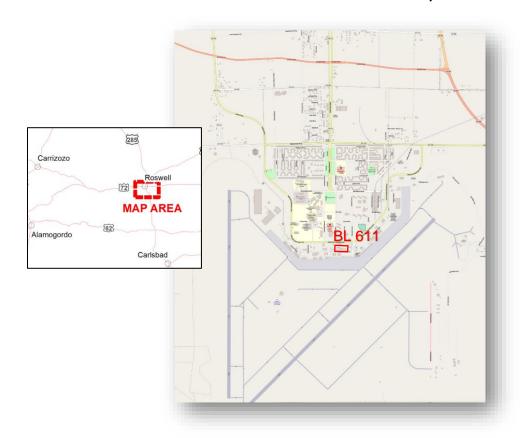


Property Information Sheet

BL 611, 9 E. Challenger Roswell, NM 88203





General			
Address	BL 611, 9 E. Challenger, Roswell, NM 88203 Google Maps		
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	Lease: \$4 per SF (estimated)		
Price	Asking Price: Not for sale		

Ceiling Height	Office areas – 12', Warehouse – 20'			
Loading Docks	1 dock; 1 overhead door			
	3.2 miles to US Highway 285			
Highway Access	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			

Utilities					
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,	Fiber and coax; 1 GB on fiber and			
	PVT	coax			

Site Due Diligence and Community Information						
Title commitment	not	Archeological and Historic Use	not			
	required	assessments	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	./	FEMA Flood Plain Designation	./			
configuration		with map				
Wetlands delineation and	not	Air attainment status	./			
map	required					
Phase 1 environmental		Endangered species assessment	not			
assessment			required			