INDUSTRIAL FOR LEASE

FOREST LANE WAREHOUSE

8B FOREST LANE, SANTA FE, NM 87508



FOR LEASE 8,200SF± $15.50/SF + $2.50/SF NNN $12,300/MO

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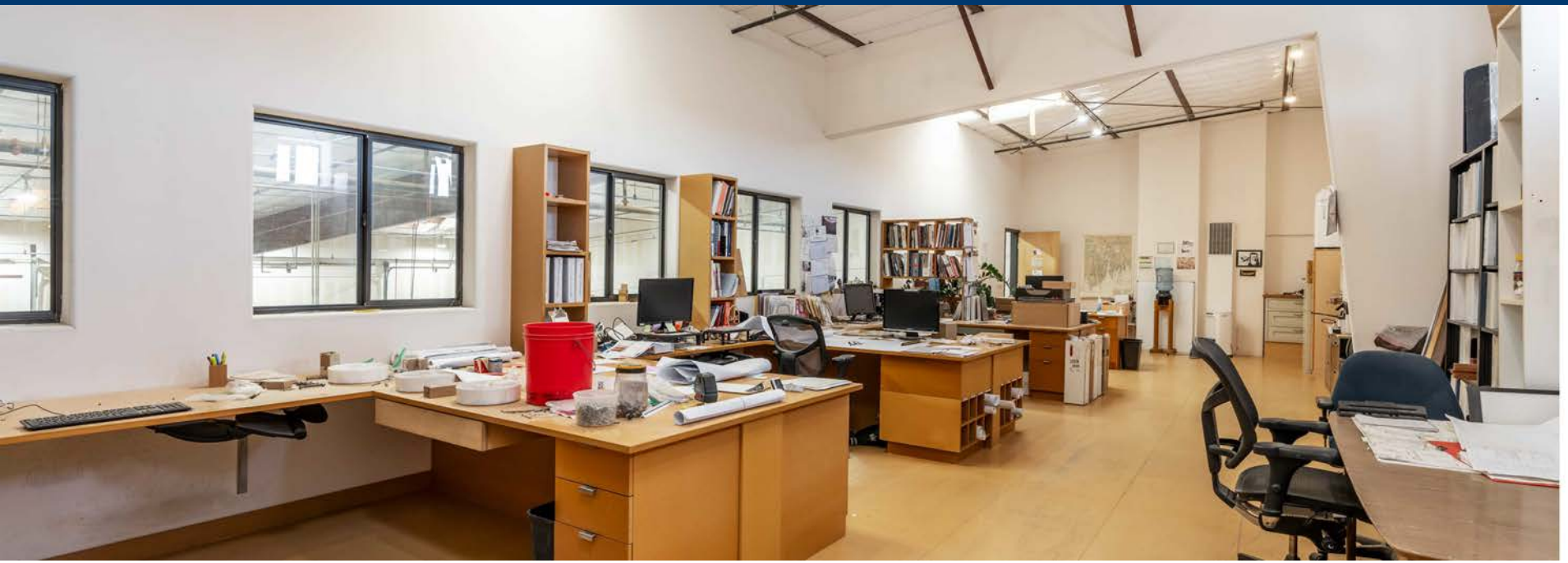
PROPERTY SUMMARY

Forest Ln Warehouse
8B Forest Lane | Santa Fe, NM 87508



Property Summary

Lease Rate:	$15.50/SF
NNN Rate:	$2.50/SF
Available SF:	8,200
Warehouse SF:	7,250
Office SF:	950
Grade Doors:	3
Power:	3 Phase
Parking:	26 spaces
Zoning:	PDD
Available for Occupancy:	February 1, 2027
Clear Height:	20"

Property Overview

This versatile warehouse and office property gives your business room to operate and room to grow. 7,250 SF of ground-level warehouse with 20-foot ceilings on the first floor pairs with a private 950 SF office suite on the second floor, separated from warehouse operations, for a setup that works for trades, distribution, light manufacturing, or service businesses alike.

Location Overview

Located in one of Santa Fe's most accessible commercial corridors, with easy access to I-25. The space combines a high-bay warehouse with a dedicated office suite on the second floor, giving tenants operational floor space and professional administrative capacity under one roof.

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PROPERTY DESCRIPTION

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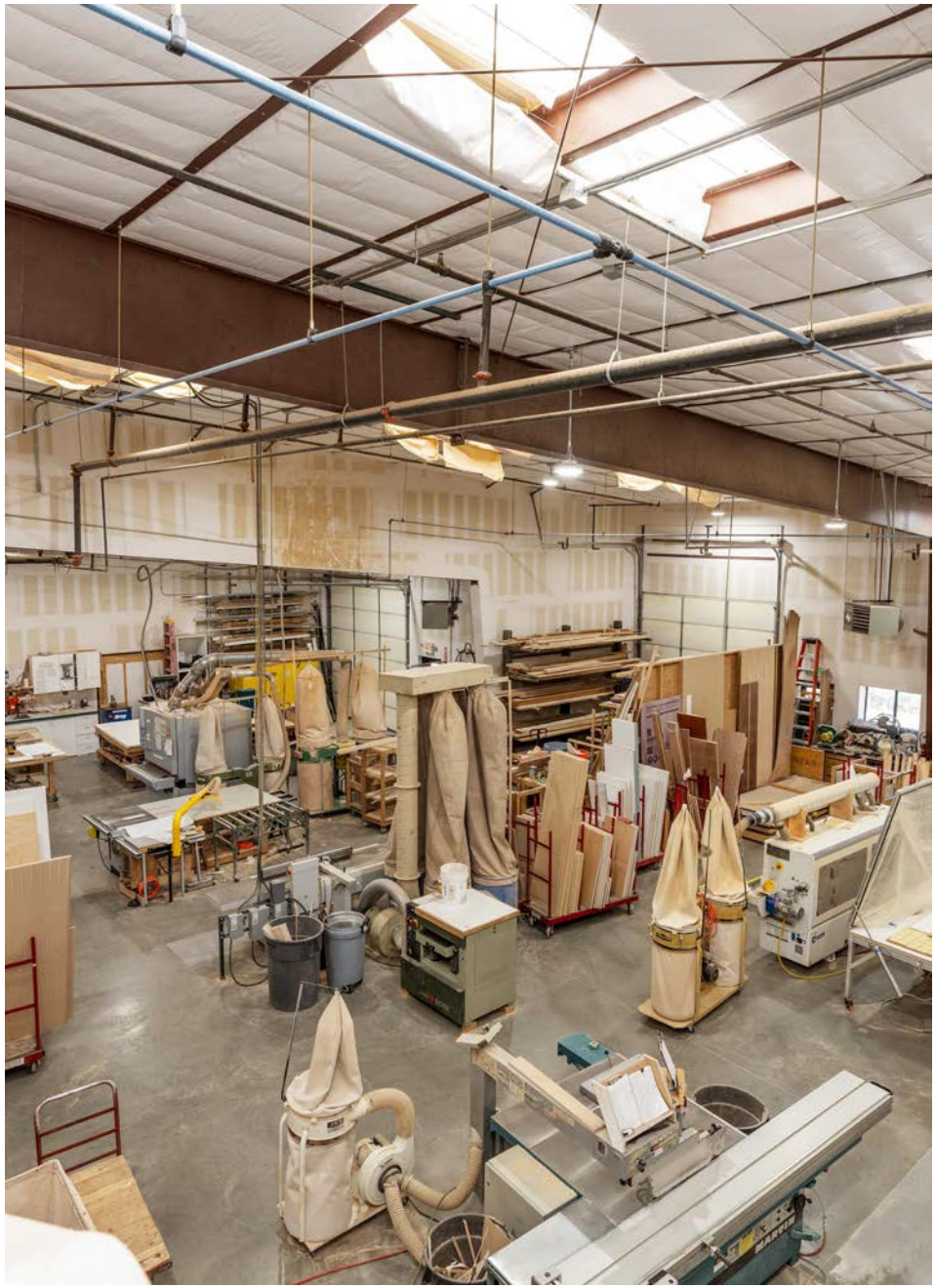

Forest Ln Industrial

This 8,200 SF warehouse/office building is available for lease February 1, 2027 in one of Santa Fe's most accessible commercial corridors, with easy access to I-25. The space combines 7,250 SF of ground-level, high-bay warehouse with a dedicated 950 SF office suite on the second floor, giving tenants operational floor space and professional administrative capacity under one roof.

Warehouse features drive-in access for delivery vehicles and semi-trucks, 3 roll-up doors, ample turnaround room, and 20-foot ceilings suited to racking, equipment, and inventory storage. The property is served by PNM electric, municipal water and sewer, and high-speed internet, with ample on-site parking for employees, fleet vehicles, and customers. The property also features 3 Phase electrical and built in air compressor system.

Ideal for construction and trades contractors, distribution and logistics operators, light manufacturing and fabrication, service and equipment companies, or wholesale and inventory-heavy businesses looking for functional, well-located space in Santa Fe.

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PROPERTY PHOTOS

Forest Ln Warehouse
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PROPERTY PHOTOS

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FLOORPLAN

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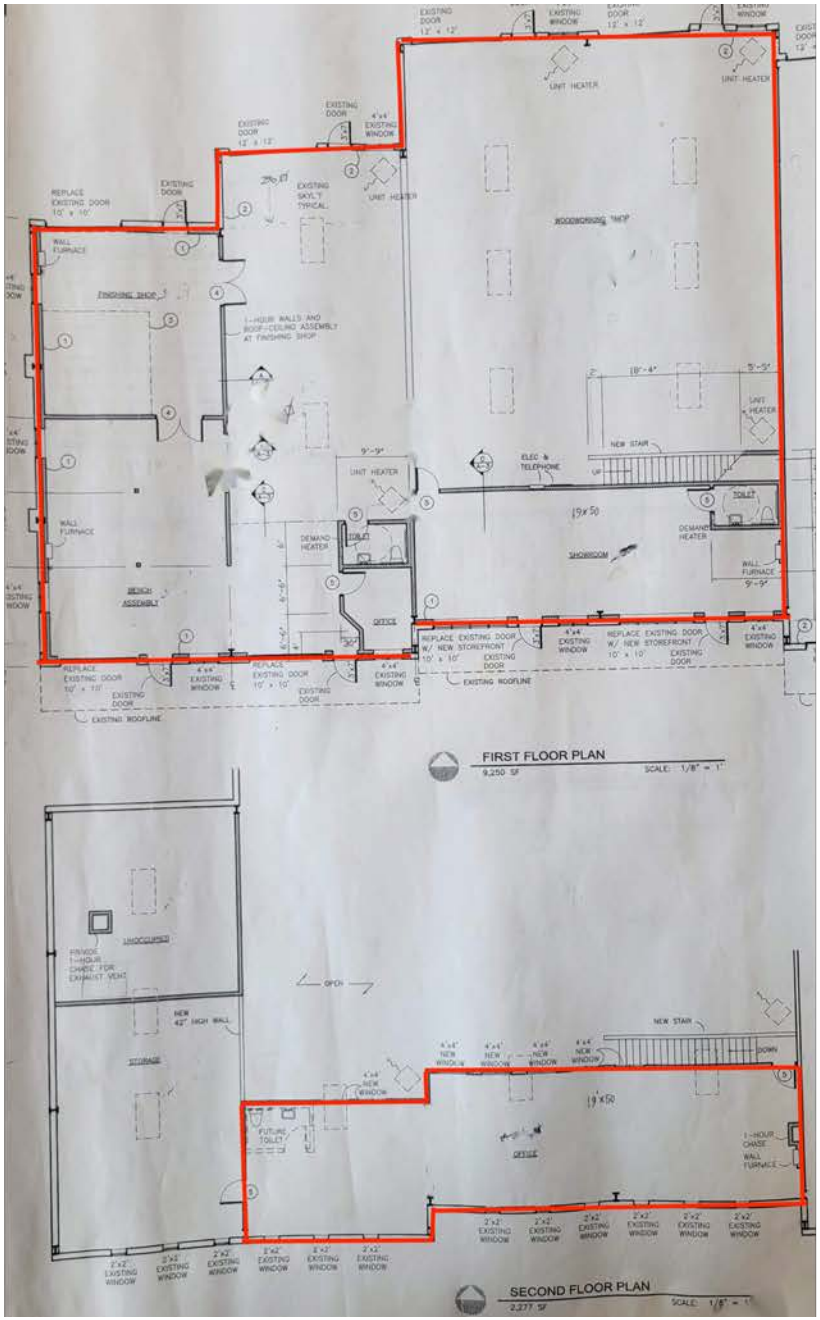

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LOCATION MAPS

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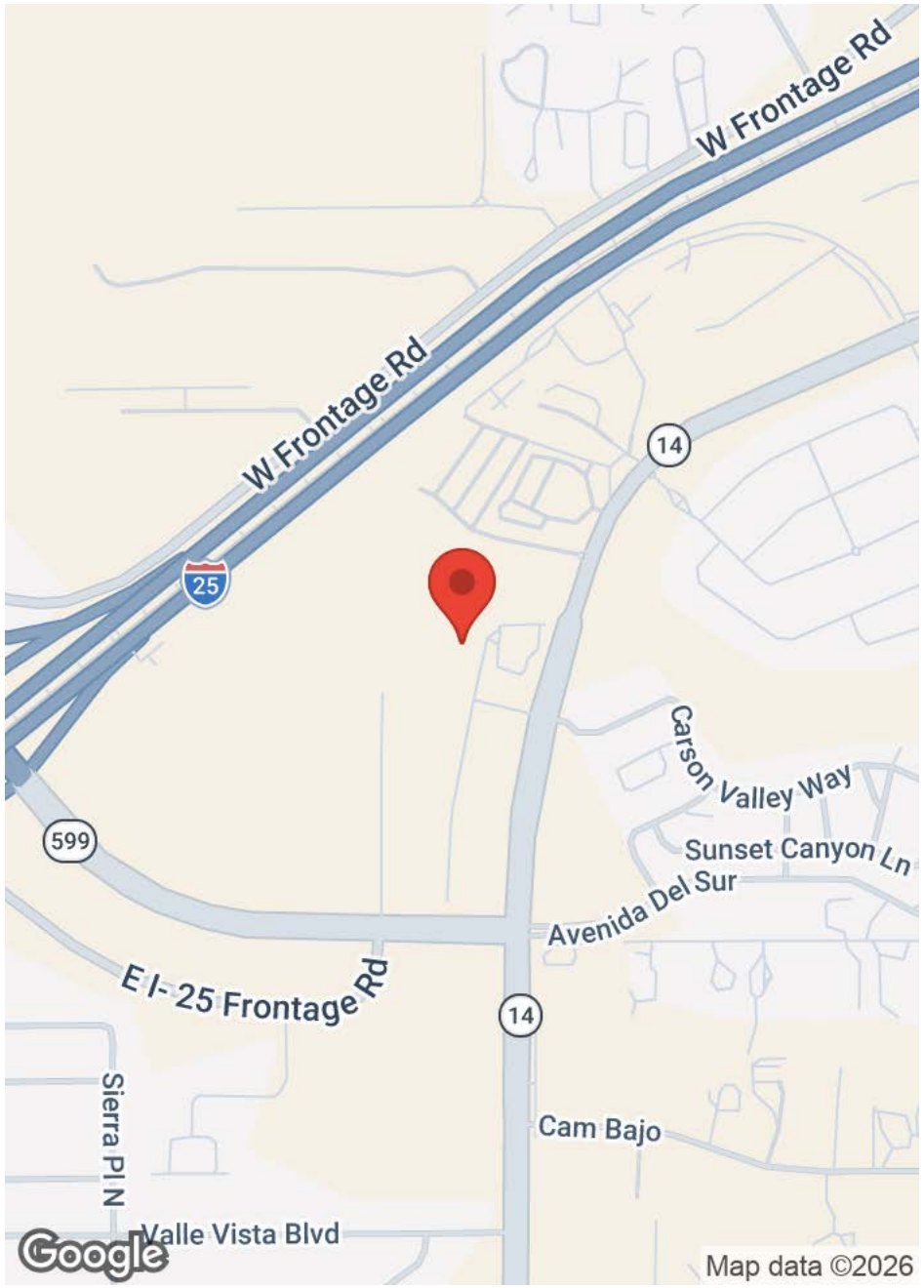

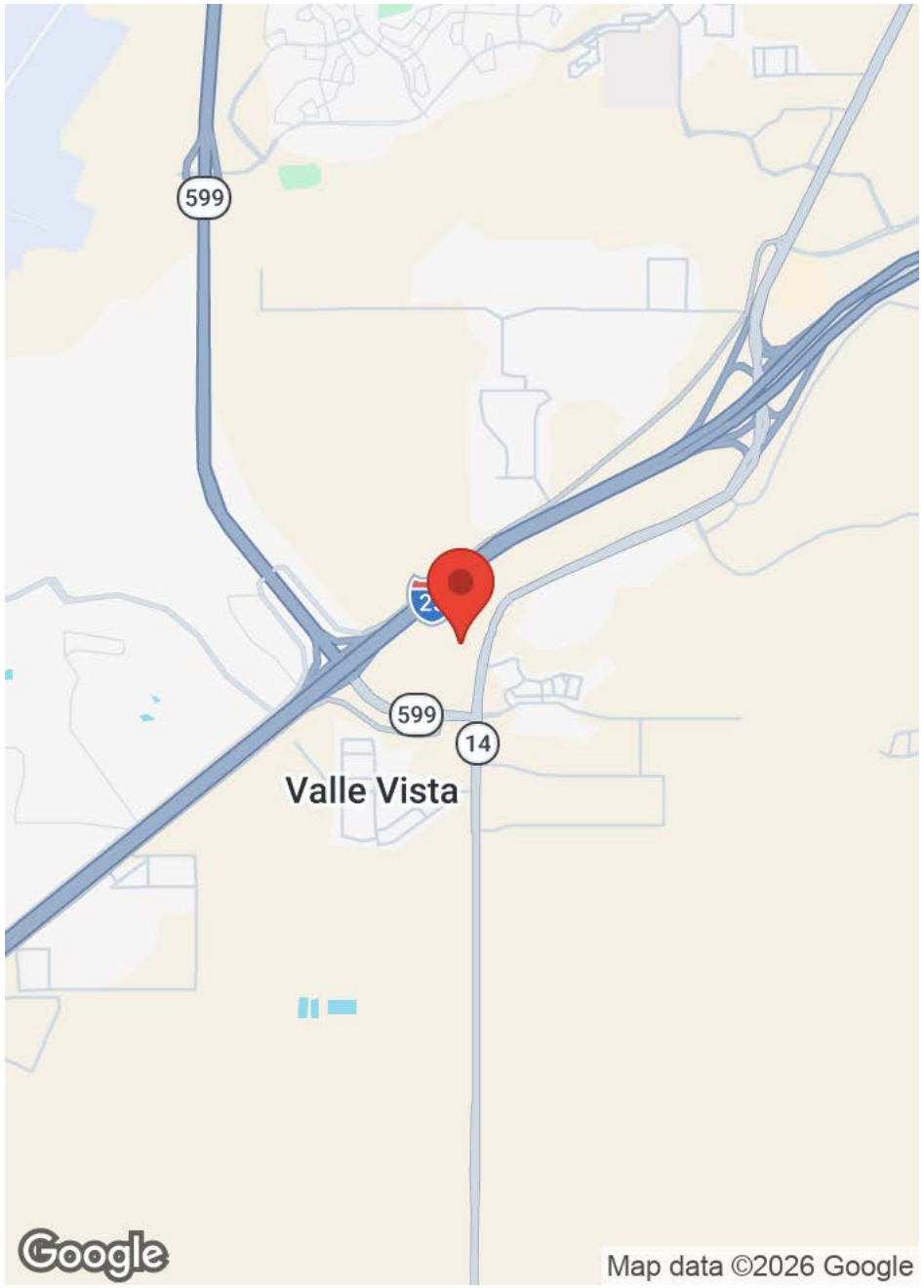

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REGIONAL MAP

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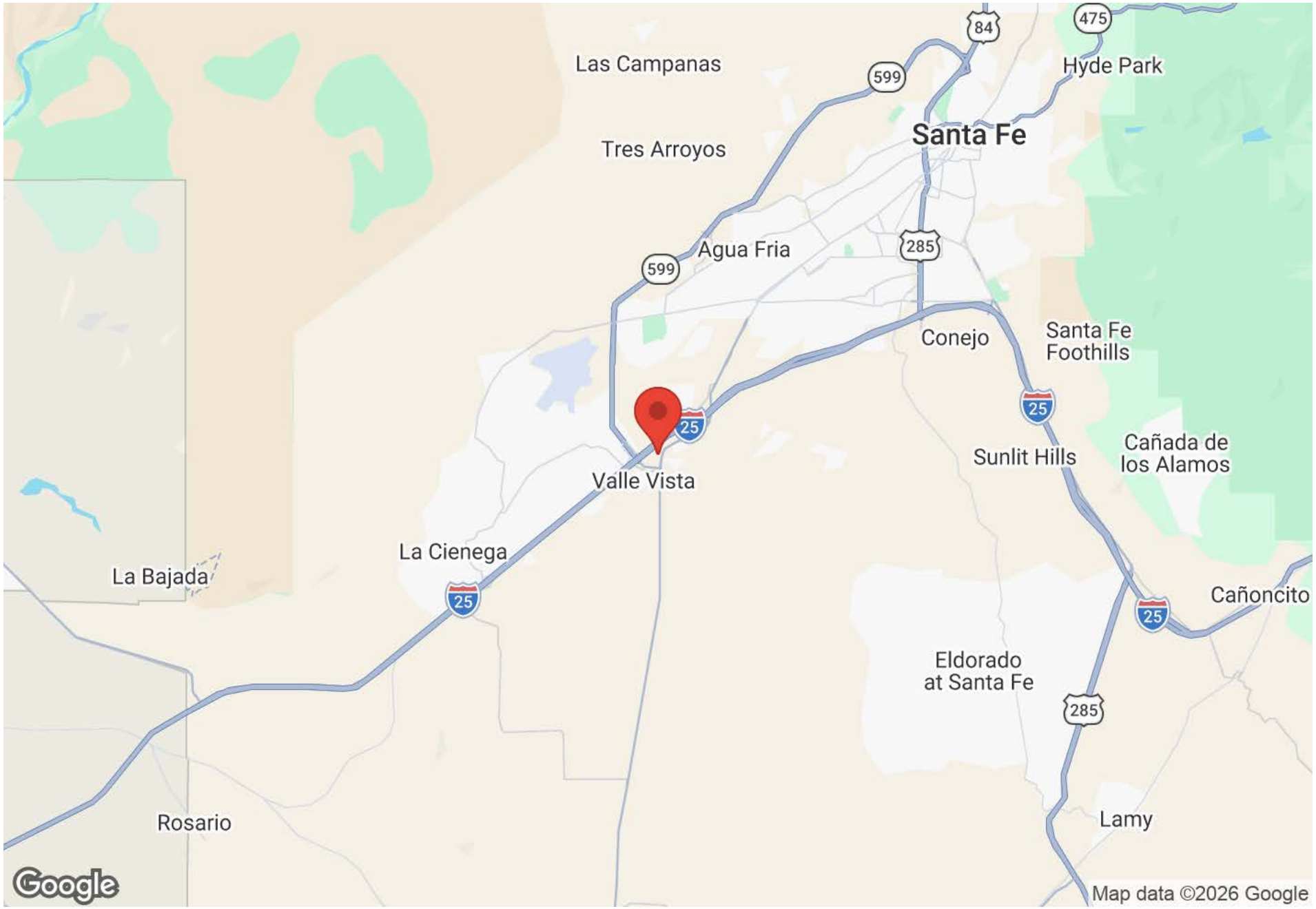

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AERIAL MAP

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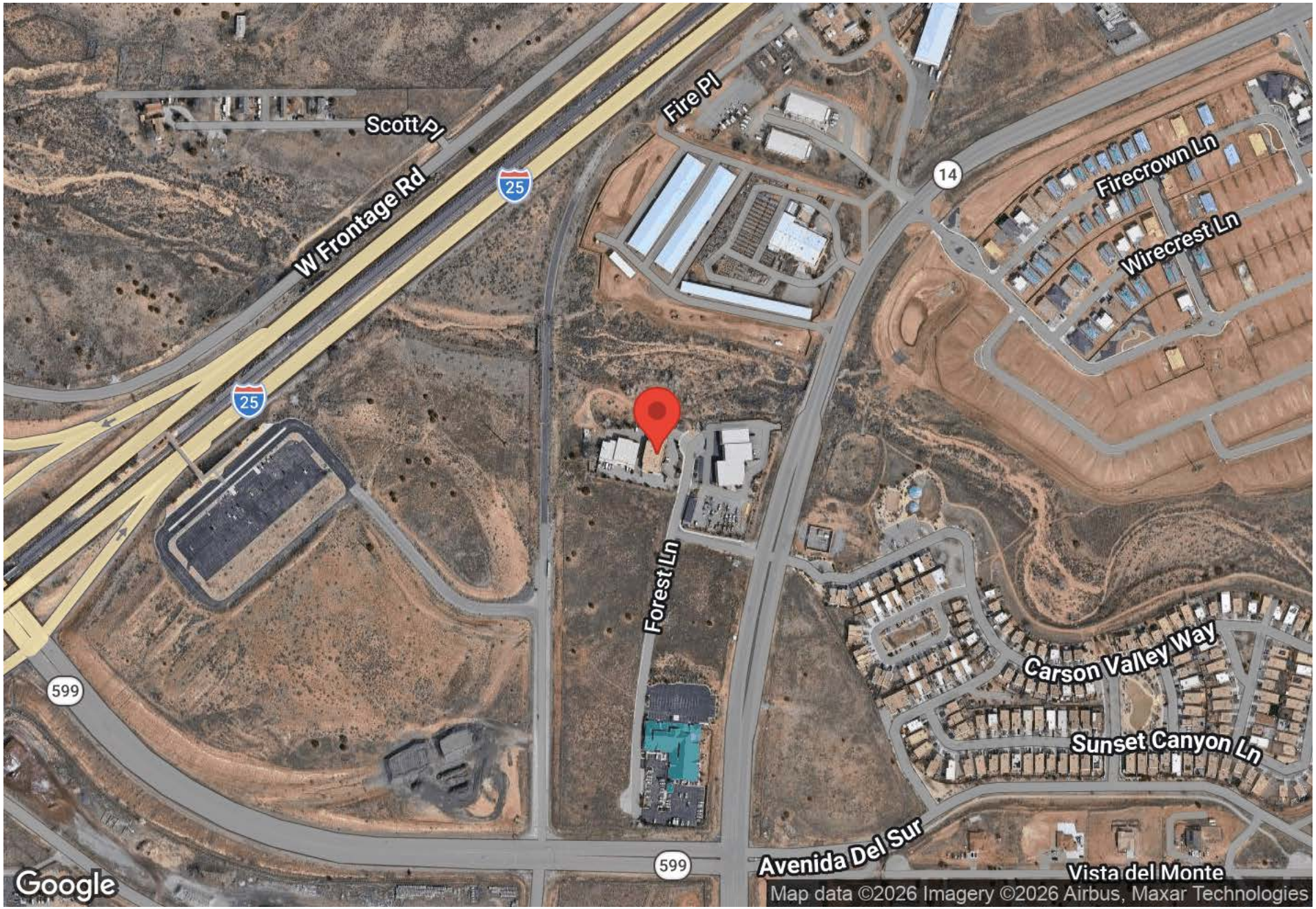

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SANTA FE

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 LANLs 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

REA | REAL ESTATE ADVISORS

CONTACT US
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Real Estate Advisors, LLC
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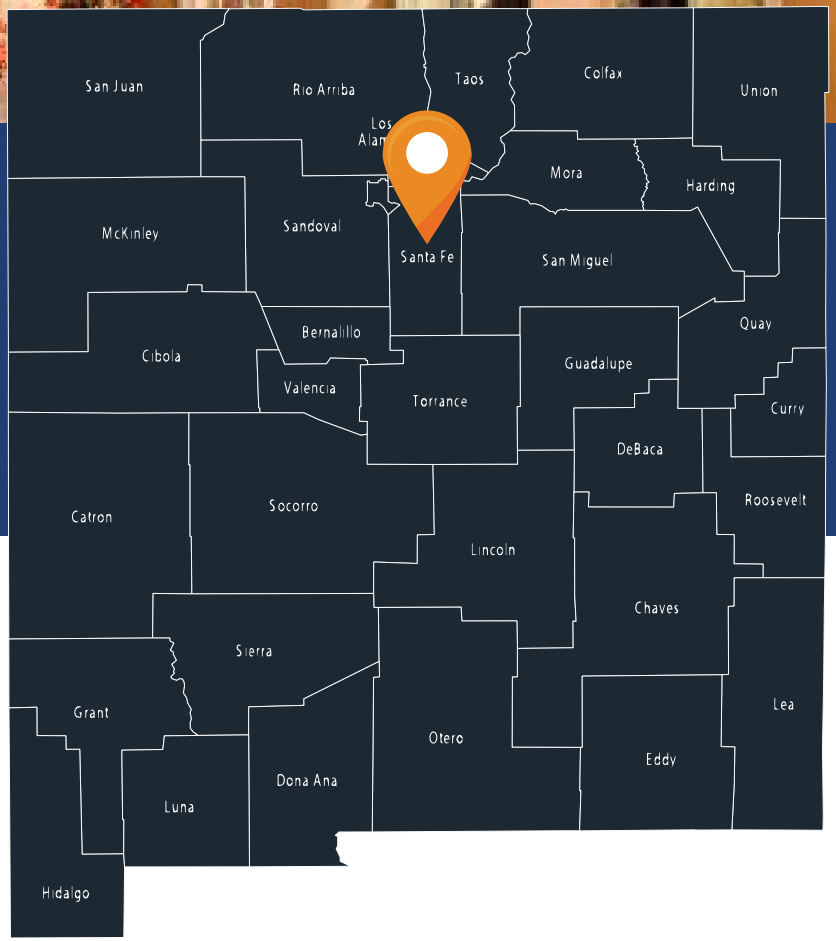
TOP 10 EMPLOYERS

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



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

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