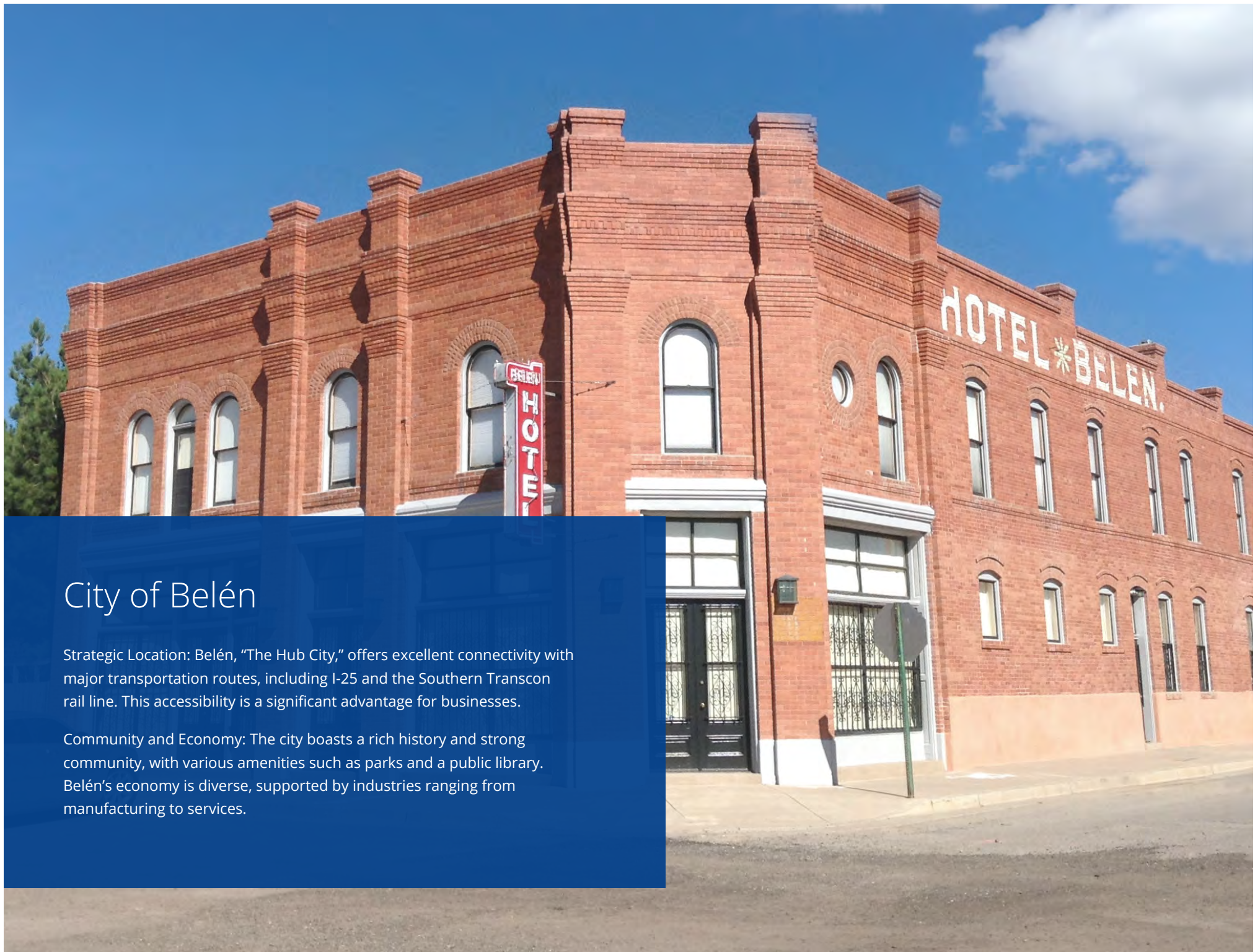
Details

Lease Rate	See Agent
Lease Type	NNN
Space Available	+/- 100,000 SF
Warehouse	80,000 SF
Out Buildings	11,750 SF
Office	8,250 SF
Lot Size	+/- 17.369 Acres
Submarket	Belen

Features

- Ideal for manufacturing and office
- Attractive reception/waiting area
- Safe, collaborative work environments
- Generously sized office spaces
- Dedicated fenced parking area
- Large, open windows
- Low-rise, 2 story building
- Close proximity to Belen
- 3000AMP, Phase3, 277/480 Volts
- Column spacing 40'x40'
- 1 Dock high door 14'x12'
- 3 Drive in doors, 10'x12'
- Clear height 28'-30'





City of Belén

Strategic Location: Belén, "The Hub City," offers excellent connectivity with major transportation routes, including I-25 and the Southern Transcon rail line. This accessibility is a significant advantage for businesses.

Community and Economy: The city boasts a rich history and strong community, with various amenities such as parks and a public library. Belén's economy is diverse, supported by industries ranging from manufacturing to services.

Property Overview

Civic Address	1945 NM-304, Belen, NM 87002
UPC	1 009 024 400 380 000000
Lot Size	Approximately 17.369 ACRES
Building Areas	Warehouse: 80,000 SF Out Buildings: 11,750 SF Office: 8,250 SF
Parking	Paved on-site parking areas; approximately 90 stalls plus additional yard
Rail Spur	A Southern Transcon Line rail spur services the site from the east side
Sprinkler Systems	The office and warehouse areas currently have sprinklers installed
Electrical	3000AMP, Phase3, 277/480 Volts
Loading	1 Dock high door 14'x12', 3 Drive in doors, 10'x12'
Ceiling Height	28'-30' ceiling height (estimated)

Lease Rate See Broker

Zoning

- The I-3 Heavy Industrial District is designed for industries with significant space and infrastructure needs. It allows for various industrial uses, including manufacturing of forest products, auto wrecking yards, and facilities for processing oil and natural gas.
- Examples of potential uses:
 - Manufacturing of forest products
 - Auto wrecking yards
 - Facilities for processing oil and natural gas.

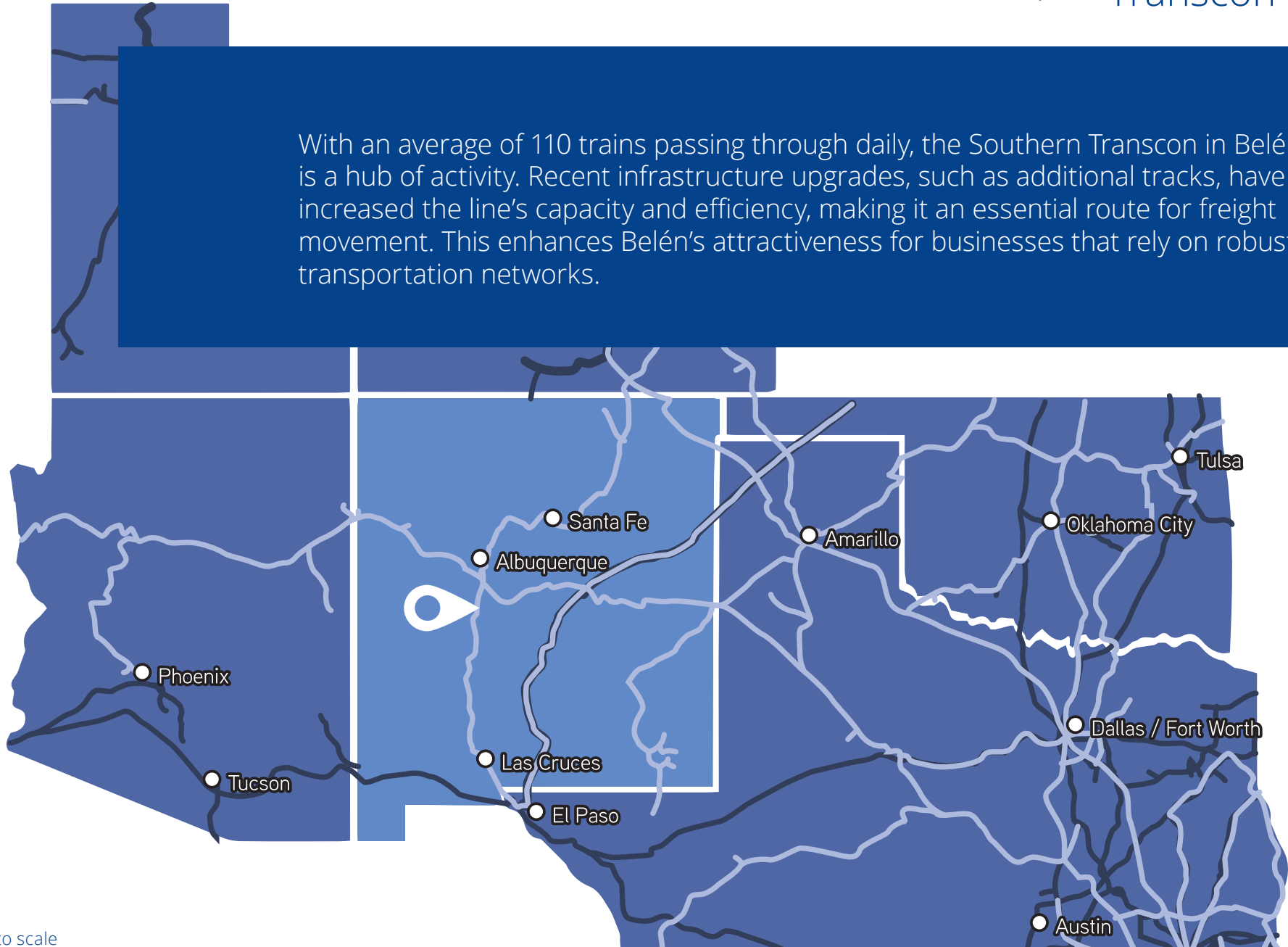
Key Highlights

- Ideal for manufacturing and office
- Attractive reception/waiting area
- Safe, collaborative work environments

The Southern Transcon is a vital freight corridor for BNSF Railway, extending from Southern California to Chicago. It is one of the busiest and most crucial rail lines in the U.S., ensuring efficient goods transport. The Belén rail yard, located on this line, is a key site for logistical operations, including refueling and maintenance.

BNSF Southern Transcon

With an average of 110 trains passing through daily, the Southern Transcon in Belén is a hub of activity. Recent infrastructure upgrades, such as additional tracks, have increased the line's capacity and efficiency, making it an essential route for freight movement. This enhances Belén's attractiveness for businesses that rely on robust transportation networks.



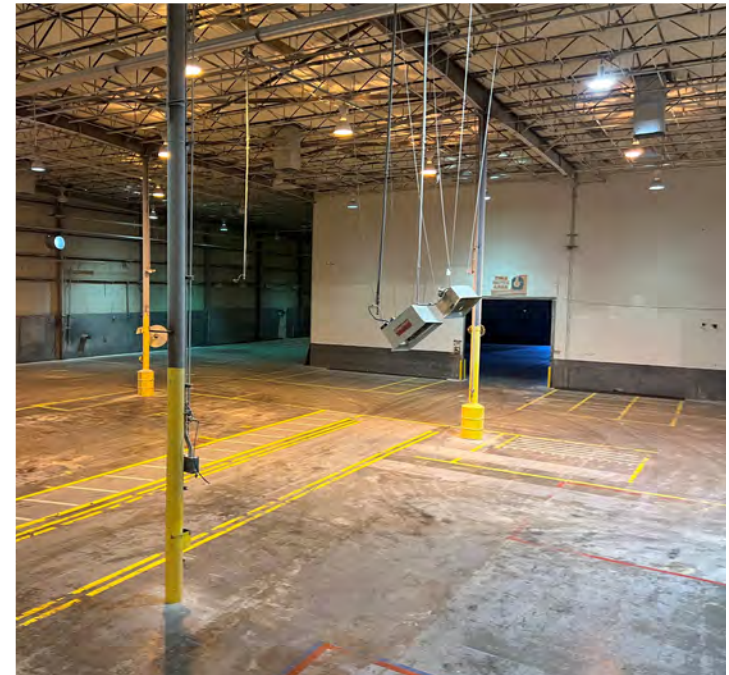
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Trade Area Aerial

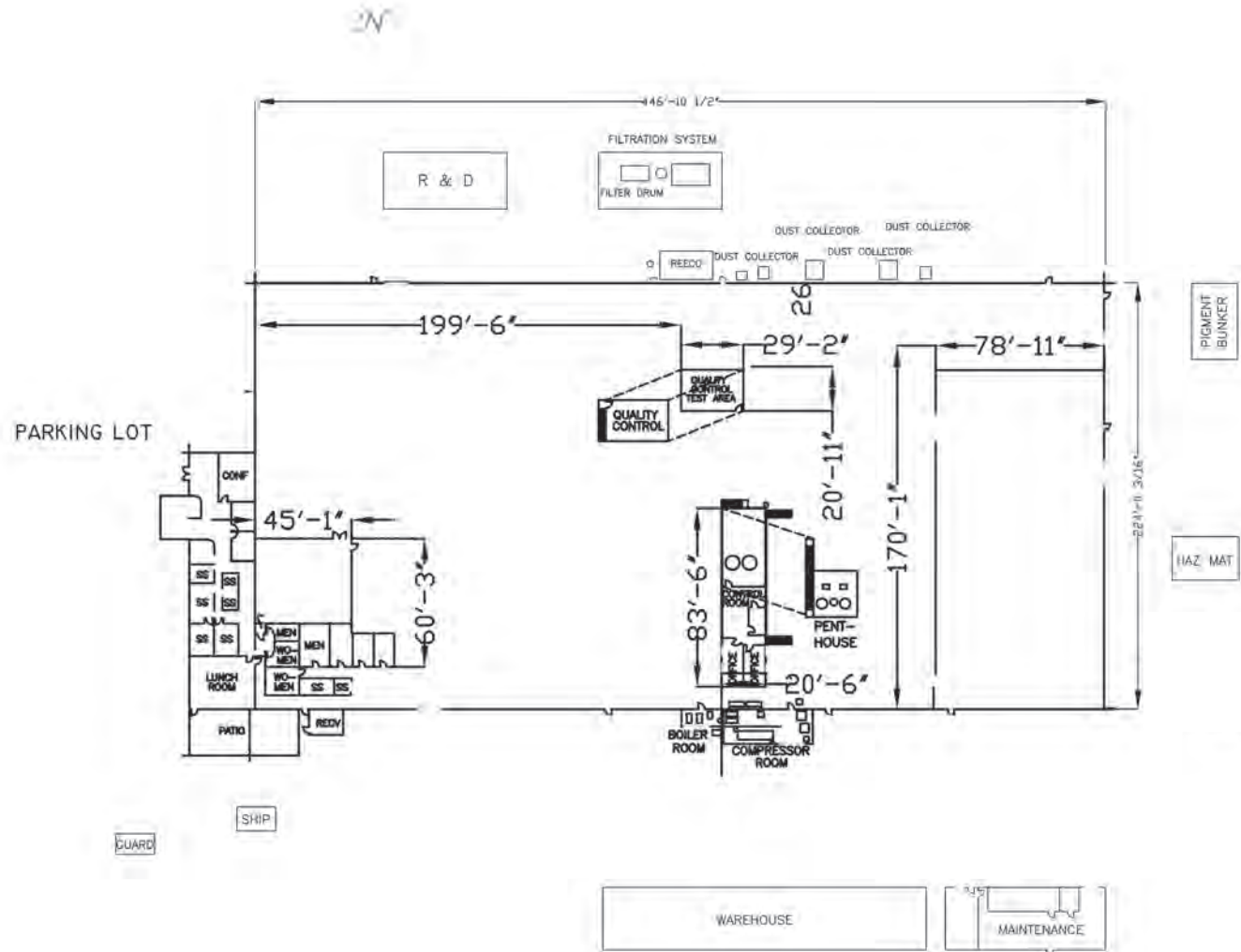


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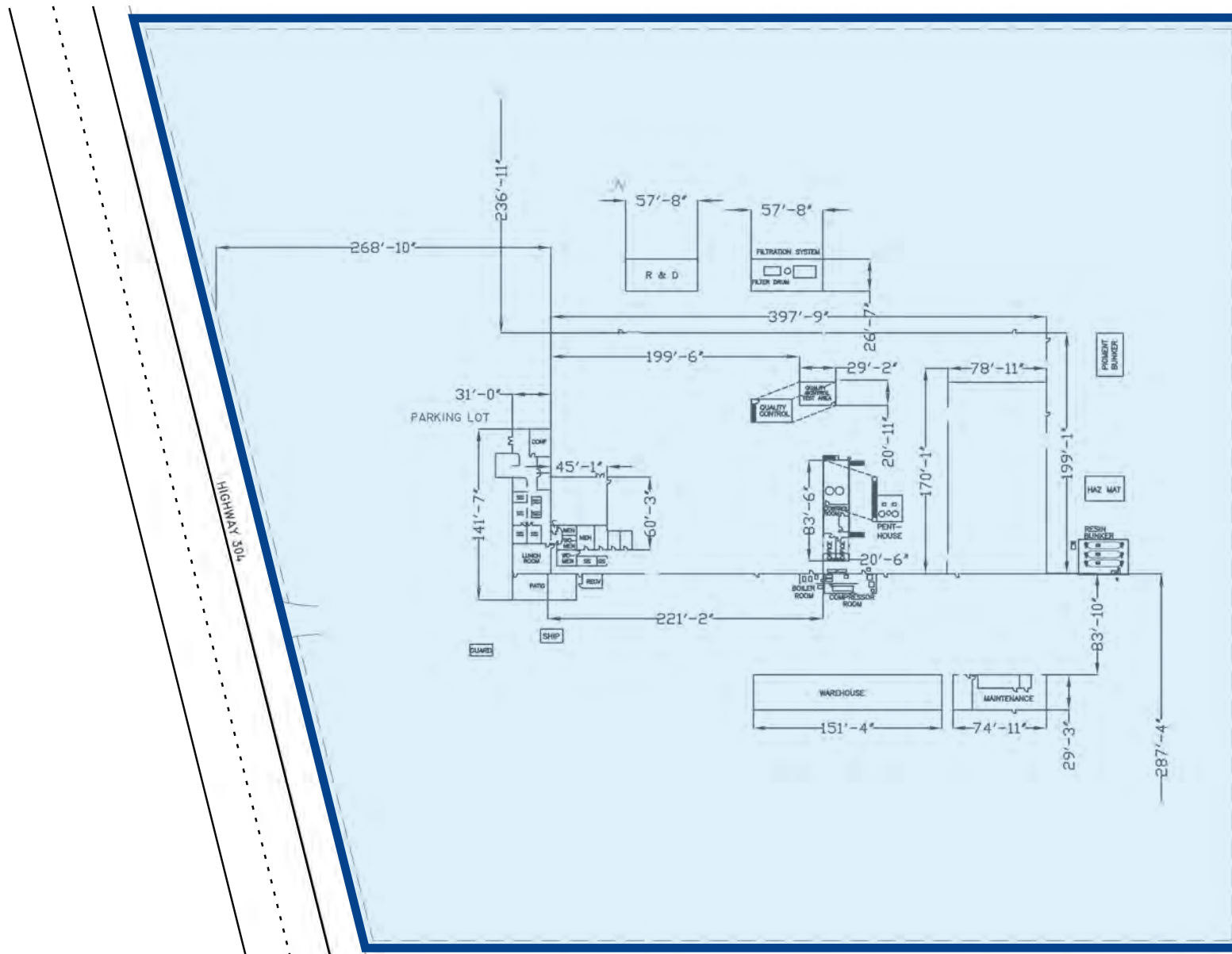
Property Gallery



Floor Plan



Site Plan





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