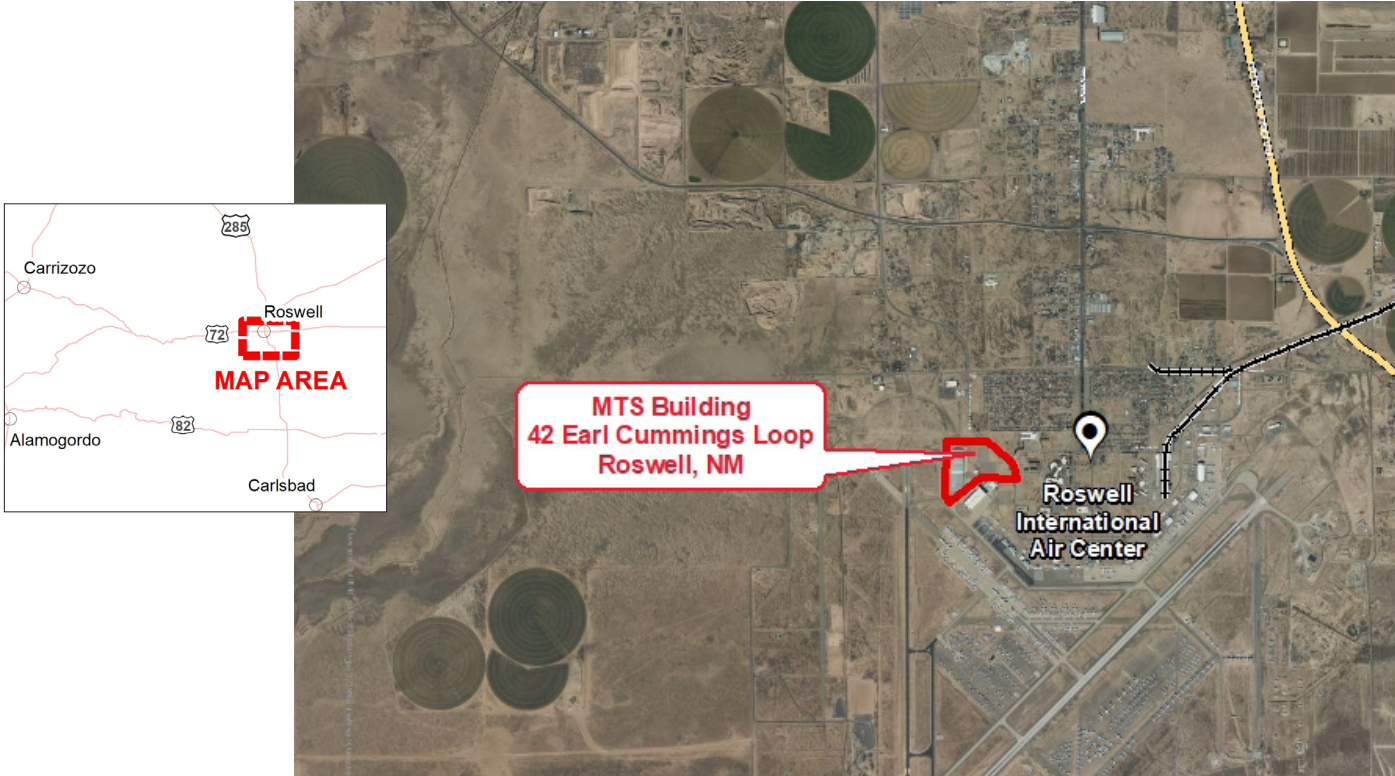


**XCEL ENERGY READY BUILDING  
MTS BUILDING  
ROSWELL, NEW MEXICO**



<b>READY BUILDING DETAILS</b>	
<b>Location</b>	42 West Earl Cummings Loop, Roswell, New Mexico
<b>Owner</b>	Broker: Berkshire Hathaway Bill Davis bill@enchantedlandshomes.com 575-420-6300
<b>Size</b>	420,000 square feet on 45 acres
<b>Zoning</b>	I-2 ( Heavy Industrial)
<b>Asking price</b>	For sale or lease, \$9,240,000
<b>Highway access</b>	3.3 miles to U.S. Route 285 8.7 miles to U.S. Route 380 139 miles to I-40
<b>Air access</b>	~1 mile to Roswell International Air Center
<b>Rail access</b>	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	Three-phase, underground 12.47 kV to 4.16 kV primary service
<b>Natural gas</b>	New Mexico Gas	2" line, 200 feet from building
<b>Water</b>	City of Roswell	4" water line
<b>Sewer</b>	City of Roswell	8" sewer main line
<b>Telecom/fiber</b>	Plateau, Cable One, Sparklight, PVT	Fiber/cable would need to be extended to the building

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	Not required
<b>Aerial site views and maps</b>		<b>Park covenants and restrictions</b>	
<b>Park master plan</b>		<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>		<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>		<b>Endangered species assessment</b>	Not required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	Not required
<b>State and local incentives overview</b>		<b>Business and industrial support services and amenities profile</b>	✓

### XCEL ENERGY CONTACT

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### ECONOMIC DEVELOPMENT ORGANIZATION

#### Michael Espiritu

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