

# NEW DEVELOPMENT! OFFICE/SHOP/WASH-BAY ON HWY 62

INDUSTRIAL FOR LEASE

2138 Husky, Carlsbad, NM



**JUSTIN DODD**

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**5 ARROWS INVESTMENTS**

[5arrows.co](http://5arrows.co)



# NEW DEVELOPMENT! OFFICE/SHOP/WASH-BAY ON HWY 62

## PROPERTY INFORMATION

2138 Husky, Carlsbad, NM



### PROPERTY DESCRIPTION

Lease Rate:	Contact Us
Building Size:	8,766 SF
Lot Size:	2.84 Acres
Year Built:	2026
Zoning:	County

### PROPERTY DESCRIPTION

Brand new development in Carlsbad, NM! The developer is building two 8,766 SF industrial facilities each on their own 2.84 Acre lot. Currently under construction, these buildings will offer a modern build designed for industrial operations. The 5,979 SF shop is built to a 26' eave height and is 10-ton crane ready. It also features (6) 14'x16' overhead doors forming 3 drive-through bays and a shop restroom with break area. There is another door leading to the 1,254 SF open-air wash-bay. The 1,533 SF office boasts 5 private offices, a meeting room with kitchenette, and paved parking out front. A mezzanine storage level is designed for a future second-story buildout, adding long-term flexibility to the space. Contact us for more details or to schedule a showing.

### LOCATION DESCRIPTION

Located in a new industrial park on Husky Dr in north Carlsbad, New Mexico, this property will have direct access to Highway 62/Greene St upon completion of paving. Highway 62 leads West to US Highway 285, the major North-South corridor in New Mexico. Cavern City Airport is approximately 10 miles south, and the property is centrally positioned within the region — approximately 36 miles south of Artesia, NM, 70 miles west of Hobbs, NM, and 144 miles east of Midland, TX.

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## PROPERTY HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 8,766 SF on 2.84 Acres
- 5,979 SF Shop | 26' Eave Height
- (6) 14' x 16' Overhead Doors
- 1,254 SF Open-Air Wash Bay
- Shop Restroom With Break Area
- 10-Ton Crane Ready
- 1,533 SF Office
- 5 Private Offices, Meeting Room With Kitchenette
- Mezzanine Storage (Designed For Future 2nd Story Buildout)
- Paved Parking



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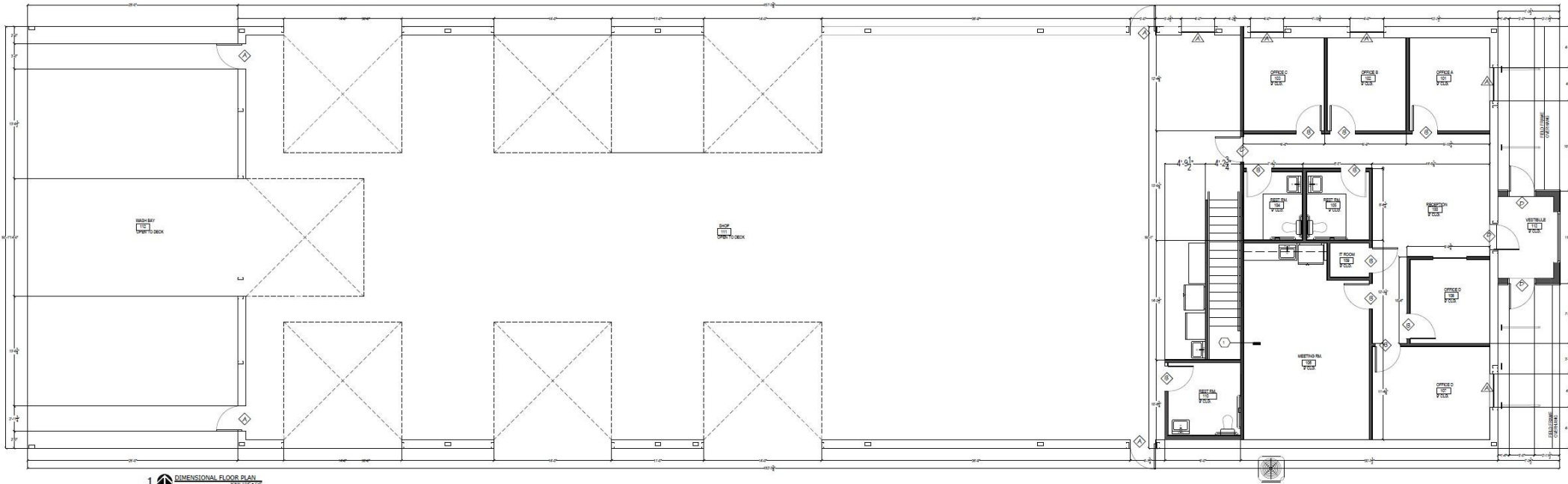
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# NEW DEVELOPMENT! OFFICE/SHOP/WASH-BAY ON HWY 62

FLOOR PLAN

2138 Husky, Carlsbad, NM



1 DIMENSIONAL FLOOR PLAN

## SPACE ANALYSIS

OFFICE SPACE FLOOR = 1,533 S.F.

SHOP AREA = 5,979 S.F.

WASH BAY = 1,254 S.F.

GROSS BUILDING = 8,766 S.F.

## OCCUPANCY ANALYSIS

OFFICE SPACE /150 = 10 OCC

1 EXIT REQUIRED

FUTURE MEZZANINE 1406/300=5

SHOP AREA/300 NET = 20 OCC

1 EXIT REQUIRED 4 PROVIDED

WASH BAY/NA

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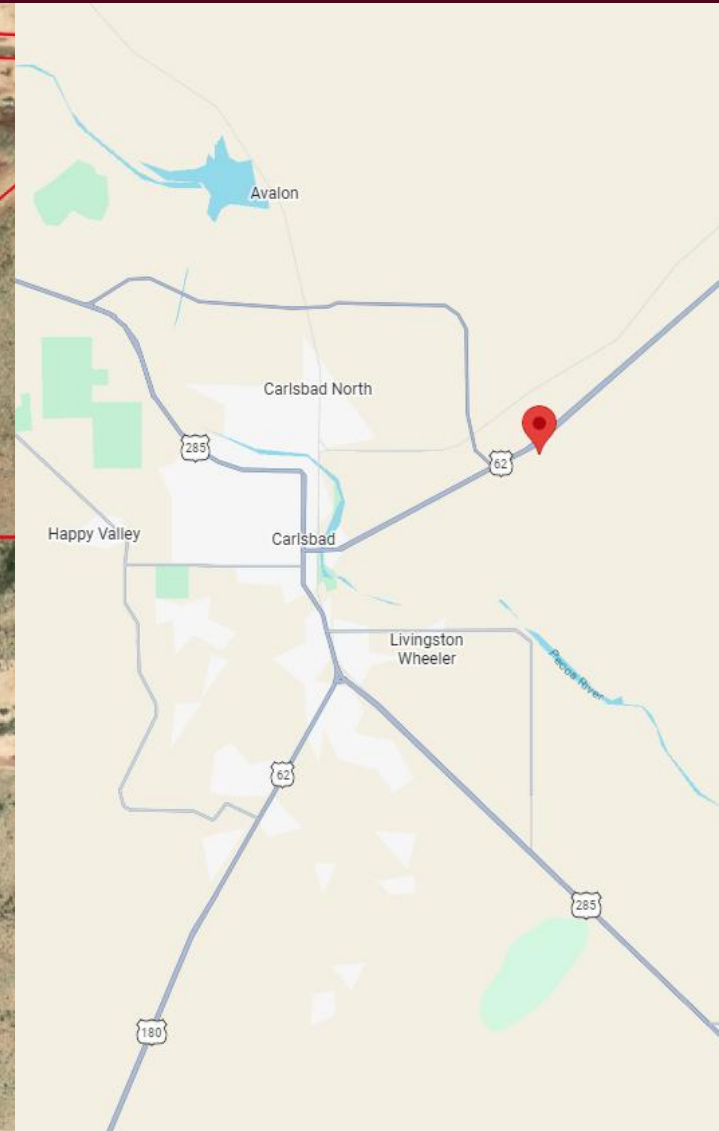
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MAPS



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