

**For
Lease**



Santa Rosa Warehouse Near I-40

MOVE-IN READY WITH FLEXIBLE OPTIONS



**±4,500 - 58,500 SF
Available**

Todd Strickland

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1391 State Route 91 | Santa Rosa, NM 88435

NAI SunVista] **Got Space™**

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PROPERTY

AVAILABLE ±58,500 SF

LEASE RATE

- ±4,500 SF: \$1,500/Month (\$3.50/SF + \$0.50 NNN)
- ±13,500 SF: \$3,375/Month (\$2.50/SF + \$0.50 NNN)
- ±40,500 SF: \$8,437/Month (\$2.00/SF + \$0.50 NNN)
- ±54,000-58,000 SF: \$9,000/Month (\$1.50/SF + \$0.50 NNN)

HIGHLIGHTS

- Located just 8 minutes from I-40
- Ideal for distribution, manufacturing, and storage
- Built in 2019 with high-value insulation
- 6 oversized grade-level doors
- 3-phase, 480V, 750 KVA, 1,200-amp power supply
- High-speed fiber
- Includes offices, showers, locker rooms, and clean room
- 24'-35' ceiling heights

ZONING C1-SU

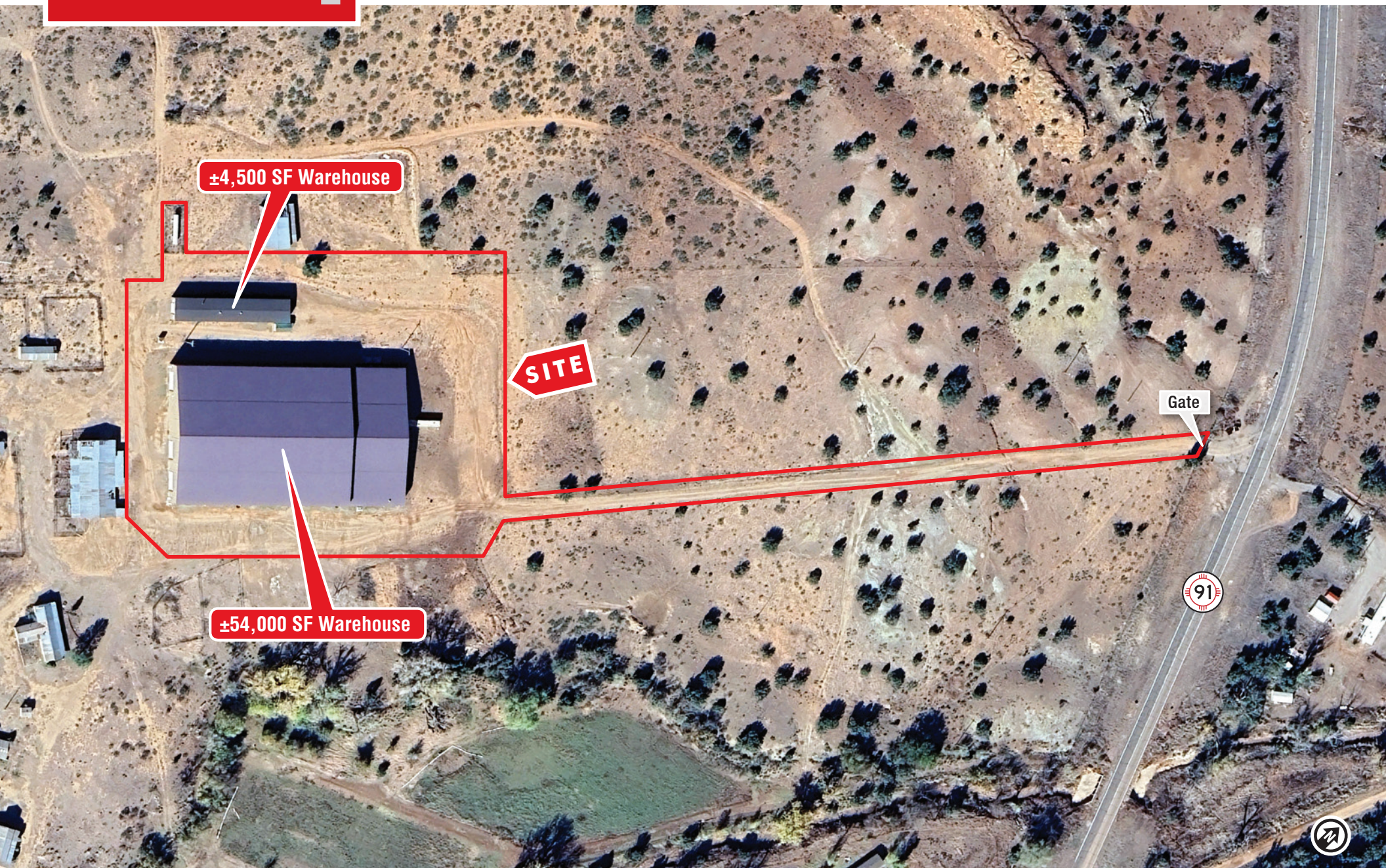
DESTINATION TIMES

Albuquerque	117 mi	1 hrs 45 min
Amarillo	172 mi	2 hrs 30 min
Lubbock	205 mi	3 hrs 30 min



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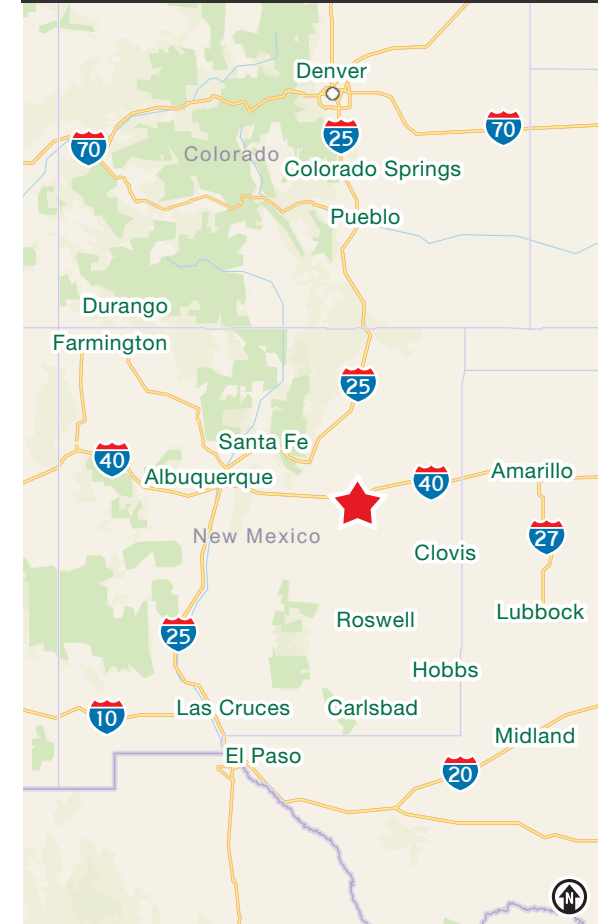


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LOCATION

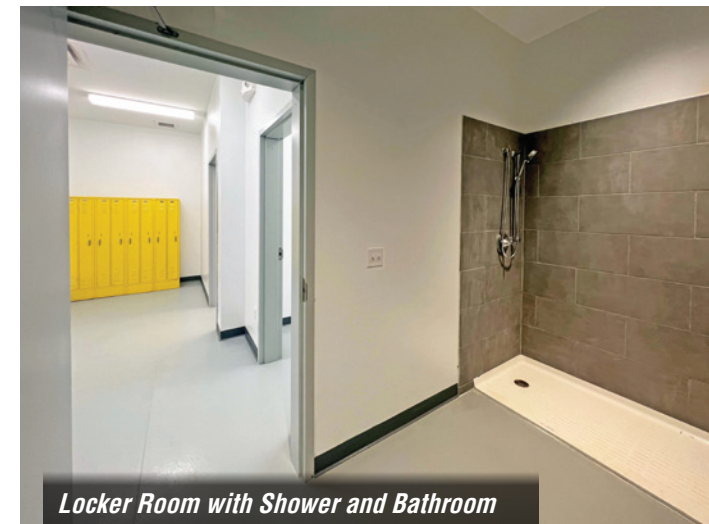


DESTINATION TIMES

Albuquerque, NM	117 mi	1 hrs 45 min
Amarillo, TX	172 mi	2 hrs 30 min
Lubbock, TX	205 mi	3 hrs 30 min
El Paso, TX	266 mi	4 hrs 15 min
Denver, CO	393 mi	5 hrs 45 min

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NAI SunVista

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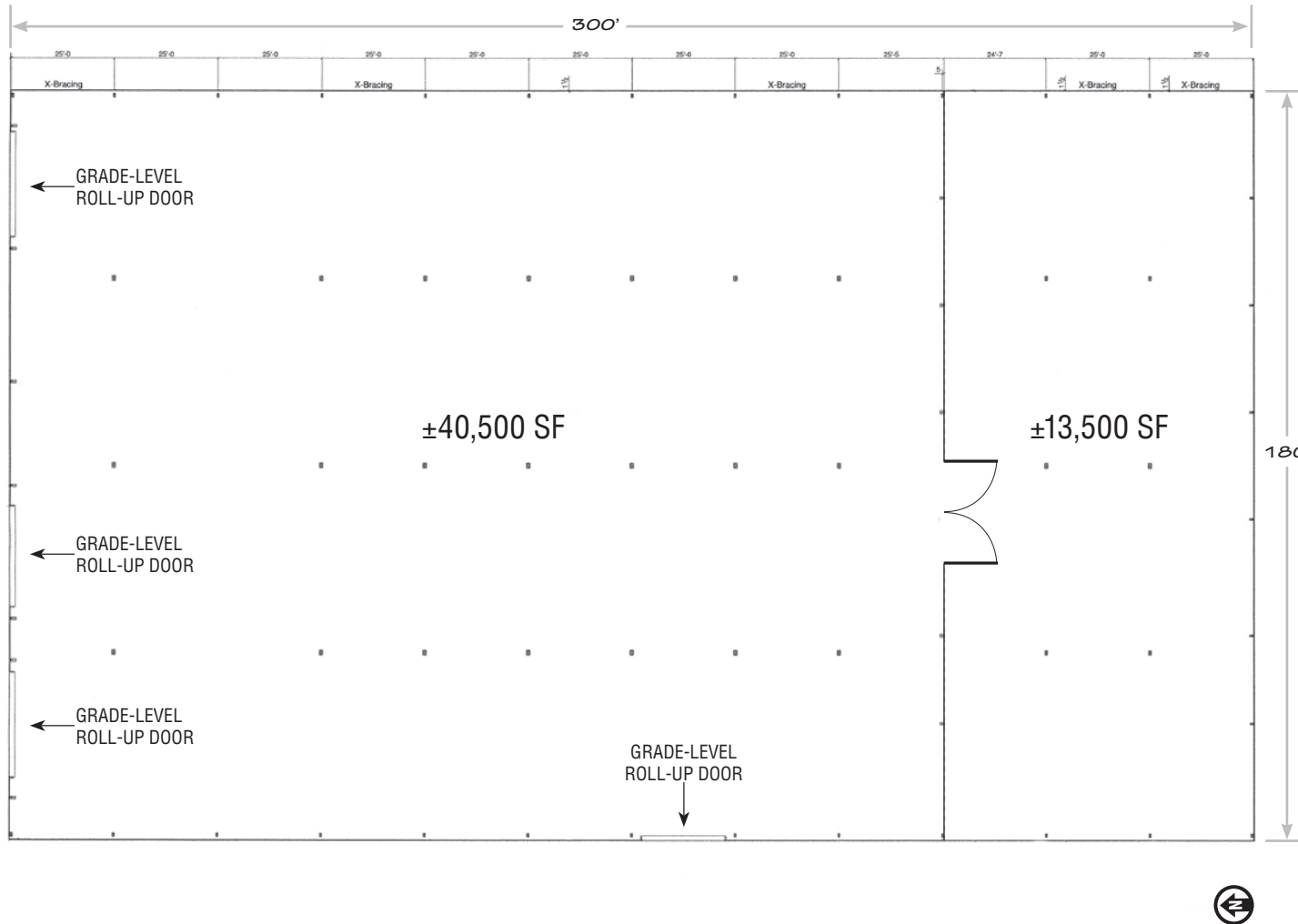
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FLOOR PLAN

±54,000 SF WAREHOUSE

Floor Plan Not to Scale



±4,500 SF WAREHOUSE

Floor Plan Not to Scale

