

Jonathon Rivera

505.913.0957

jonathon@garsagroup.com

Joel Cumplido

505.670.3328

joel@garsagroup.com



FOR SALE

Outstanding Industrial Investment – 100% Leased

30 Frontage Rd. and 710 & 720 Bailey Rd. Placitas, NM 87043

AVAILABLE

Building: ±39,385 SF | Land: ±17.30 Ac.

SALE PRICE

\$6,400,000

CAP RATE:

6.73% (Proforma)



PROPERTY OVERVIEW

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HIGHLIGHTS

- 5 buildings plus over 17 acres in two separate lots
- Seven NNN leases in place with stable and diversified tenant base
- Fully leased investment property
- Easy access through I-25 & Exit 242
- Value-Add Potential through future development, expansion, or optimization of the additional land, subject to zoning and approvals
- Excellent visibility from I-25

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MARKET AERIAL

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Demographics	1 Mile	3 Mile	5 Mile
Total Population	2,114	14,057	34,455
Average HH Income	\$127,760	\$120,562	\$133,632
Total Business	112	588	756
Total Employees	1,186	8,178	9,115

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SURVEY | LOT B-1

Jonathon Rivera

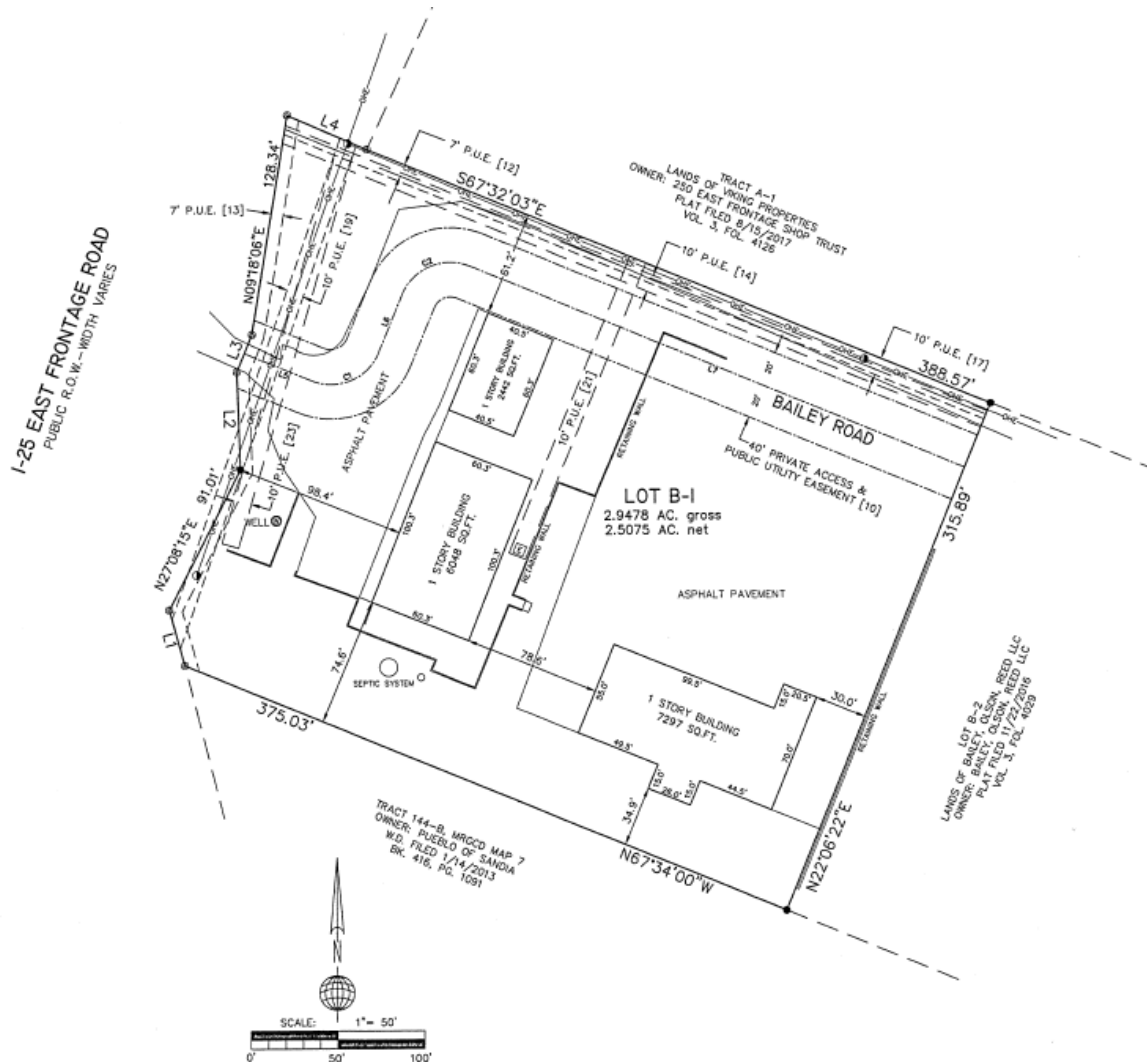
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AVAILABLE

Building: ±39,385 SF

Land: ±17.30 Ac.

Lot B-1: ±2.94 Ac.

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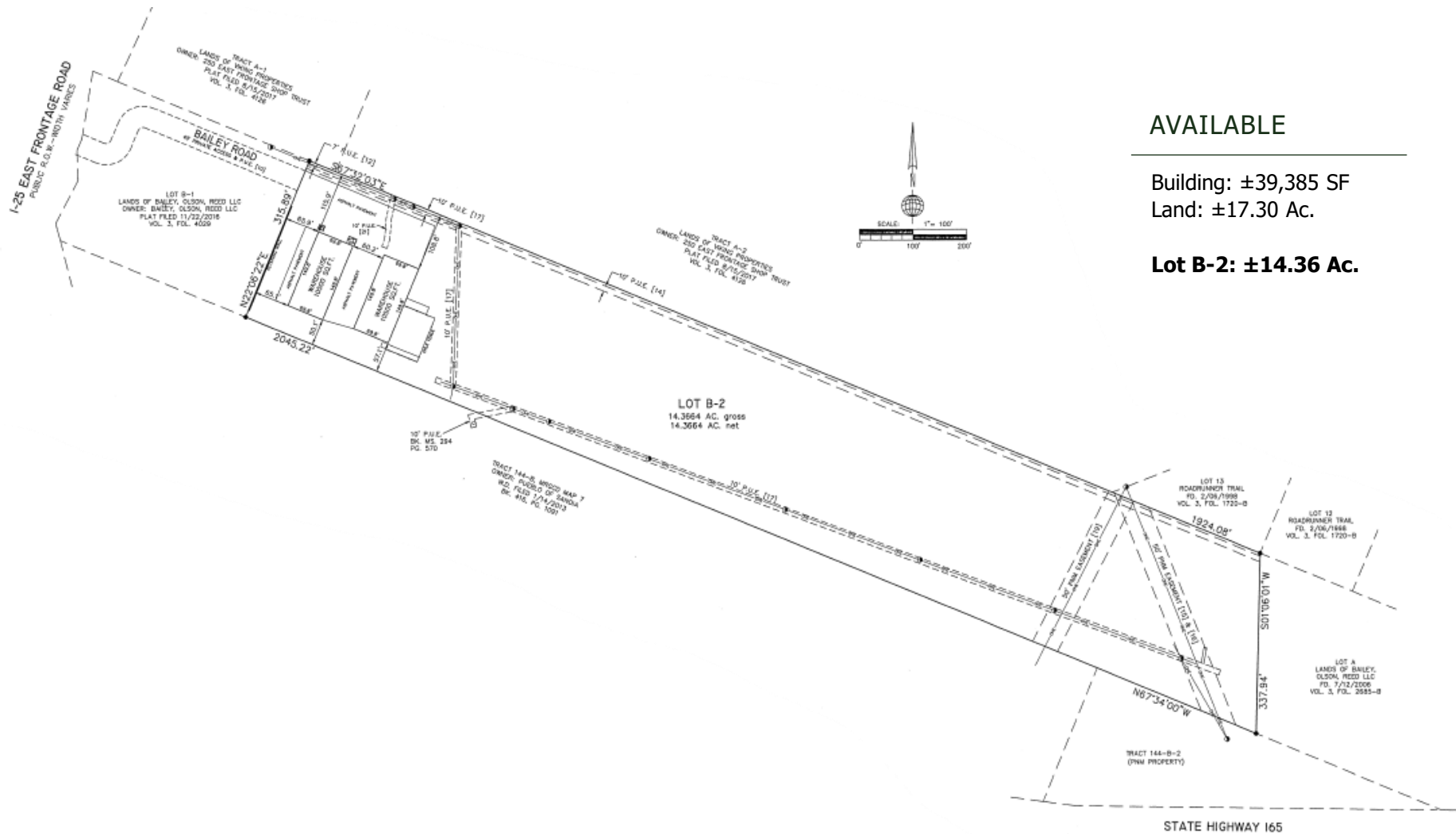


SURVEY | LOT B-2

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joel@garsagroup.com



AVAILABLE

Building: ±39,385 SF

Land: ±17.30 Ac.

Lot B-2: ±14.36 Ac.

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PHOTOS

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505.473.3434
www.garsagroup.com
418 Cerrillos Rd. | Suite 11
Santa Fe, NM 87501

