

# 34,960 SF INDUSTRIAL AND OFFICE BUILDING ON 6.62 AC

## ADJACENT LAND AVAILABLE

2011 W BENDER BOULEVARD HOBBS, NM 88240

FOR SALE & LEASE



**SALE PRICE**     **\$2,450,000**  
**LEASE RATE**   **\$8.75 SF/YR**

### PROPERTY HIGHLIGHTS

- 34,960 +/- SF Class B metal industrial building on 6.62 +/- AC (Lot 1)
- Adjacent 4.05 +/- AC lot is available (Lot 3)
- 20,400 +/- SF Shop
- 4,460 +/- SF Office
- 6,900 +/- Parts Storage
- 3,200 +/- SF Receiving
- (4) 18 foot high drive-in doors
- (12) 16 foot high drive-in doors
- (1) 12 foot high drive in door
- (2) 5-ton electric traveling cranes
- (1) 3-ton manual chain hoist
- (2) 2-ton manual chain hoists
- Locker Room
- Large Monument Signage
- Ample customer and truck parking

### SALE AND LOCATION HIGHLIGHTS

- Additional 4.05 +/- AC can be included in the sale for \$2,700,000 bringing the total size to 10.67 +/- AC
- Land uses within the neighborhood parameters consist largely of light industrial oil service related improvements, plus a limited number of commercial uses
- The immediate area has experienced new development, with an extensive amount of industrial growth along Bender Boulevard

#### David Pearson

Broker  
432.664.2745  
David.pearson@erescompanies.com

#### Tom Jenkins, SIOR, CCIM

Broker  
505.238.5318  
Tom@reanm.com



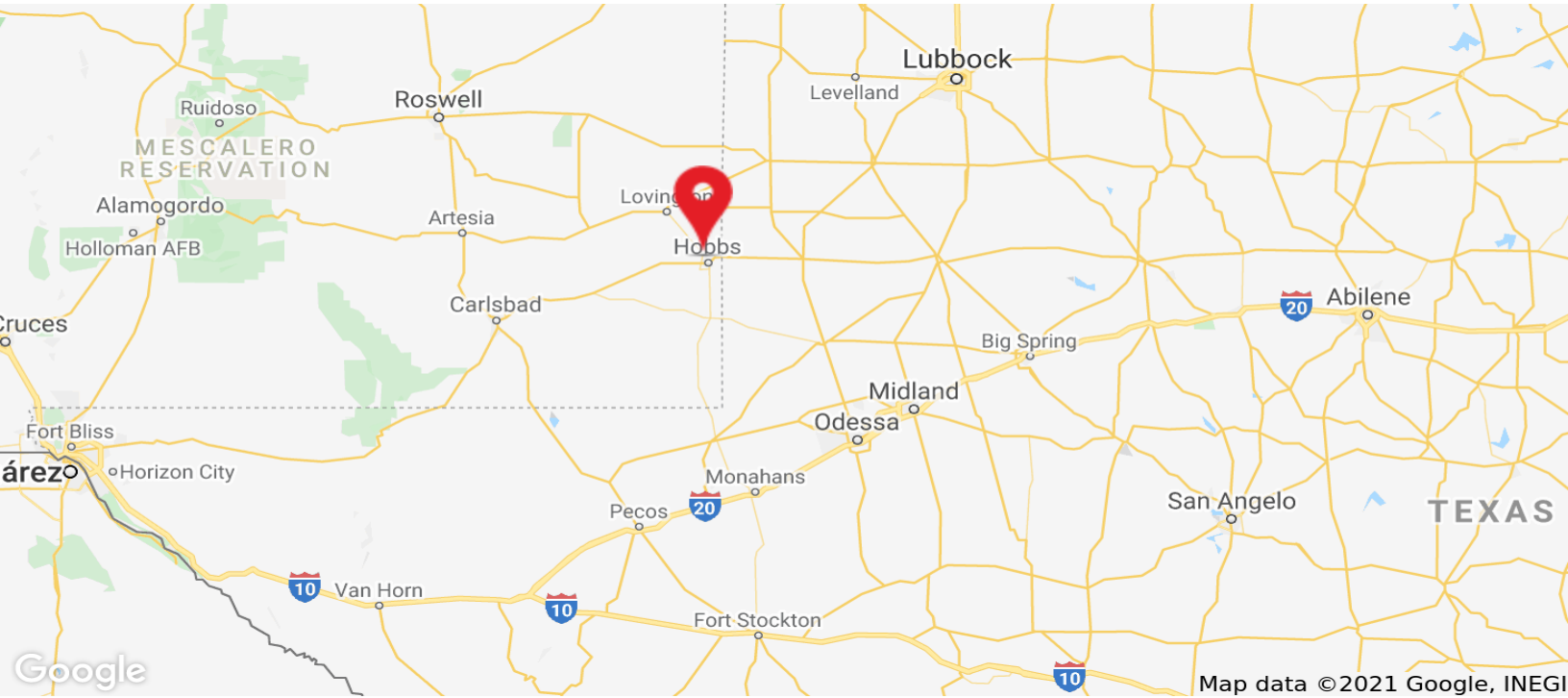
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### REGIONAL AND LOCAL MAP



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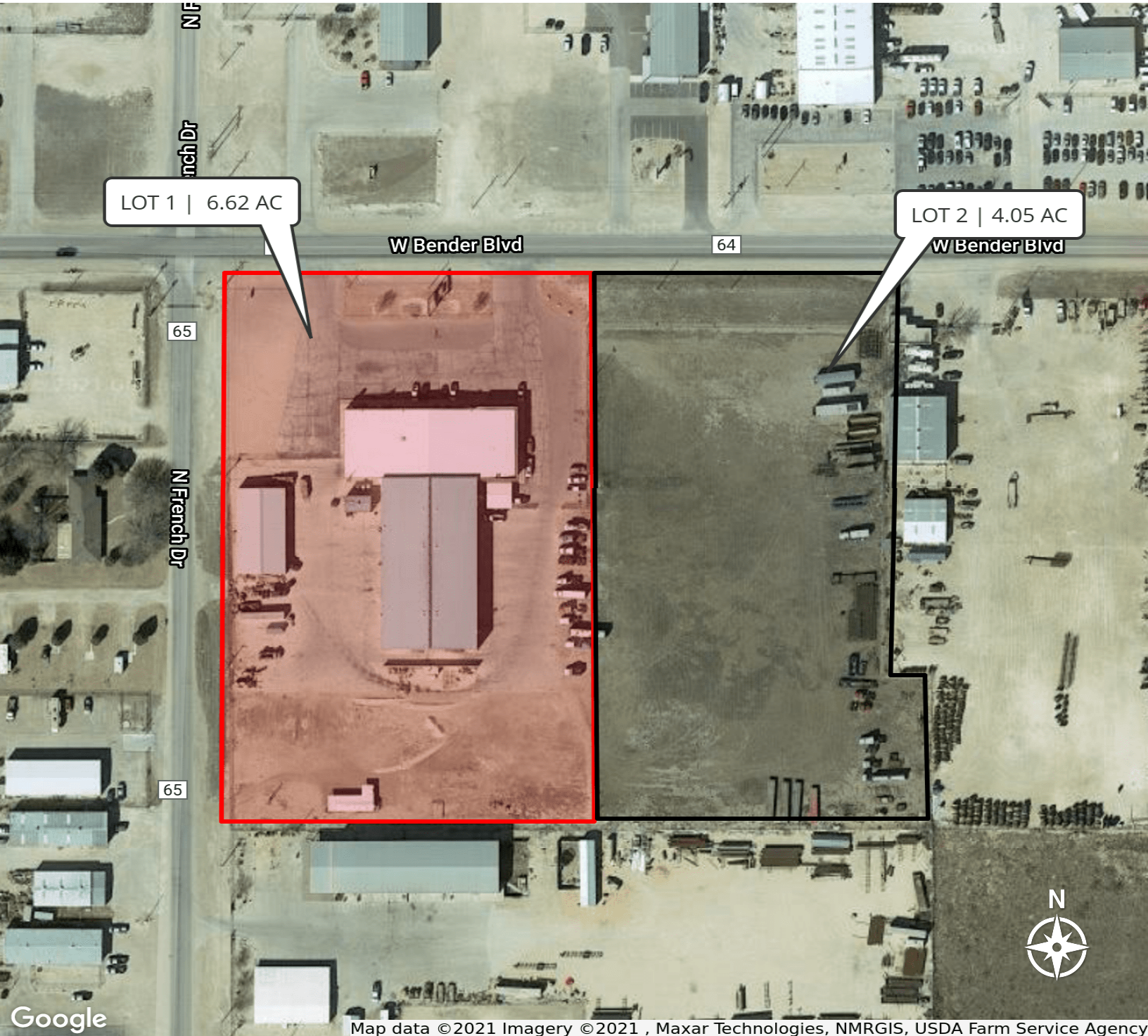
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AERIAL



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### EXTERIOR



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