

42 W EARL CUMMINGS LOOP

ROSWELL, NM

Largest Industrial/Manufacturing Facility in New Mexico
Available for Sale or Lease



FOR SALE OR LEASE

- 420,000± SF
25,200± SF of office
384,800± SF of warehouse
- 45.23 acres
- SALE PRICE: \$12,000,000
- LEASE RATE: \$3.50/SF/YR NNN

FEATURES

- Roswell has expanded direct commercial air service to Phoenix and Dallas
- Upgraded electric utility substation
- 10-cranes
- 4 dock high doors and 37 drive-in doors
- Ceiling heights ranging from 25' to 38'
- Fire Suppression System
- Multiple service work/service pits built into the floor
- 5- large paint booths
- In an Opportunity Zone
- Direct access to Roswell International Air Center Taxiway
- Property on a ground lease with the City of Roswell

FOR MORE INFO:

Jim Smith, CCIM, SIOR
First Vice President
+ 1 505 837 4923
jsmith@cbre.com

Brecken Mallette
Associate
+ 1 505 837 4914
brecken.mallette@cbre.com

Katrin Gist
Vice President
Bellevue, WA

CBRE

42 EARL CUMMINGS LOOP
ROSWELL, NM

EASTERN
NEW MEXICO
UNIVERSITY



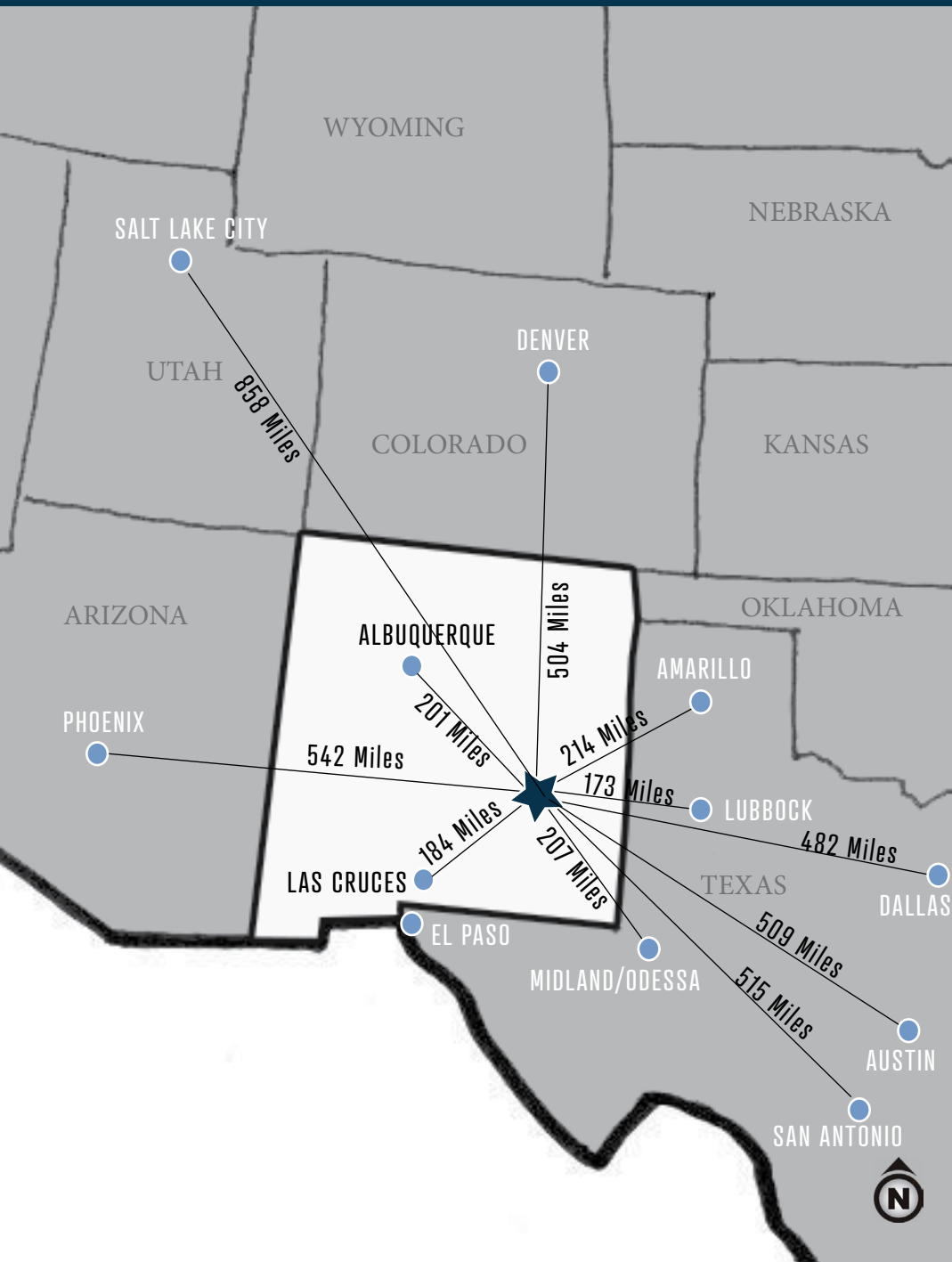
International Law
Enforcement Academy

ROSWELL JOB
CORPS CENTER

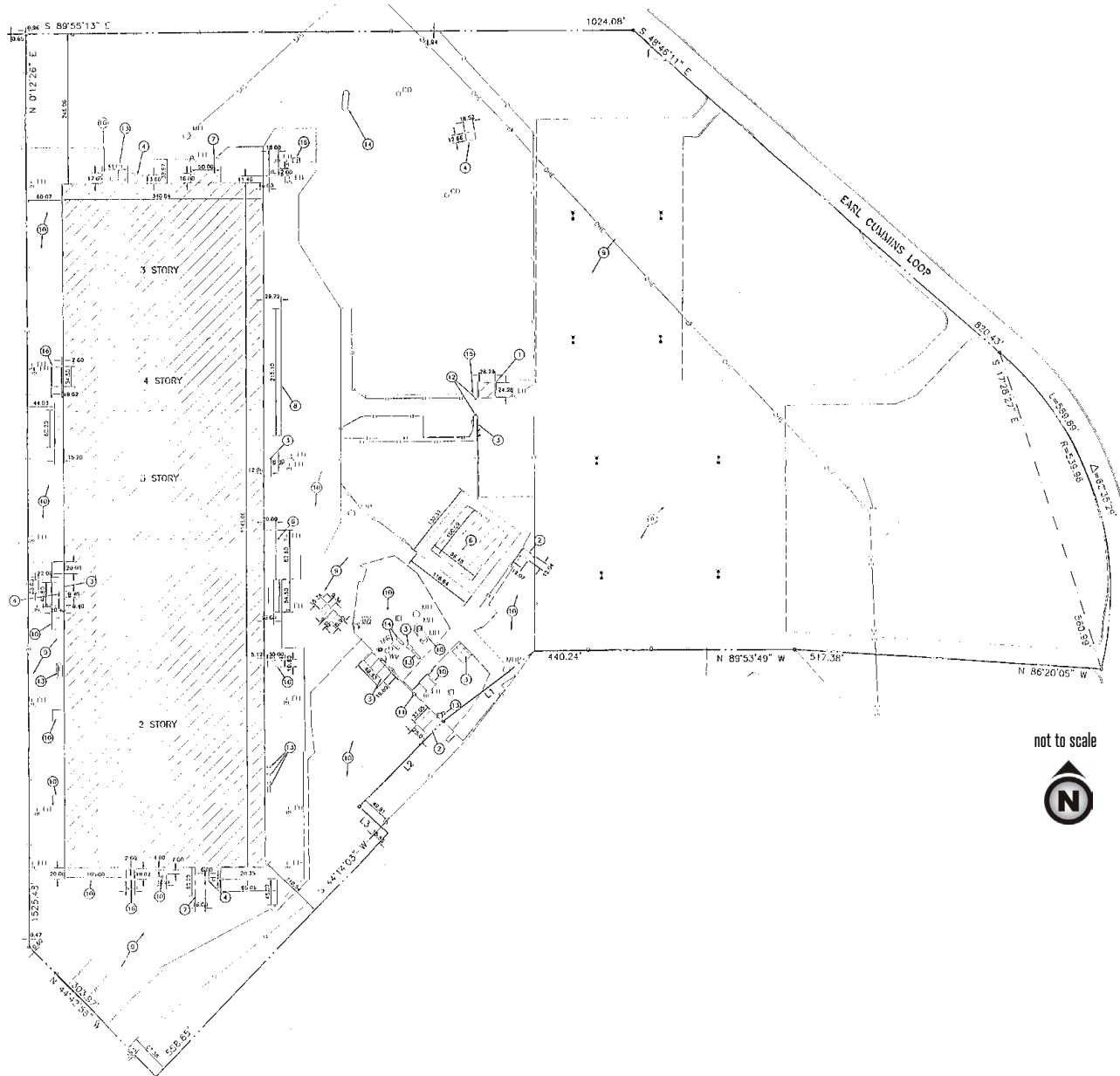
NEW MEXICO
REHABILITATION CENTER

WALKER AVIATION
MUSEUM

ROSWELL INTERNATIONAL
AIR CENTER



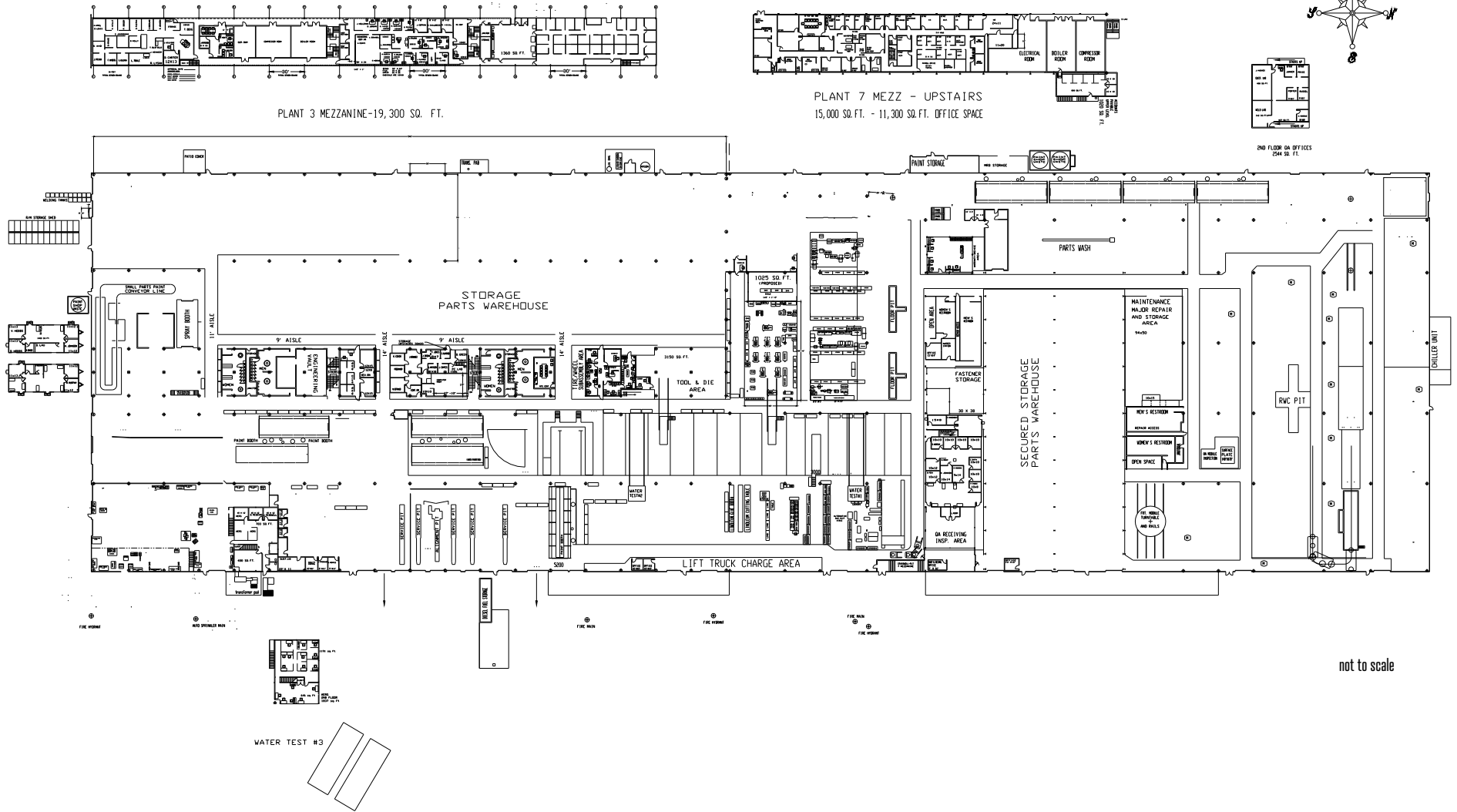
SITE PLAN



FLOOR PLAN

TOTAL BUILDING SQUARE FOOTAGE-420,000 SQ. FT.

(INCLUDES MEZZANINE UPPER LEVELS) (19,200 SQ. FT. SOUTH, 16,000 SQ. FT. NORTH)



INTERIOR PHOTOS



Warehouse area



Built-in floor pits

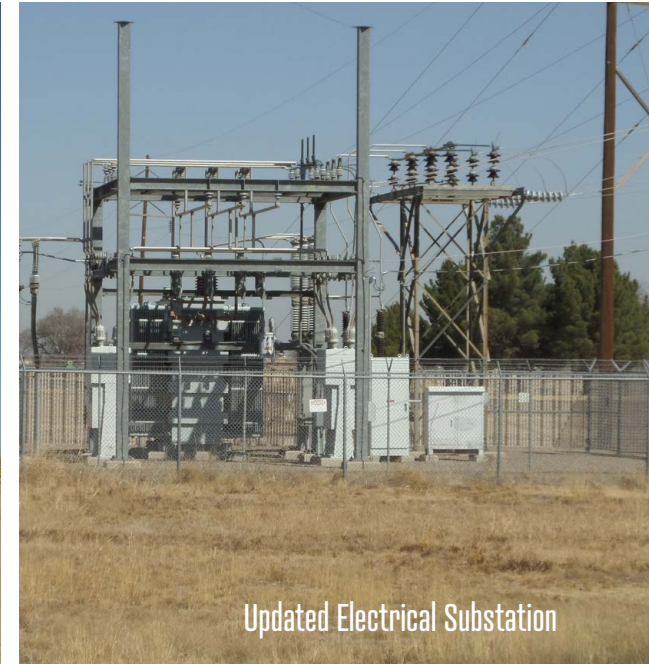


Paint Booth



Mezzanine office space

EXTERIOR PHOTOS



Updated Electrical Substation



Covered Outdoor Storage



ROSWELL, NEW MEXICO

The Roswell-Chaves County region has an extremely diverse economy including agriculture, oil & gas, banking, tourism, and one of the largest commercial aviation industries in the Southwest. Roswell's population benefits from Eastern New Mexico University - Roswell's extensive Career and Technical Education programs designated for specialized training.

There are many benefits that set Roswell apart from other areas in the Southwest including abundant water, energy and infrastructure, especially when paired with low local utility rates. Roswell is also located at the gateway to the Permian Basin, which may become the world's largest oil patch over the next decade. Output for the basin is hitting record highs of 3.18 million barrels a day and could be at 4 million barrels a day by 2023.

Transportation to and from Roswell is serviced by four lane highways in every direction, rail and commercial air service, there is direct access to Lubbock, El Paso, Albuquerque, Midland/Odessa and beyond.

The City of Roswell and Chaves County work together to ensure that doing business in the region is uncomplicated. Inspections and permitting steps are unburdensome with direct local help readily available and business incentive opportunities are available.

ROSWELL LARGEST EMPLOYERS:

COMPANY NAME	INDUSTRY	LOCATION EMPLOYEES
Roswell Independent School District	Education	822
Leprino Foods	Manufacturing	650
Eastern New Mexico Medical Center	Healthcare	595
City of Roswell	Government	561
Sam's Club / Walmart	Commercial	356
Krumland Auto Group	Commercial	320
New Mexico Military Institute	Education	300
Community Homecare	Healthcare	287
Chaves County	Government	254
Eastern New Mexico University	Education	194
Tobosa Developmental Svc	Government	190
Pioneer Bank	Financial	187
Lovlace Hospital	Healthcare	185
Christmas by Krebs	Manufacturing	170
Aersale	Aircraft Servicing	166
Dean Baldwin Painting LP	Aircraft Servicing	150





42 EARL CUMMINGS LOOP ROSWELL, NM

FOR MORE INFO:

Jim Smith, CCIM, SIOR
First Vice President
+ 1 505 837 4923
jsmith@cbre.com

Brecken Mallette
Associate
+ 1 505 837 4914
brecken.mallette@cbre.com

Katrin Gist
Vice President
Bellevue, WA

CBRE
6100 Uptown NE | Suite 300
+1 505 837 4999
www.cbre.us

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Updated 05/2018.