

For Lease | Manufacturing/Distribution/Warehouse

3911 S Main St, Roswell, NM 88203



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Listing Overview



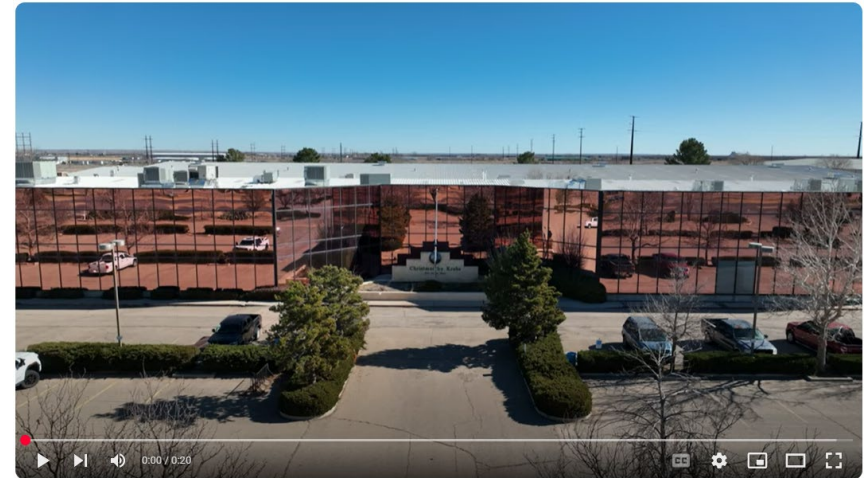
Lease Rate *TBD; based on lease terms & amount of space leased*

Total Available Space	191,815 ± SF
Warehouse Space	174,175 ± SF
Office Space	17,640 ± SF
Lot Size	16 ± Acres

Property Highlights

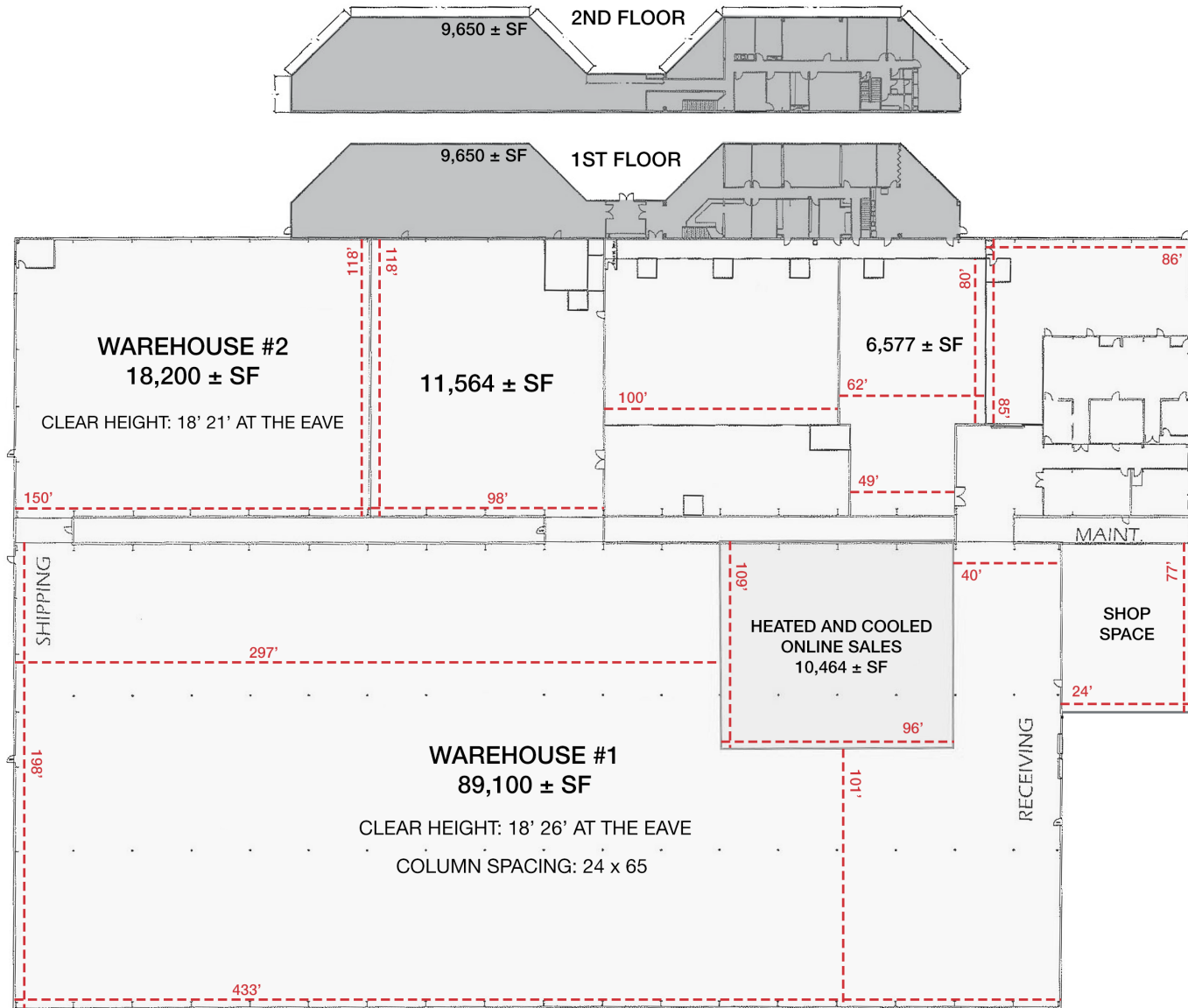
- Unique leasing opportunity - this property is the only manufacturing/industrial/distribution warehouse of it's size in Southeastern New Mexico
- Office space includes two large break rooms/cafeterias
- Clear Height: 18' - 26'
- Column Spacing: 24' x 65'
- Fire Suppression System
- 13 dock level doors
- Two (2) 12x14 grade level doors and one (1) 10x12 grade level door
- Racking is currently in place, but may be removed or purchased
- Electrical information available on page 4

Click below to see video tours!



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Floor Plan



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Electrical Information



3911 S Main St

Electrical specs provided by Electrical Control Services

MAIN INCOMING POWER (XCEL ENERGY)

XCEL Transformers 1 - 480/277 volt 500 KVA (Northwest corner of plant)
1 - 480/277 volt 300 KVA (Same area)

MAIN INTERIOR DISTRIBUTION (Northwest corner of plant)

480 VOLT 800 AMPS Section 1 - (1) 800 amp breaker, (4) 150 amp breakers
Section 2 - (1) 225 amp breaker, (2) 150 amp breakers
Transformer - 480 volt 180 amps, 120/208 volt 416 amps

120/208 VOLT PANELS Section 1 - (2) 208 volt 600 amp disconnect buckets
Section 2 - (3) 208 volt 400 amp disconnect buckets

LOAD CENTERS (1) 480/277 volt 250 amp panel
(5) 120/208 volt 400 amp panels

PAD PRINT LOAD CENTER (1) 120/208 volt 100 amp panel

INKJET ROOM (1) 120/208 volt 225 amp panel

ONLINE AREA Transformer 1 480 volt 225 KVA
(1) 120/208 volt 600 amp panel
(1) 120/208 volt 200 amp panel

FORK LIFT CHARGER (1) 120/208 volt 200 amp panel

WAREHOUSE #2 (2) 120/208 volt 400 amp panels

WAREHOUSE #1 (2) 120/208 volt 225 amp panels

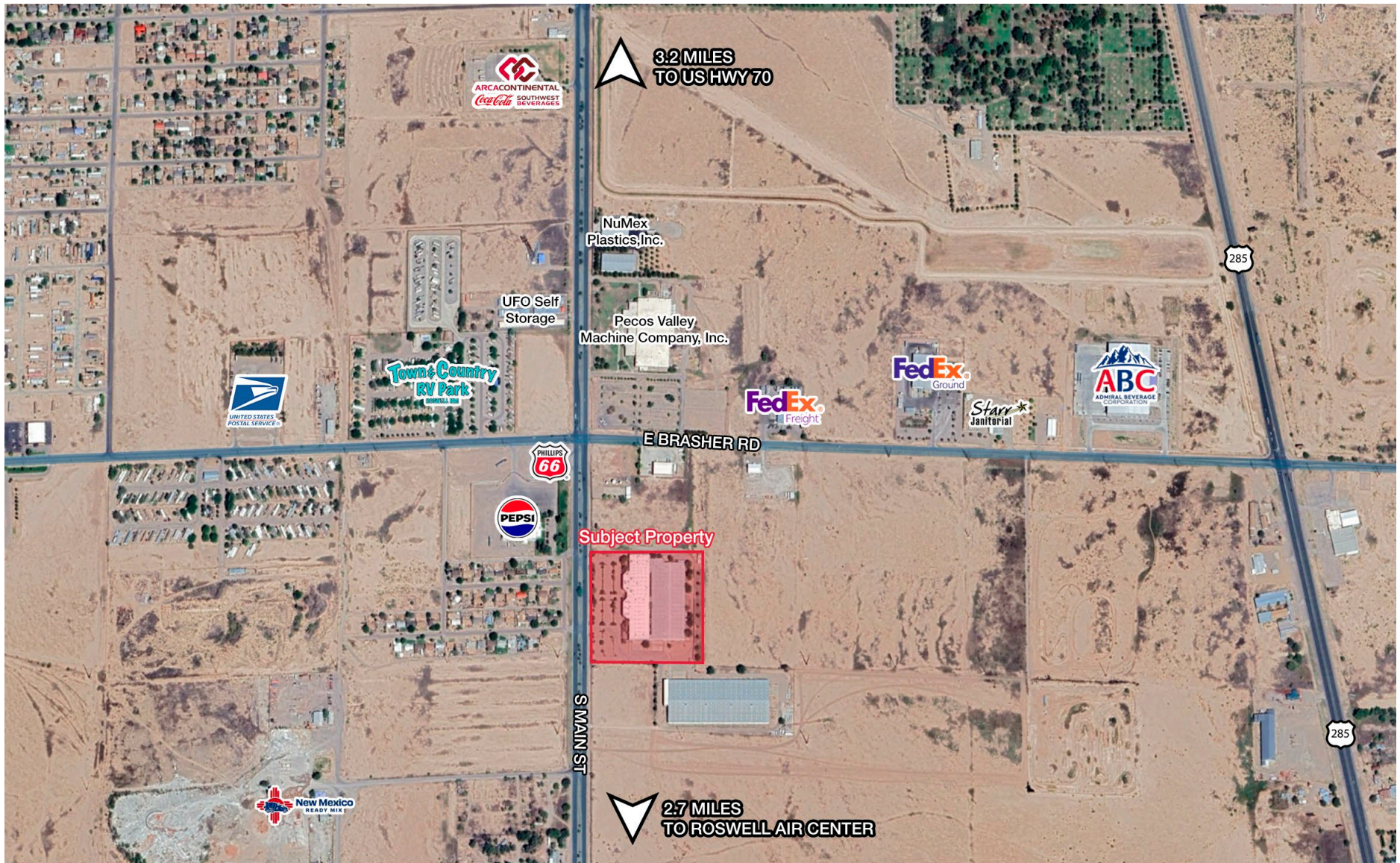
OFFICES (1) 120/208 volt 400 amp panel
(2) 120/208 volt 225 amp panels

COMPRESSOR ROOM (1) 480 volt 150 amp panel

SHOP (1) 277/480 volt 125 amp panel
(1) 120/208 volt 200 amp panel

*NOTE: 250 VOLT AND 460 VOLT SAFETY DISCONNECTS
LOCATED THROUGHOUT FACILITY*

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Exterior Photos

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Interior Photos

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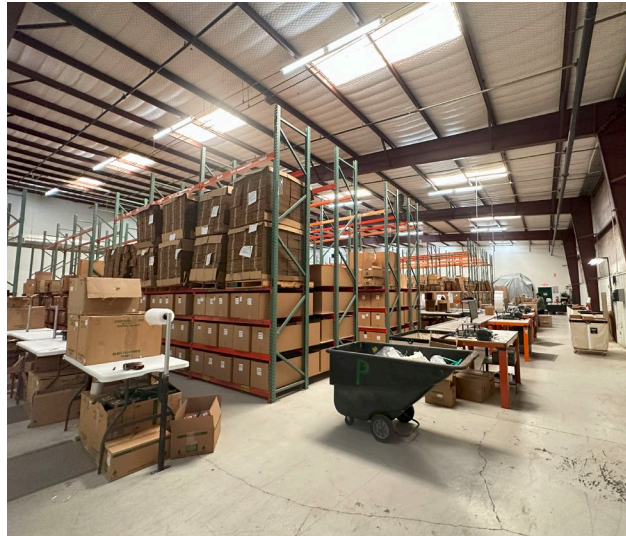


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Location Overview



Key Distances (approx.)

• El Paso, TX	210 Miles
• Albuquerque, NM	211 Miles
• Las Cruces, NM	189 Miles
• Lubbock, TX	175 Miles
• Dallas, TX	459 Miles
• Austin, TX	513 Miles
• Phoenix, AZ	493 Miles



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About Roswell, NM

Roswell, New Mexico

Roswell is a city in southeastern New Mexico, known internationally for its association with the 1947 UFO incident, which has since become a core part of local culture and tourism. Nestled in the Pecos Valley, Roswell offers scenic high desert landscapes, a dry climate, and rich history in ranching, aerospace, and military presence.

The city has a population of about 47,109 residents, and is the county seat of Chaves County (approx. 63,697 population). Roswell is 190 miles northeast of Las Cruces, NM, 200 miles southeast of Albuquerque, NM, and 200 miles west of Lubbock, TX.

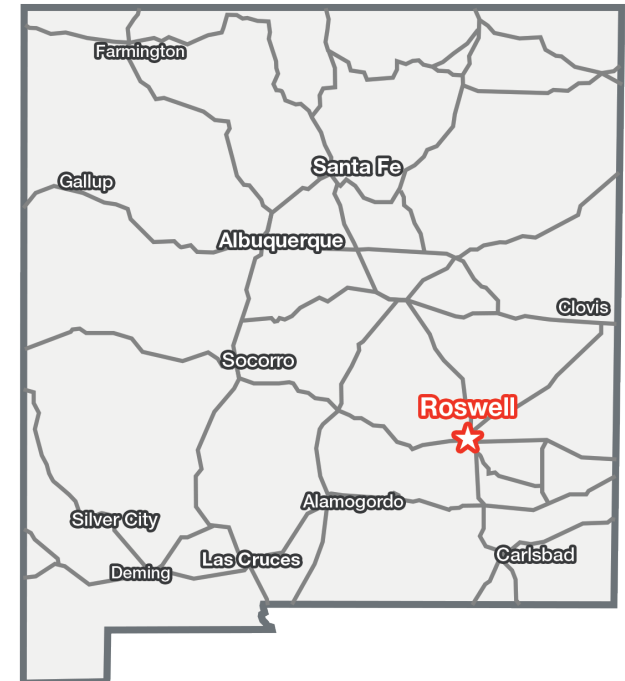
Roswell Air Center

Robert Goddard—considered the father of modern rocket propulsion—conducted experimentation with liquid fueled rockets in Roswell in the 1930-40s. The Roswell Air Center (RAC) is the site of the former Walker Air Force Base. Being the original home of Strategic Air Command (SAC), the existing infrastructure is conducive to maintenance, 24/7 operations, and aircraft storage. Today, RAC is home to 3 MROs, major airlines, and several manufacturing activities. The Roswell Air Center is a commercial airport—with daily flights to Dallas-Fort Worth and Phoenix.



Roswell Air Center Facts

- 13,000 ft runway
- 10,000 ft crosswind runway
- 5,000 acre complex in a designated opportunity zone
- ~2,000 acre megasite in development
- 45 acre certified shovel ready site
- Daily direct flights to Dallas and Phoenix
- 310 days of sunshine a year



Chaves County Demographics

Population	63,697
Total Households	23,605
Median HH Income	\$52,029

Source: US Census Bureau, 2023

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