



<b>General</b>	
Address	BL 611, 9 E. Challenger, Roswell, NM 88203 <a href="#">Google Maps</a>
Owner	City of Roswell; POC Jenna Lanfor, j.lanfor@roswell-nm.gov, 575-347-5703
Size	18,784 SF
Zoning	Heavy Industrial
Building Availability	Immediately
Lease rate or Asking Price	Lease: \$4 per SF (estimated) Asking Price: Not for sale

Ceiling Height	Office areas – 12', Warehouse – 20'
Loading Docks	1 dock; 1 overhead door
Highway Access	3.2 miles to US Highway 285 8.5 miles to US Highway 380 139 miles to I-40
Air Access	Roswell Air Center (ROW) terminal is 0.2 miles drive from the site. American Airlines operates 2 daily flights to Dallas-Fort Worth (DFW) and one to Phoenix (PHX)
Rail Access	Railhead approximately 1.4 mile drive northeast of the site.
Link	N/A

<b>Utilities</b>		
Electricity Provider	Xcel Energy	Three-phase, underground 12.47kV to 4.16kV
Natural Gas	New Mexico Gas	2" line
Water	City of Roswell	4" water line
Sewer	City of Roswell	8" main sewer line
Telecom/fiber	Plateau, Sparklight, PVT	Fiber and coax; 1 GB on fiber and coax

<b>Site Due Diligence and Community Information</b>			
Title commitment	not required	Archeological and Historic Use assessments	not required
Aerial site views and maps	✓	Park covenants and restrictions	
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	✓
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	not required	Air attainment status	✓
Phase 1 environmental assessment		Endangered species assessment	not required