

Industrial Site For Sale

1091 State Highway 68 | Velarde, NM 87582

For Sale



ABSOLUTE TRIPLE NET SALE LEASEBACK

Available	Land: ±18.5 Acres	Cap Rate	8.0%
	Building: ±30,680 SF	NOI	\$240,000
Sale Price	\$3,000,000 (\$97.78/SF)	Zoning	Rural Industrial

Property Highlights

- Sale leaseback offering
- Absolute NNN lease
- 5-year lease term
- Multiple options to extend
- Seller keeps an option to buy back the property
- Seller keeps a right of first refusal

NAI Maestas & Ward

418 Cerrillos Rd. | Suite 11 | Santa Fe, NM 87501

505 988 8081 gotSPACEUSA.com



For more information:

Tai Bixby, CCIM

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505 577 3524

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FLOOR PLAN

Investment Highlights

Building Information

- Building Size: ±30,680 SF
- NOI: \$240,000
- Cap Rate: 8.0%
- Price/SF: \$97.78
- Last Renovated: 2013
- Occupancy %: 100%
- Tenancy: Single
- Number of Floors: 1
- Load Factor: Yes

Property Details

- Property Type: Industrial
- Property Subtype: Manufacturing
- Zoning: Rural Industrial
- Lot Size: ±18.5 Acres
- APN#: 1-050-130-365-060

Utilities

- Served by heavy 3-phase power, natural gas and a well



Investment Overview

This is an excellent investment offering an 8% cap rate with a 5-year, absolute triple-net lease-back from Flexible Liner Underground Technologies (FLUTe) a manufacturer of patented environmental technologies. This offering is located in an Opportunity Zone as described in the 2017 Tax Cuts and Jobs Act. FLUTe is offering to sell their manufacturing facility and lease it back as part of a strategic move to free up capital for operations, expansion and licensing of intellectual property. The main manufacturing building is ±30,680 SF sited near two auxiliary buildings at ±1,869 SF and ±2,425 SF and a residential trailer. The property is offered on ±18.5 acres served by heavy 3-phase power, a well and natural gas. The facility is on a rural lot located on New Mexico State Highway 68 about 45 minutes north of Santa Fe, NM. The seller will reserve a ROFR and option to buy back the building.

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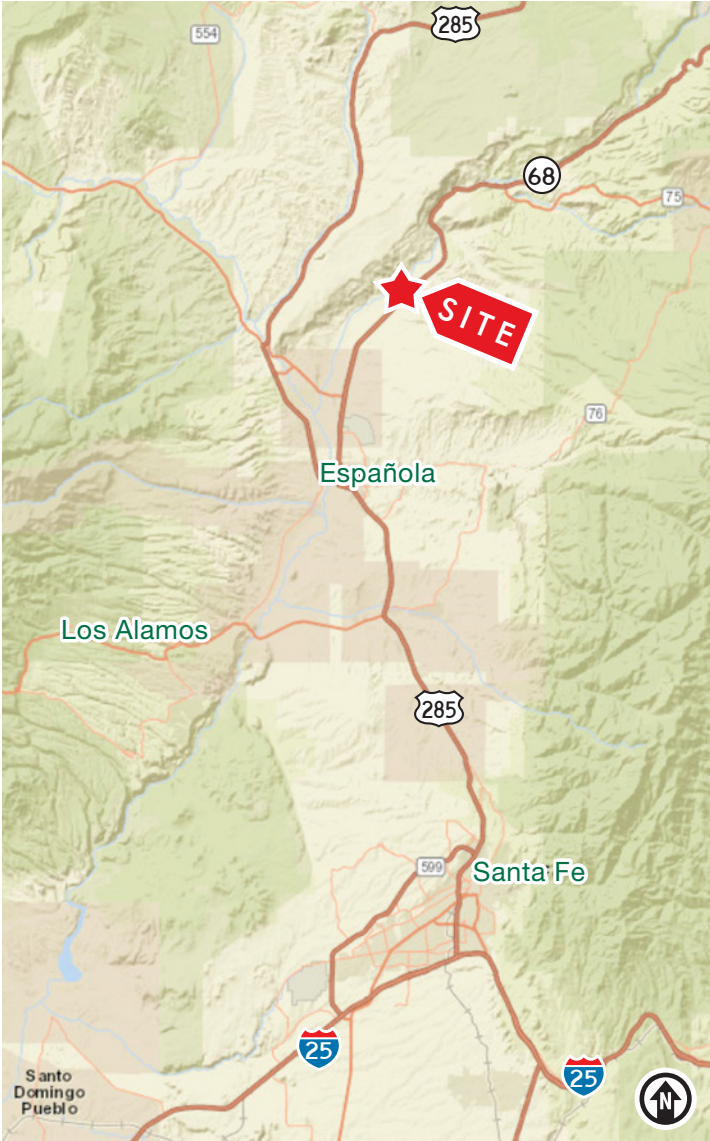
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LOCATION



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PHOTOS



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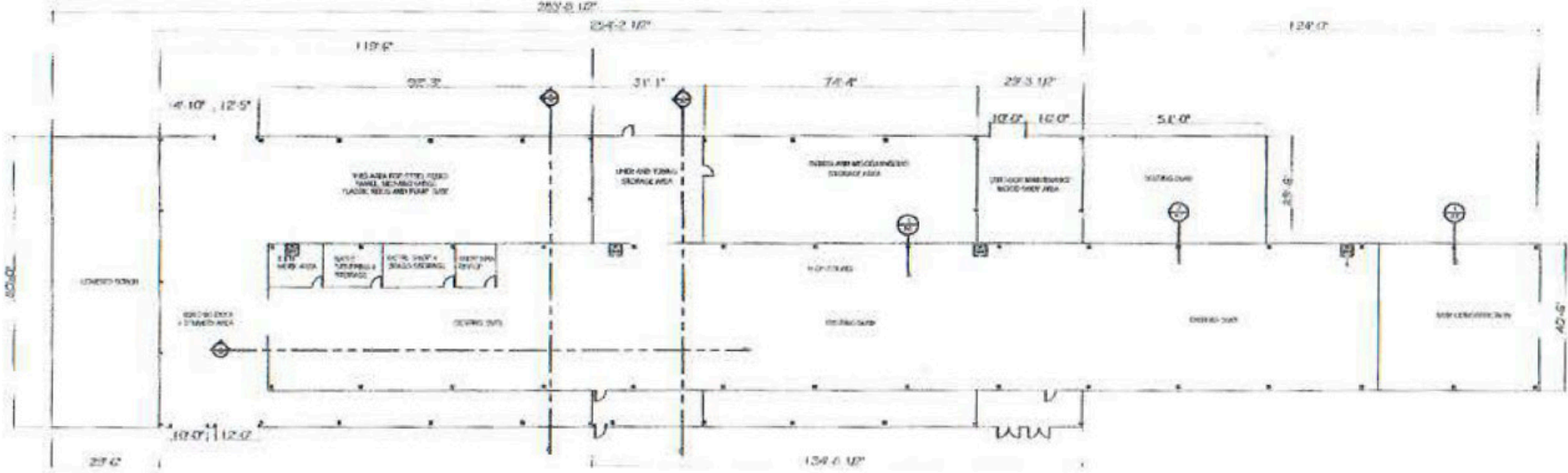
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FLOOR PLAN



MAIN BUILDING FLOOR PLAN
 1/16" = 1'-0"

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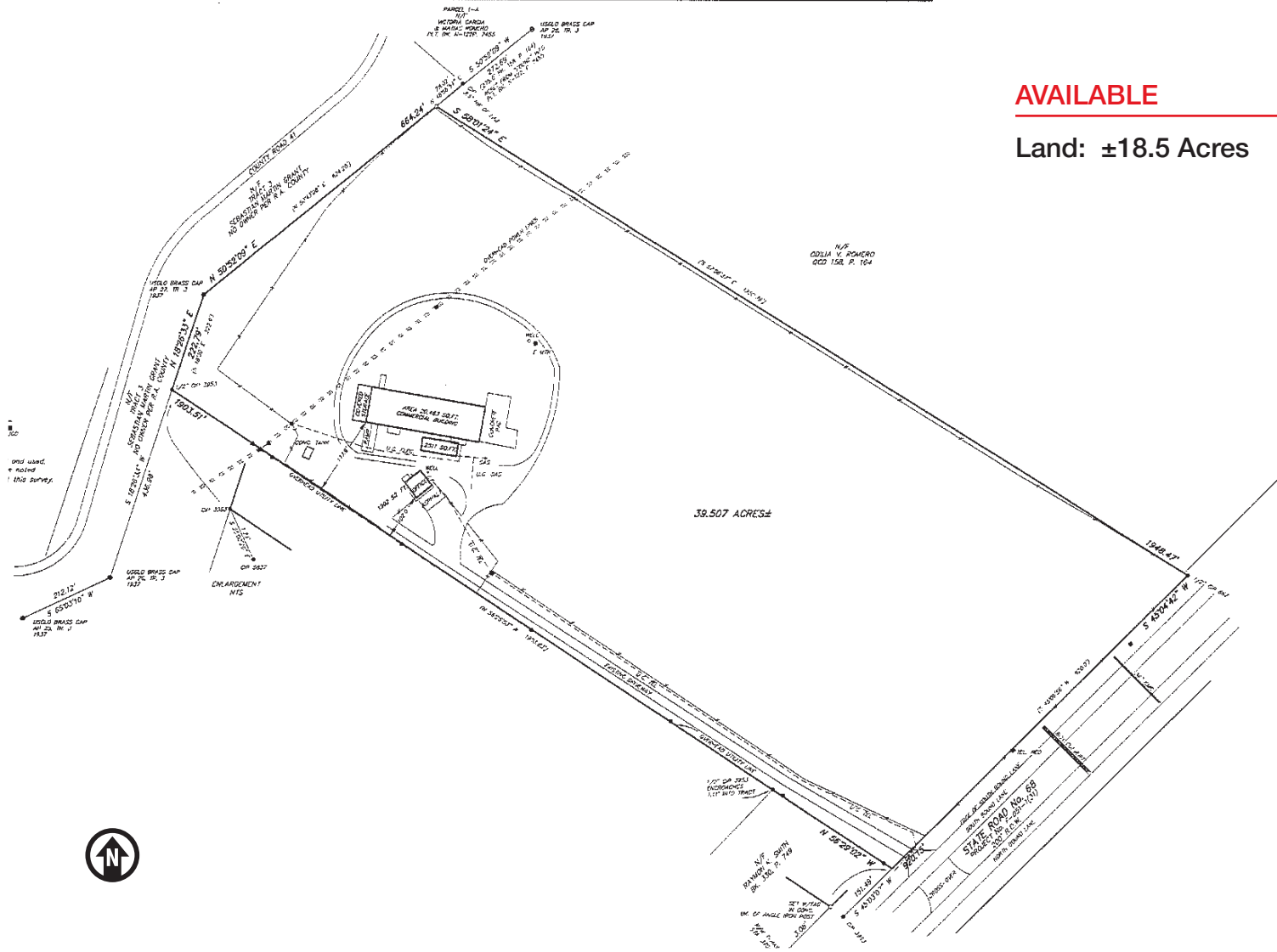
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SITE SURVEY

AVAILABLE

Land: ±18.5 Acres



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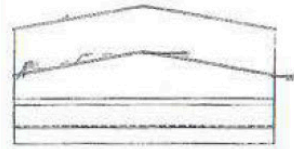
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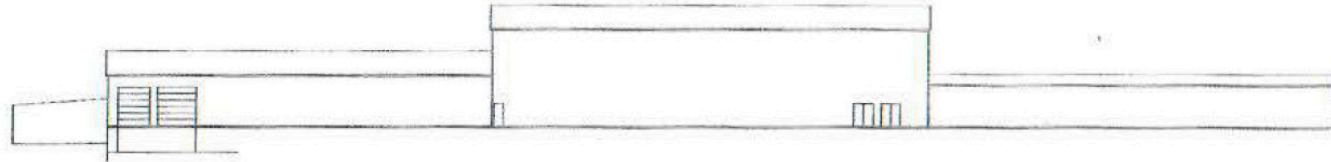
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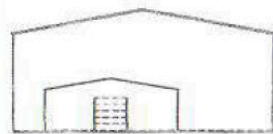
ELEVATIONS



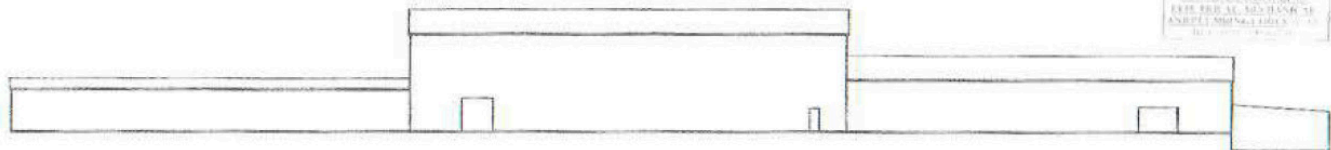
WEST ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATION
SCALE: 1/16"=1'-0"



EAST ELEVATION
SCALE: 1/16"=1'-0"



NORTH ELEVATION
SCALE: 1/16"=1'-0"

NOTE
SEE SUPPLEMENTAL SHEETS
FOR ALL DIMENSIONS
AND MATERIALS

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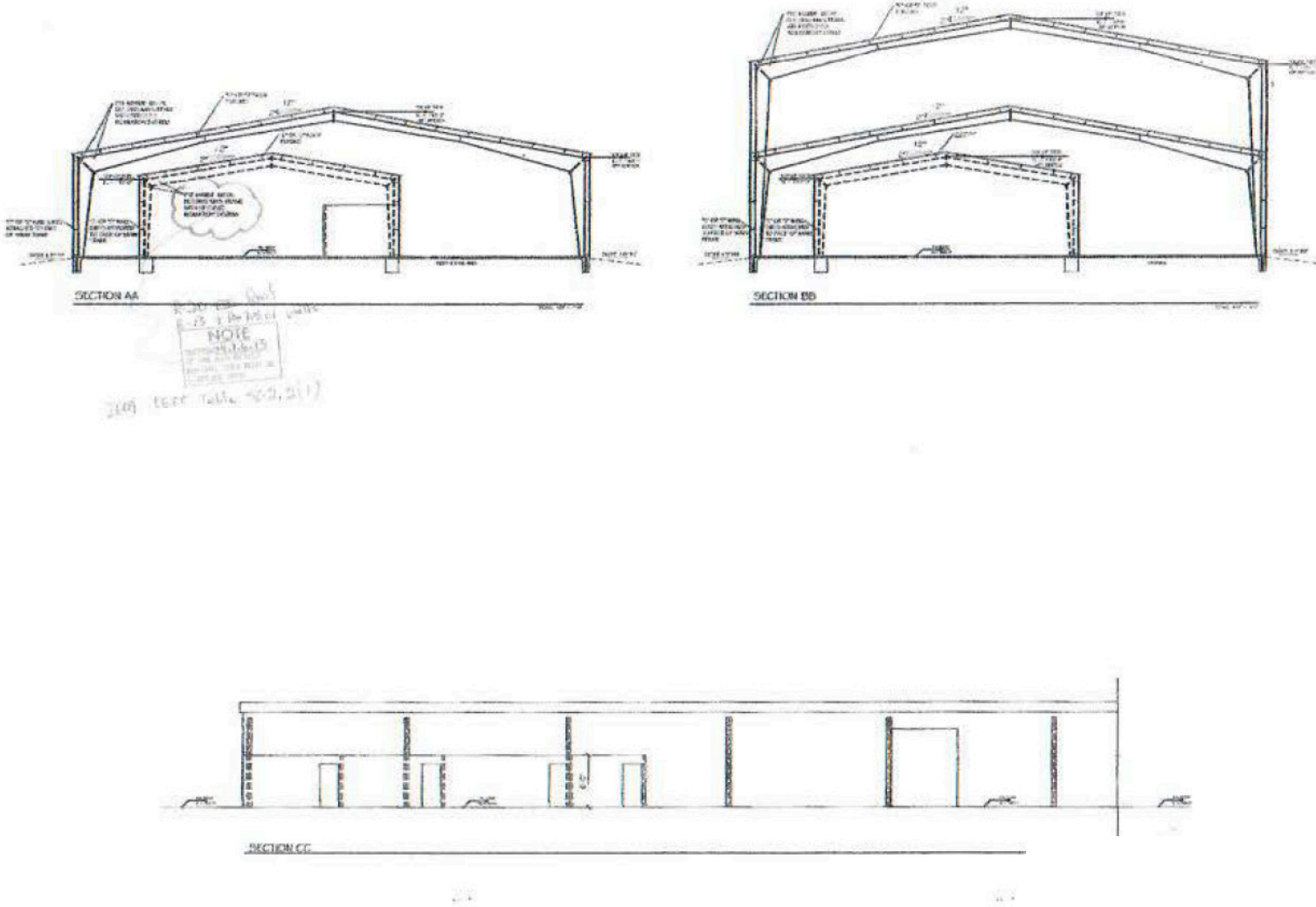
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STRUCTURE



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