

OFFICE & WAREHOUSE FOR SALE OR LEASE
SANTA FE, NEW MEXICO



REAL ESTATE
ADVISORS



1254 CALLE DE COMERCIO

RUFINA INDUSTRIAL PARK · SANTA FE, NM 87507

ASKING PRICE

\$1,068,000

LEASE RATE

\$15.50/SF MG

BUILDING

6,611 SF

MEZZANINE

920 SF

LAND

0.522 AC

PRESENTED BY

TAI BIXBY, SIOR, CCIM

Director · NMREL #40315

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JENNIFER DYESS

Associate Broker · NMREL #53964

505.303.0132 · jennifer@reanm.com

REA | REAL ESTATE ADVISORS, LLC

1227 Paseo de Peralta, Santa Fe, NM 87501

Office: (505) 539-3200

PROPERTY SUMMARY

1254 CALLE DE COMERCIO · SANTA FE, NM 87507



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AT A GLANCE

SALE PRICE	\$1,068,000
PRICE / SF	\$161.55
LEASE RATE	\$15.50/SF Modified Gross
MONTHLY RENT	\$8,539
MINIMUM TERM	3 years
BUILDING	6,611 SF
MEZZANINE	920 SF
TOTAL W/ MEZZ	7,531 SF
LAND	0.522 AC / 22,697 SF
FRONTAGE	116 ft on Calle de Comercio
SITE COVERAGE	29.1%
YEAR BUILT	circa 1998
ZONING	I-1 Light Industrial
LOADING	Drive-in overhead doors
HVAC	Mini splits, under 10 years
FLOOD ZONE	FEMA Zone X
OCCUPANCY	Vacant October 1, 2026



PROPERTY OVERVIEW

1254 Calle de Comercio is a free standing office and warehouse of 6,611 square feet with a 920 square foot mezzanine, set on a half acre in the Siler industrial area. Finished office fronts the street, warehouse sits behind it served by drive-in overhead doors, and the mezzanine adds room above the floor. A contractor, supplier, fabricator or service company can run the office and the shop from one address.

LOCATION OVERVIEW

Rufina Industrial Park, less than a quarter mile north of Cerrillos Road and about 4.5 miles from Interstate 25. With 116 feet of frontage and 29.1 percent site coverage, about seventy percent of the half acre is open for paved parking and fenced yard, in a Santa Fe market long short of light industrial product.



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Building areas per Exhibit B to the listing agreement. Information deemed reliable but not guaranteed, buyer to verify. Equal Housing Opportunity. Cooperating brokers welcome. Tai Bixby, Associate Broker. Jennifer Dyess, Associate Broker. REA Real Estate Advisors.

PROPERTY HIGHLIGHTS

1254 CALLE DE COMERCIO · SANTA FE, NM 87507



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6,611 SF plus a 920 SF mezzanine

7,531 SF total. Free standing office and warehouse, offered whole.

Office up front, warehouse behind

Finished office fronting the street, warehouse served by drive-in overhead doors.

I-1 Light Industrial zoning

Light manufacturing, processing, storage, warehousing, distribution and commercial uses.

FEMA Flood Zone X

City of Santa Fe water and sewer, PNM electric, NM Gas.

Delivers vacant October 1, 2026

Immediate possession for an owner user or single tenant.

0.522 acre site, 29.1% coverage

116 feet of frontage, fenced yard and paved on-site parking.

Updated systems

Mini split heating and cooling under ten years old. Metal roof over the warehouse.

Under a quarter mile to Cerrillos Road

About 4.5 miles to Interstate 25.

SALE AND LEASE TERMS

SALE PRICE

\$1,068,000

LEASE RATE

\$15.50/SF

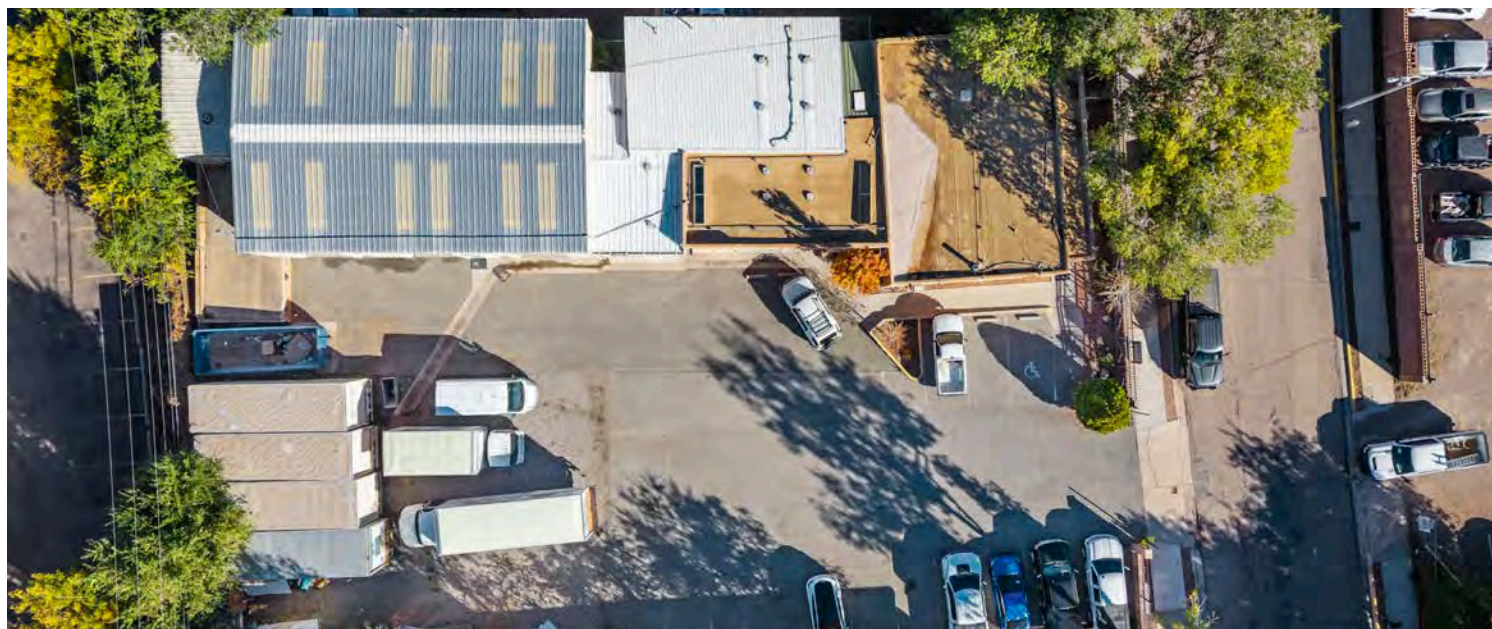
MONTHLY

\$8,539

ANNUAL

\$102,471

Offered for sale at \$161.55 per square foot, or for lease at \$15.50 per square foot modified gross on a three year minimum term. An owner user can close and occupy, or a tenant can take the whole building.



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PROPERTY PHOTOS

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RECEPTION



PRIVATE OFFICE



WAREHOUSE



MEZZANINE



DRIVE-IN DOORS



OFFICE SUITE

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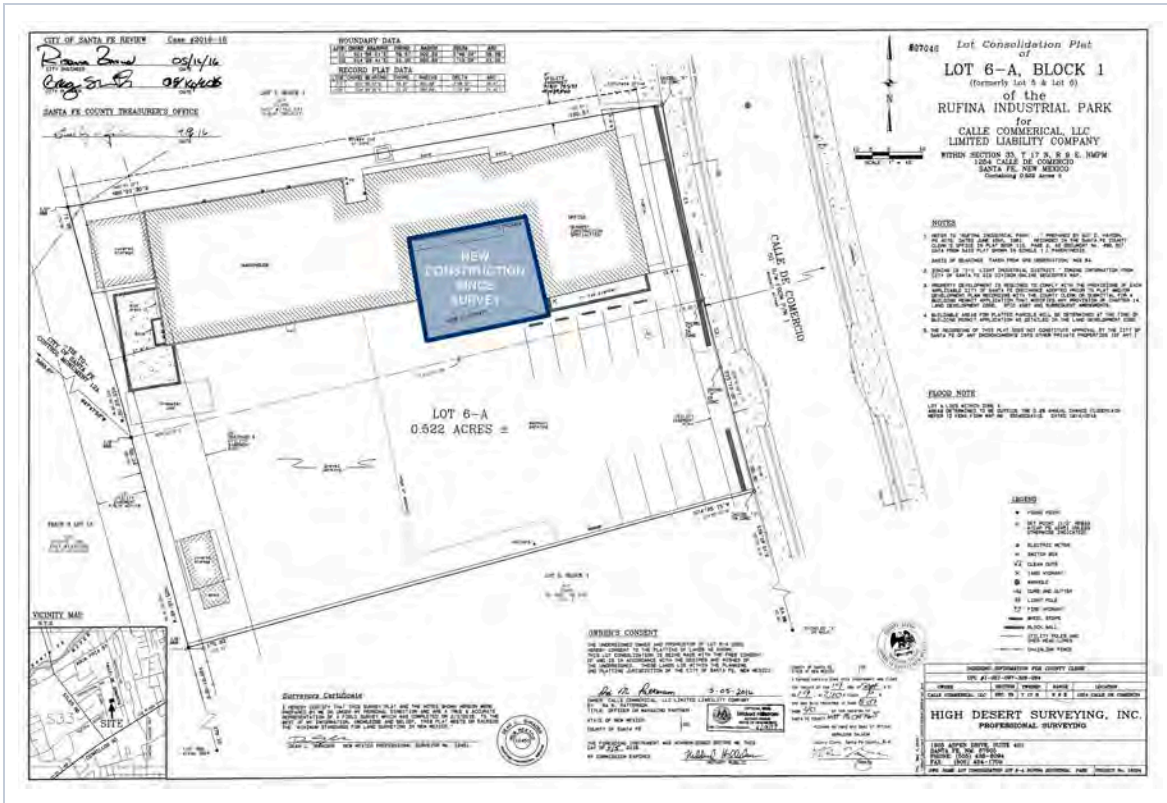
SURVEY & FLOOR PLAN

1254 CALLE DE COMERCIO · SANTA FE, NM 87507



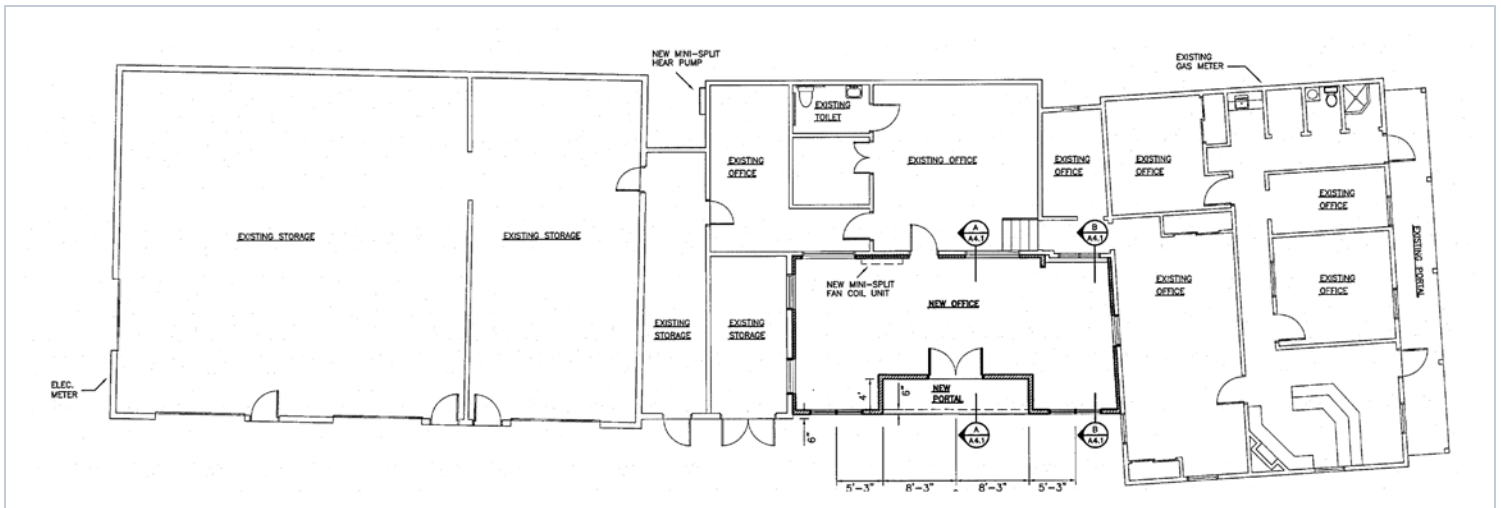
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LOT CONSOLIDATION PLAT · LOT 6-A, BLOCK 1, RUFINA INDUSTRIAL PARK · 0.522 ACRES



Lot consolidation plat by High Desert Surveying, Inc. Shaded area marks construction completed after the survey.

FLOOR PLAN



From the 2016 office addition drawings (Allegretti Architects, Sheet A-2.1). Not to scale. Building areas per Exhibit B to the listing agreement, buyer to verify.

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DISCLAIMER

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PROFESSIONAL ADVICE AND FAIR HOUSING

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by REA | Real Estate Advisors in compliance with all applicable fair housing and equal opportunity laws.

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FOR MORE INFORMATION

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