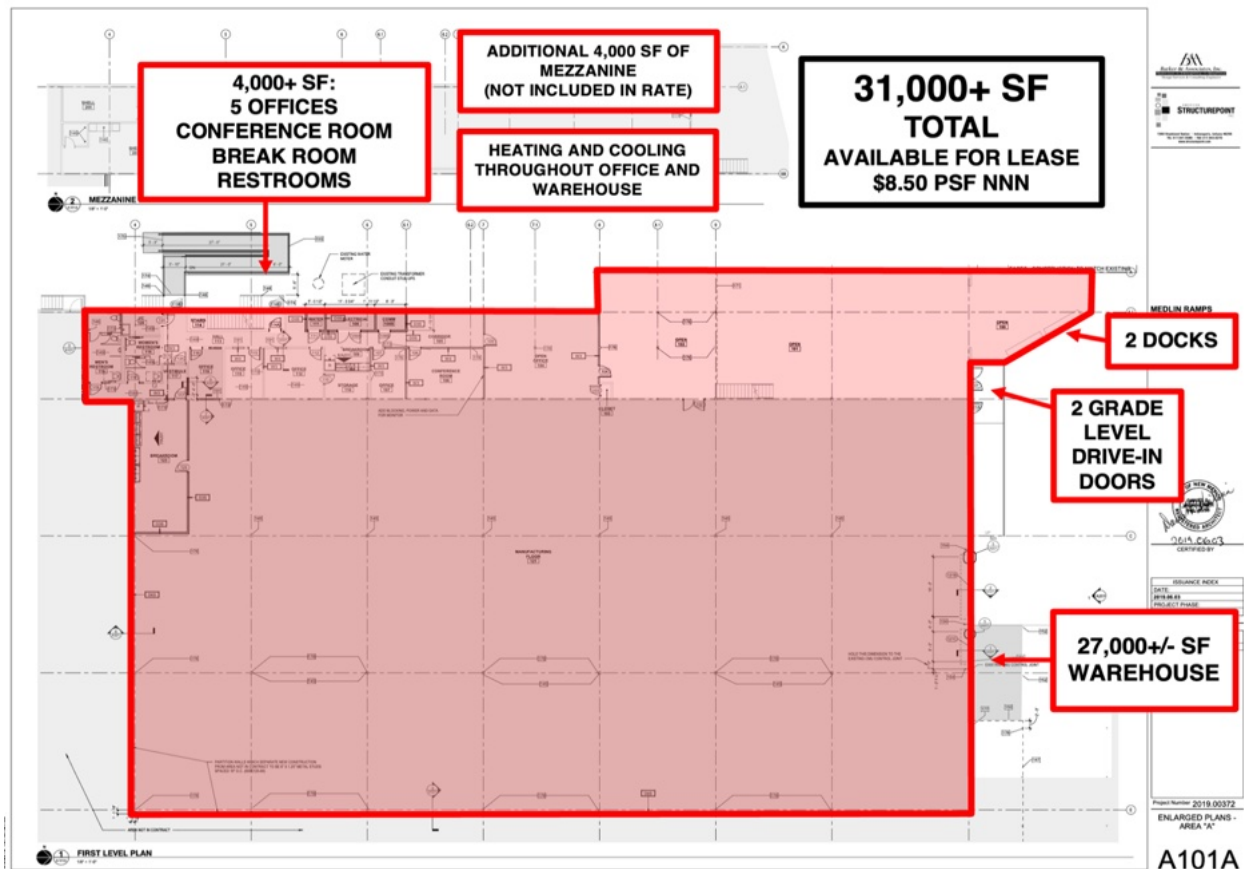


**PLUG N PLAY 31,000+ SF
MANUFACTURING OFFICE/WHSE
READY TO LEASE @ US HWYS 54 & 70**
1900 US Highway 54 S, Alamogordo, NM 88310





- Former Medlin Ramps 31,000 + SF Manufacturing Facility Available for Lease
- Space Consists of 27K+/- of High Bay Whse w/ 4K+ of Office Area & Large Break Area
- Additional Mezzanine Area Consisting of 4,000 + SF at No Additional Charge
- 27' High Whse Ceiling Heights in Manufacturing Area Conducive for Racking As Well
- Heating and Cooling Throughout Office and Warehouse Areas
- Space Lies Within Former Walmart Building w/ Extensive Renovations Completed 2020
- Site Sits at Major Hwy Junction (70 & 54) in Southern Alamogordo Industrial Corridor
- Centralized Hub Serving Vast Regional Trade Area
- Two Dock Doors Along North Side of Property with Ability to Accommodate More
- Additional Options at Site Allow for Easy Expansion and Vast Yard Space Ability
- Up To Additional 36K+/- SF of Existing Expansion Space Within Larger Bldg Envelope
- Undeveloped Land Adjacent to the South of Subject Site Available for Lease or Sale
- US Highways 70 & US 54 Connect to Numerous Communities in SE NM
- Strong Traffic Counts Along Both US Hwy 70 and US Hwy 54
- Site Abuts Significant Truck Relief Route 6 Miles East of Holloman Airforce Base
- FOR LEASE @ \$8.50 PSF NNN (with NNNs estimated at \$1.50/SF)

CONTACT

Mark or Mariah Edwards

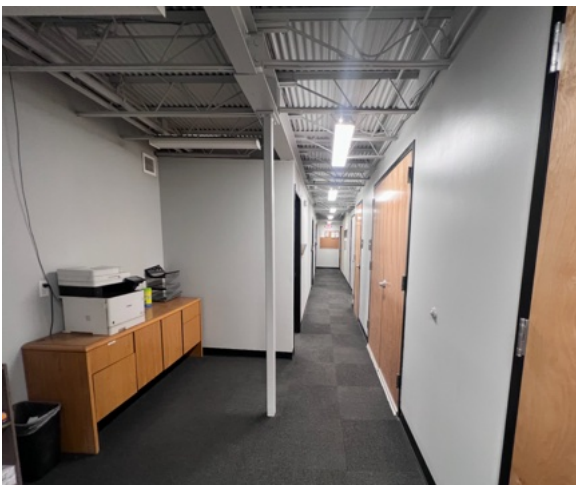
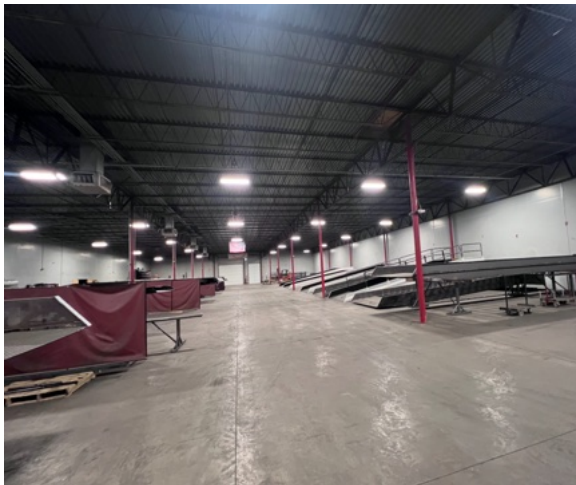


Leasing ♦ Brokerage ♦ Development

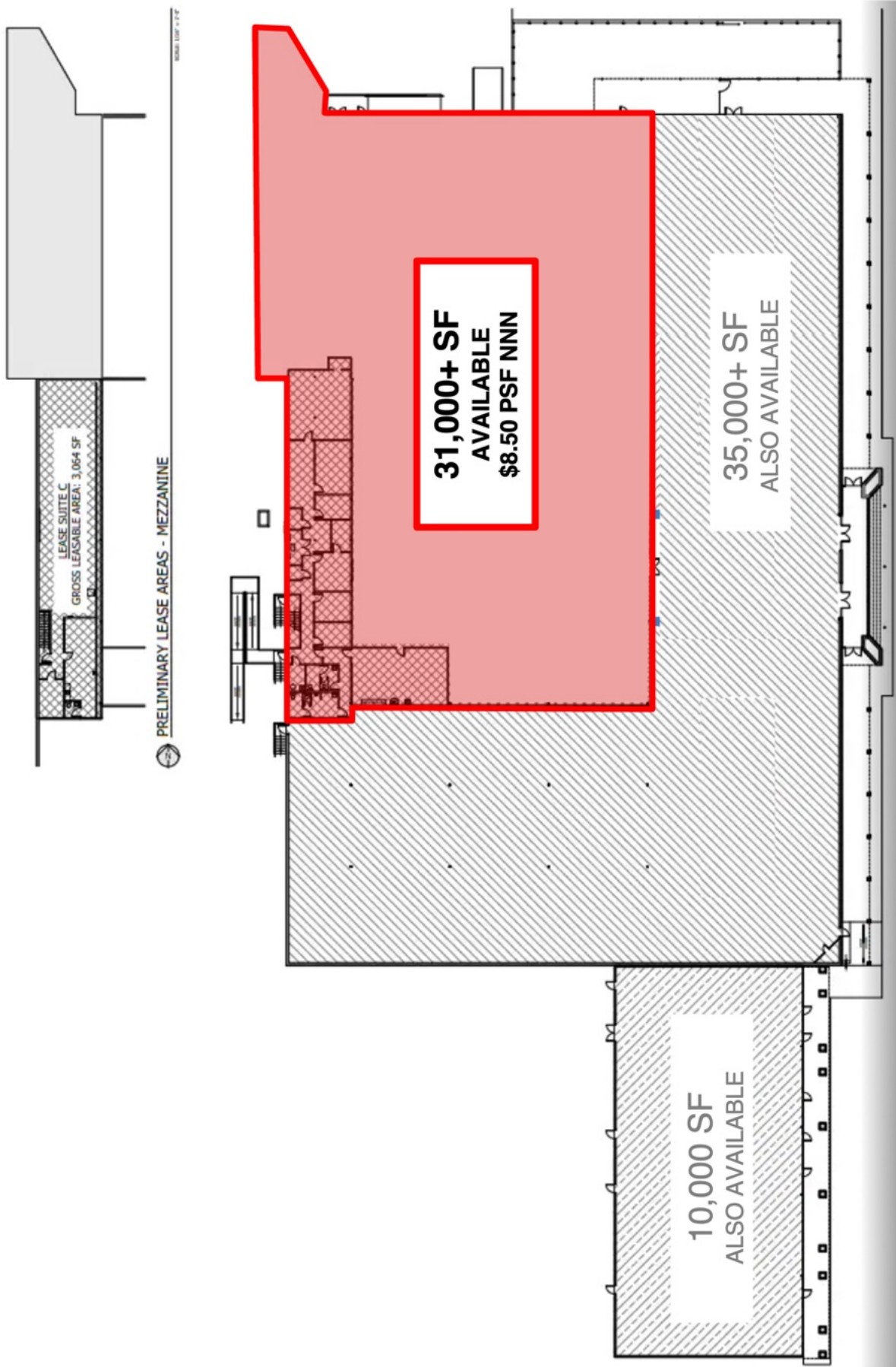
Executive West Bldg. 2929 Coors Blvd. NW Ste. #202
 Albuquerque, NM 87120
 505-998-7298 Cell 505-350-8211 or 505-228-2258 Fax 505-998-7299
Mark.Edwards@EdwardsCommercialRealty.com
Mariah@edwardscommercialrealty.com

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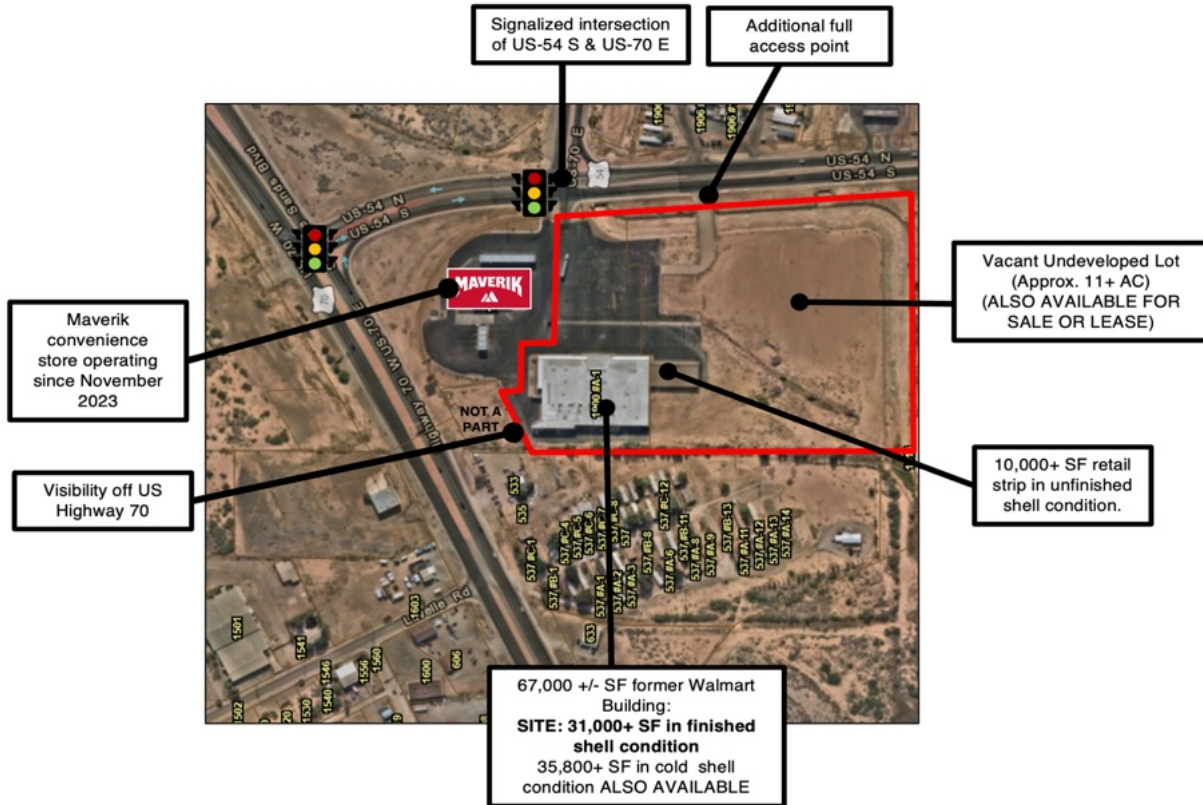
PIX



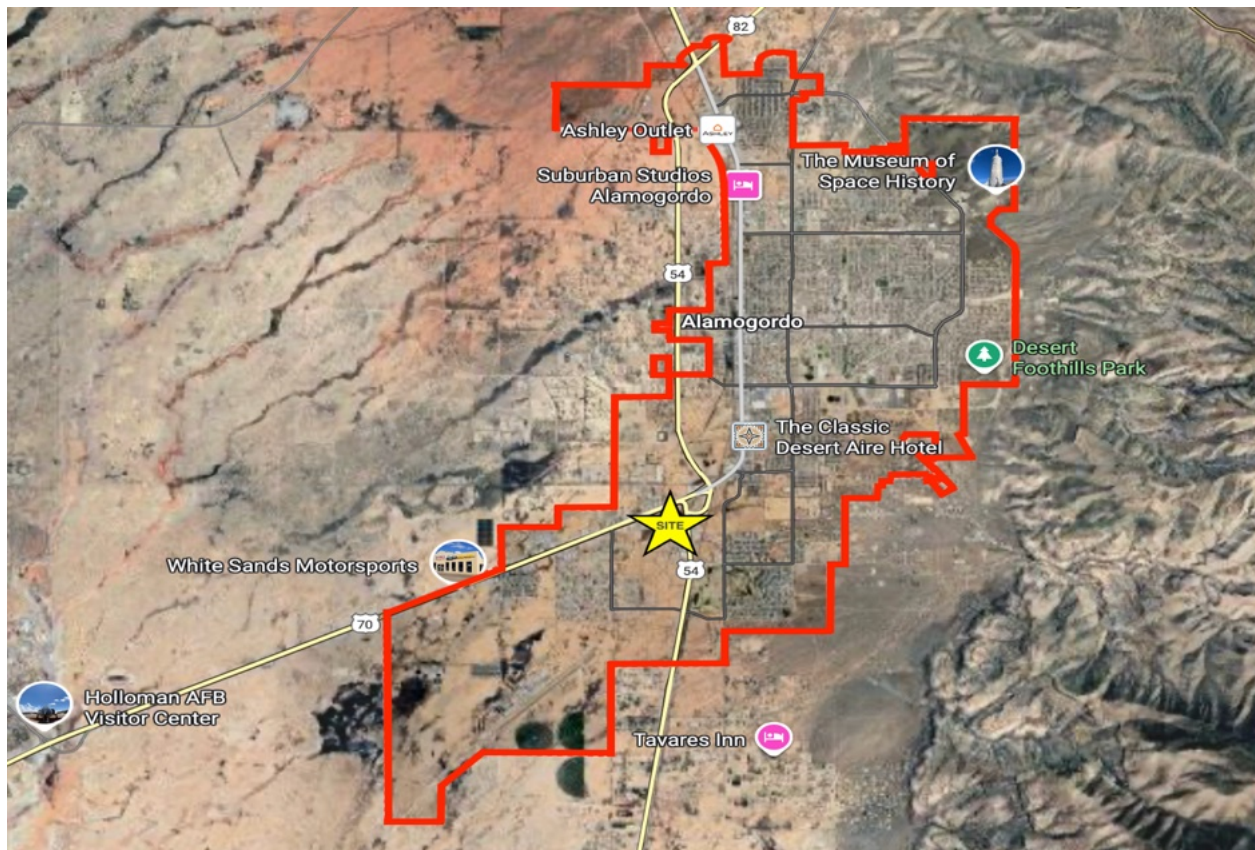
FLOORPLAN



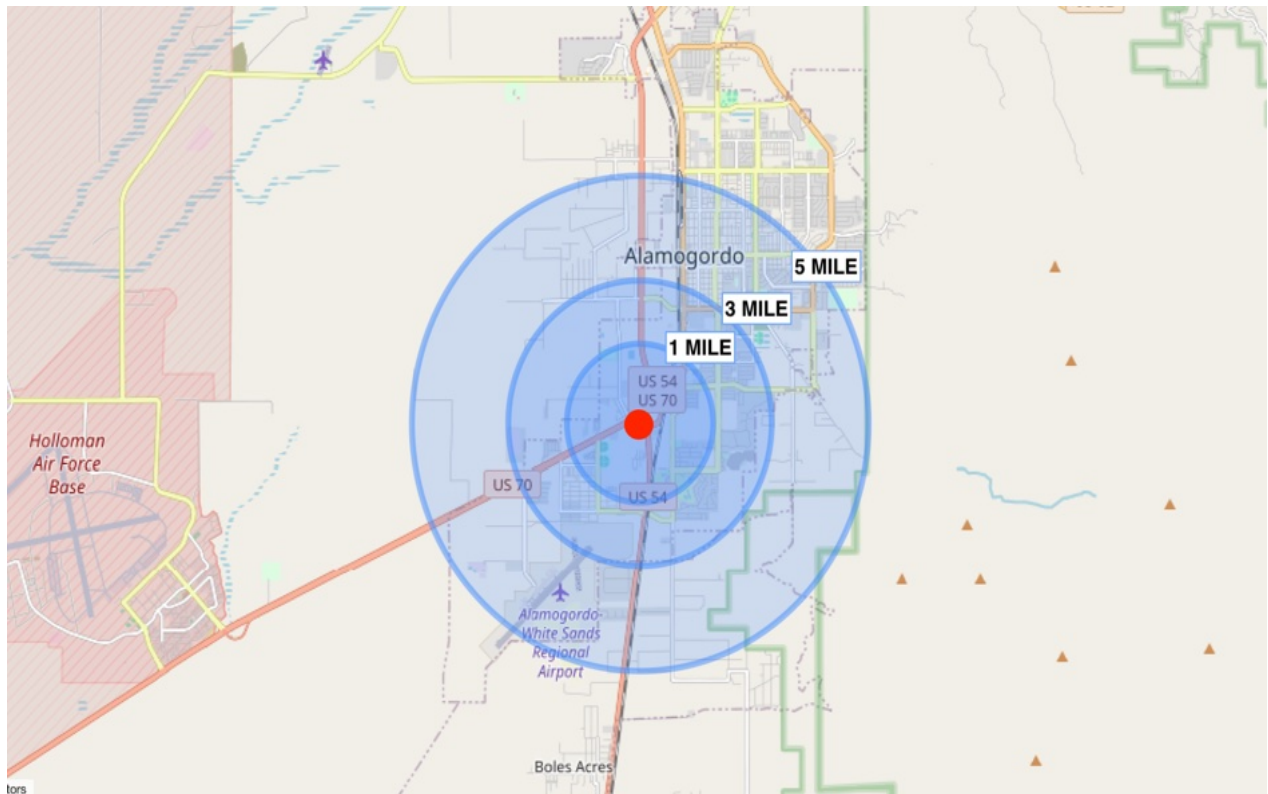
CURRENT PROPERTY CONDITION



LOCATION



DEMOGRAPHICS



POPULATION

| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|--------|
| 2,968 | 18,880 | 33,354 |



**AVG
HOUSEHOLD
INCOME**

| 1 MILE | 3 MILE | 5 MILE |
|----------|----------|----------|
| \$60,745 | \$65,378 | \$66,312 |



**DAYTIME
EMPLOYMENT**

| 1 MILE | 3 MILE | 5 MILE |
|--------|--------|--------|
| 1,083 | 7,490 | 12,763 |



TRAFFIC

| | |
|------------|------------|
| Highway 70 | 18,368 VPD |
| Highway 54 | 17,037 VPD |