

INDUSTRIAL FOR LEASE

1220 MERCANTILE

1220 MERCANTILE ROAD, SANTA FE, NM 87507



FOR LEASE 5,564SF± \$14.000/SF+ \$1.80SF NNN
\$7,325/MO

REA | REAL ESTATE ADVISORS

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PROPERTY SUMMARY

Warehouse for Lease
1220 Mercantile Road | Santa Fe, NM 87507



Property Summary

Lease Rate:	\$14.00psf
NNN Rate:	\$1.80psf
Available SF:	5,564
Warehouse SF:	4,868
Office SF::	700
Grade Doors:	3
Yard:	0.32 Acres
Parking:	10 paved spaces
Zoning:	I-1 and Business Park Covenants

Property Overview

Discover a versatile 5,564 SF freestanding industrial warehouse consisting of 700 SF of office and 4,868SF of warehouse on a 0.32 Acre lot.

High-clear, approximately 14ft ceiling height, warehouse with open floorplan and three 10ft Grade Level doors

Drive-in access and excellent circulation for loading/unloading. Ample on-site parking and convenient vehicle access

I-1 zoning and business park covenants allow for light industrial, light manufacturing, distribution, office, fitness, educational, religious and more.

Location Overview

Located in the established Siler-Rufina industrial corridor—one of Santa Fe's most active and in-demand commercial hubs. This well-configured space offers a blend of warehouse, production, and light industrial functionality, making it ideal for a wide range of users.

PROPERTY PHOTOS

Warehouse for Lease

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PROPERTY PHOTOS

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PROPERTY DESCRIPTION

Warehouse for Lease

1220 Mercantile Road | Santa Fe, NM 87507



1220 Mercantile Road | 5,564 SqFt Warehouse

1220 Mercantile Rd offers 5,564 SF of versatile industrial warehouse space in the established Siler-Rufina industrial district of Santa Fe. Zoned I-1 (Light Industrial). This single tenant freestanding building supports a wide range of industrial, manufacturing, fabrication, contractor, and creative production uses. The space features an efficient open warehouse floor plan, excellent loading access, and proximity to major commercial corridors.

Key Features

I-1 Light Industrial zoning

Open, functional warehouse layout

Drive-in access for convenient loading and circulation

High-clear interior suitable for racking, equipment, or production

0.32 Acre lot offers ample on-site parking

Located within Santa Fe's core industrial hub

Quick access to Siler Rd., Rufina St., St. Michael's Dr., and Cerrillos Rd.

Location Highlights

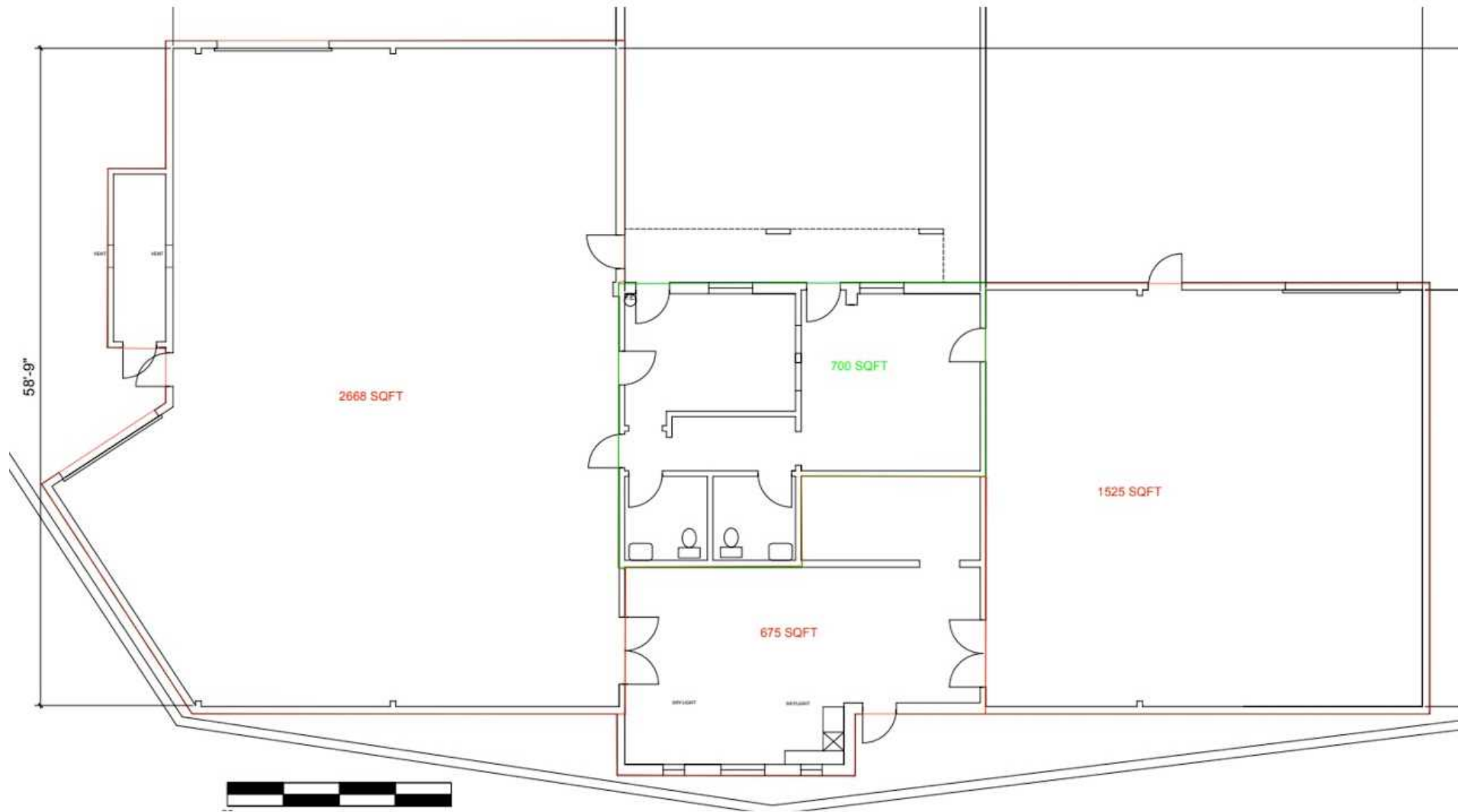
The property sits in one of Santa Fe's most active industrial corridors, surrounded by long-established trades, manufacturers, contractors, creative users, and specialty businesses. The central location provides excellent connectivity to the city's primary commercial districts and workforce.

Ideal Uses

Light industrial • Fabrication • Manufacturing • Storage • Distribution
• Contractor/Trade • Creative/Maker Space

FLOOR PLAN

1220 Mercantile Road | Santa Fe, NM 87507



AERIAL MAP

Warehouse for Lease

1220 Mercantile Road | Santa Fe, NM 87507



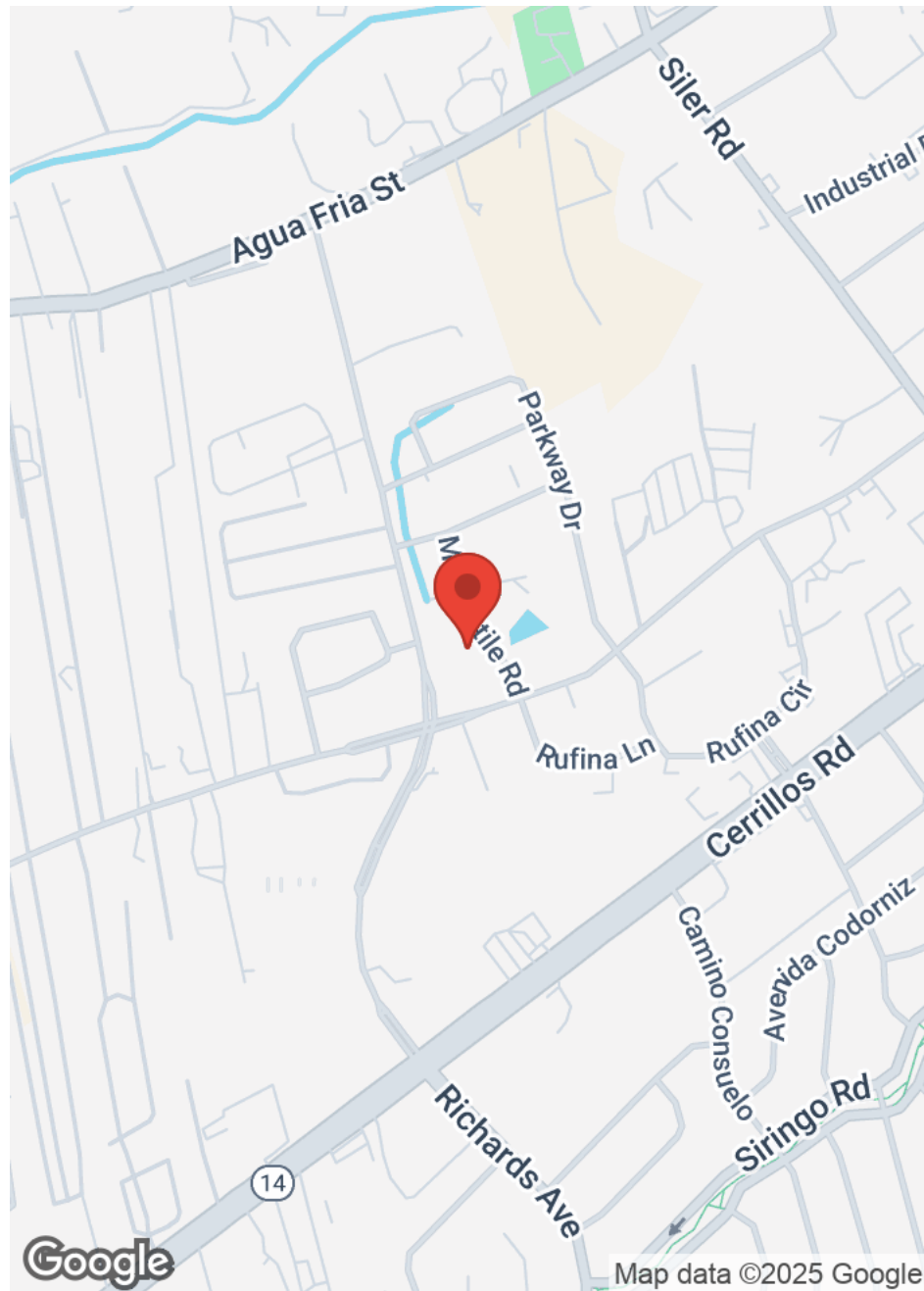
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LOCATION MAPS

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REGIONAL MAP

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SANTA FE

Market Area Assessment

THE OLDEST CAPITAL CITY IN THE UNITED STATES

At the foothills of the Sangre de Cristo Mountains sits the State Capitol of New Mexico, Santa Fe. Founded in 1610, in beautiful and historic northern New Mexico, Santa Fe has become a cultural hub for its art galleries, museums, rich history and picturesque landscape. Living up to its moniker “The City Different” for distinct culture and arts, it attracts international tourism (two million visitors a year) to its 250 plus galleries, over a dozen museums, the largest juried Native art show in the world, one-of-a-kind cuisine and over 320 sunny days a year, all while surrounded by pristine nature. Santa Fe is home to the State Capital and major government facilities, the city’s top economic generator. It is also a commuter city for the Los Alamos National Laboratory (LANL). The federal government recently increased LANL’s budget to \$5 Billion and plans to add an additional 2,000 employees to its current workforce of 17,000. Santa Fe’s medical community is well respected in the Southwest and is ever-growing, adding an \$80mm, 72,000 sf regional oncology center. The MSA is home to Saint John’s College, Santa Fe Community College, the Institute of American Indian Arts and Northern New Mexico College which house a student population of around 9,200.

#1 small city of “Best Places to Live and Work as a MovieMaker.”
- MovieMaker Magazine’s 2023 list

#2 Best Small Cities in the U.S. - 2023 Reader’s Choice Awards

#1 City for Women-Owned Business - Nerd Wallet

The 24 Best Places to Go in 2024 - Conde Nast Traveler

DEMOGRAPHICS OF THE SANTA FE AREA

155,664

Estimated Population



\$72,544

Median Household Income



3.16%

Population Growth/Year



48.5

Median Age



68,497

Employees



4,790

Businesses in Santa Fe





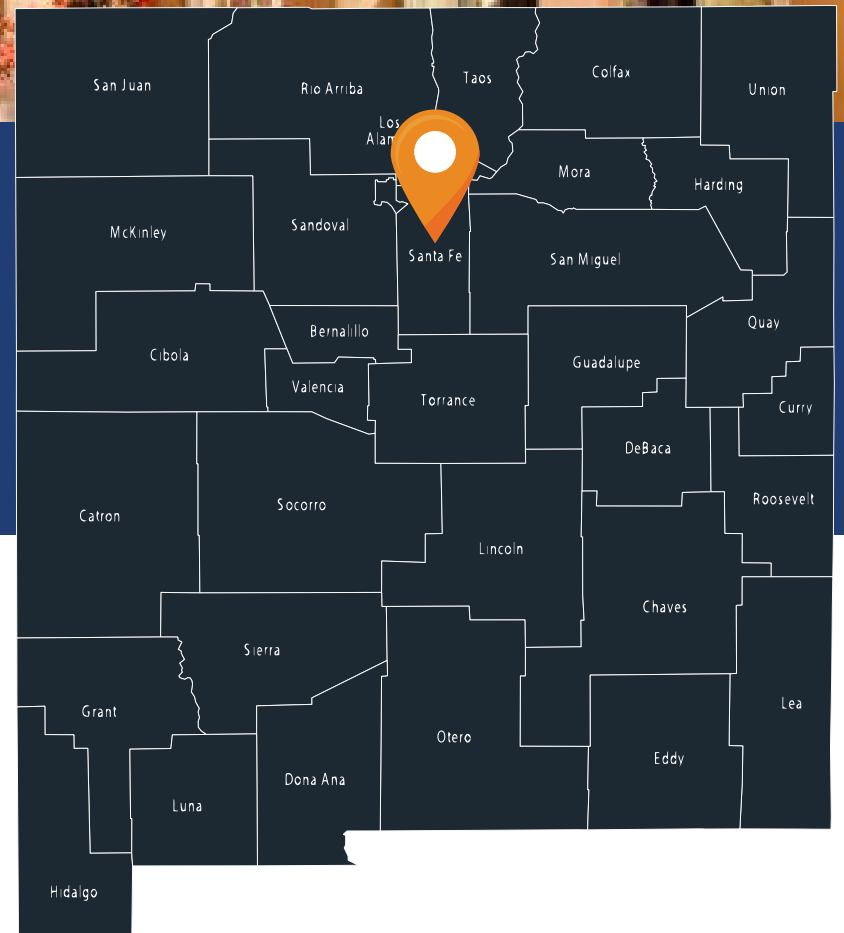
TOP 10 EMPLOYERS

- | | |
|--|-------------------------------|
| 1. State of New Mexico Government | 7. Thermo Bioanalysis |
| 2. Cristus St. Vincent Hospital | 8. Sante Fe Opera (Seasonal) |
| 3. Presbyterian Medical | 8. Walmart |
| 4. National Laboratories (Sandia & Los Alamos) | 9. Sante Fe New Mexican |
| 5. City of Santa Fe | 10. Meow Wolf Arts Collective |
| 6. Santa Fe County | |

A TOURIST DESTINATION

Santa Fe is the 3rd Largest Art Market in the United States after New York and Los Angeles.

A half-mile stretch of Santa Fe's Canyon Road has more than 100 galleries, boutiques, and restaurants "making it the world's densest concentration of art galleries". FourSeasons.com



DISCLAIMER

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