

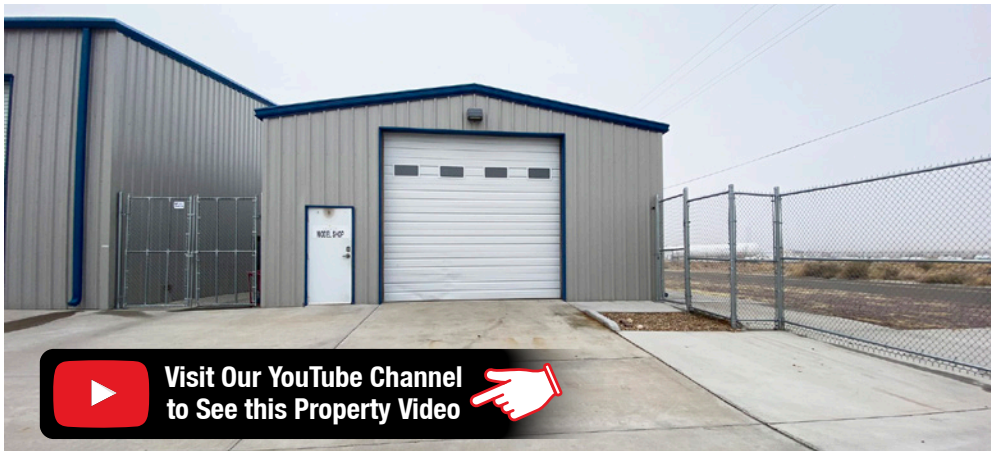
For Sale

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

1404 Enterprise Rd. | Socorro, NM 87801

NEQ US Highway 60 & Grefco Rd.



Sale Price \$2,480,000
Zoning M-1

Available ■ Buildings: ±34,892 SF
■ Land: ±2.987 Acres

- Occupying business also for sale
 - See Advisors for details



This property is in a
HUB Zone



6801 Jefferson NE | Suite 200 | Albuquerque, NM 87109

505 878 0001 sunvista.com    



For more information:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

For Sale

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

1404 Enterprise Rd. | Socorro, NM 87801

LOCATION



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

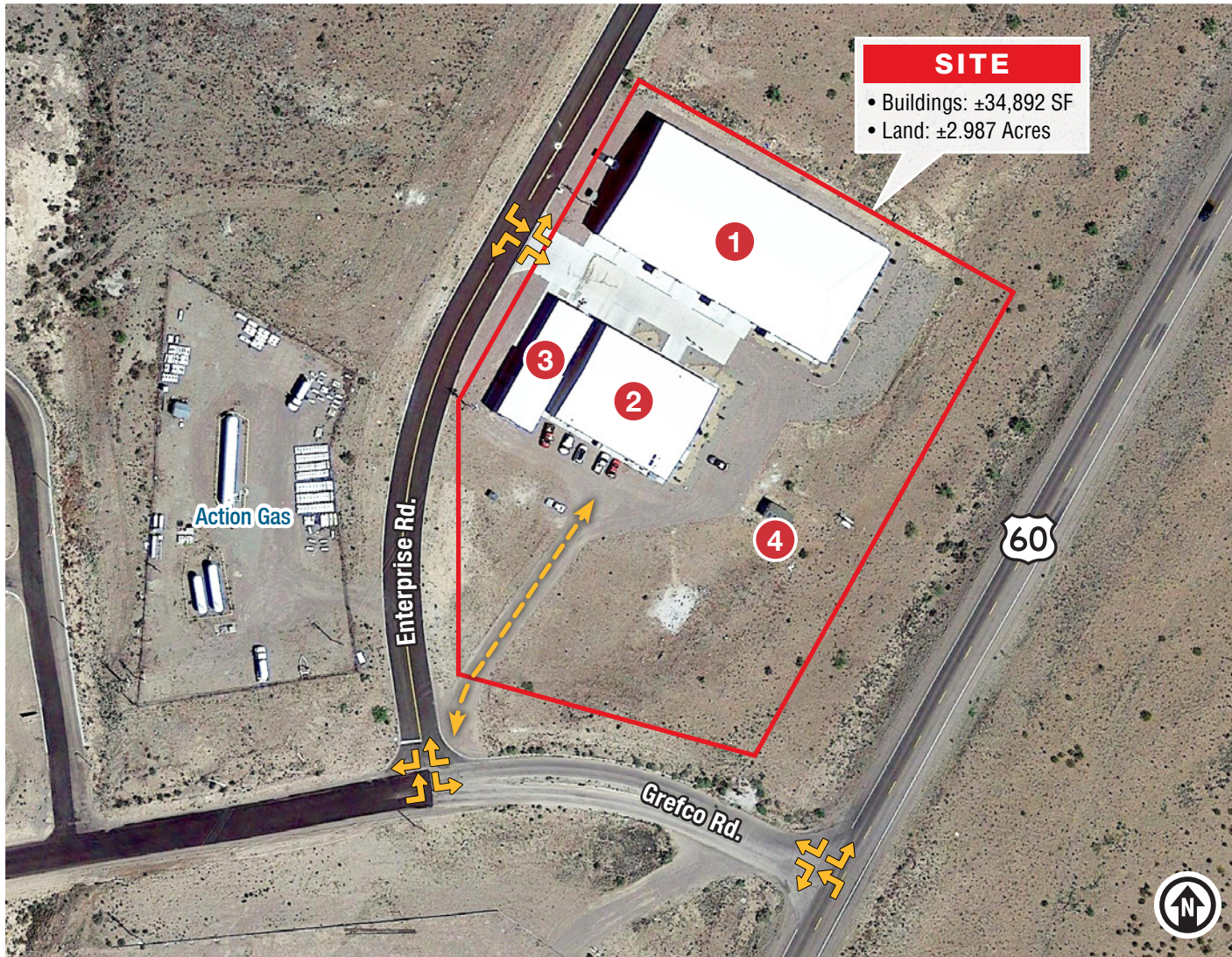
For Sale

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

1404 Enterprise Rd. | Socorro, NM 87801

SITE



1 PRODUCTION BUILDING

- ±20,100 SF
- 20' - 26' clear
- 3 phase 480 volt power
- 3 overhead doors

2 MAIN BUILDING

- ±11,511 SF
- 20' - 26' clear
- Second-floor apartment with kitchen
- 3 phase 480 volt power
- 2 insulated overhead doors

3 TRANSPORTATION BUILDING

- ±3,044 SF
- 18' - 20' clear
- 3 overhead doors

4 DEMO BUILDING

- ±237 SF

NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

For Sale

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

1404 Enterprise Rd. | Socorro, NM 87801

1 PRODUCTION BUILDING



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

For Sale

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

1404 Enterprise Rd. | Socorro, NM 87801

2 MAIN BUILDING



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

For Sale

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

1404 Enterprise Rd. | Socorro, NM 87801

3 TRANSPORTATION BLDG.



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

For Sale

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

1404 Enterprise Rd. | Socorro, NM 87801

3 TRANSPORTATION BLDG.



NA SunVista 505 878 0001 sunvista.com

THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

For more information:

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Riley McKee
riley@sunvista.com
505 379 1549

High-Tech Manufacturing Facility

HIGH-BAY, HEAVY-POWER WAREHOUSE

FLOOR PLANS

