

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
- Owner will consider demising spaces down to 50,000± SF
- 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
- Owner will consider demolishing portions of the existing facility and building an adjacent custom hangar facility for a tenant or buyer requiring hangar space for larger aircraft, including wide-body commercial aircraft MRO, SASO, painting, and interiors operations

FOR MORE INFO:

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CBRE

42 EARL CUMMINGS LOOP
ROSWELL, NM

EASTERN
NEW MEXICO
UNIVERSITY



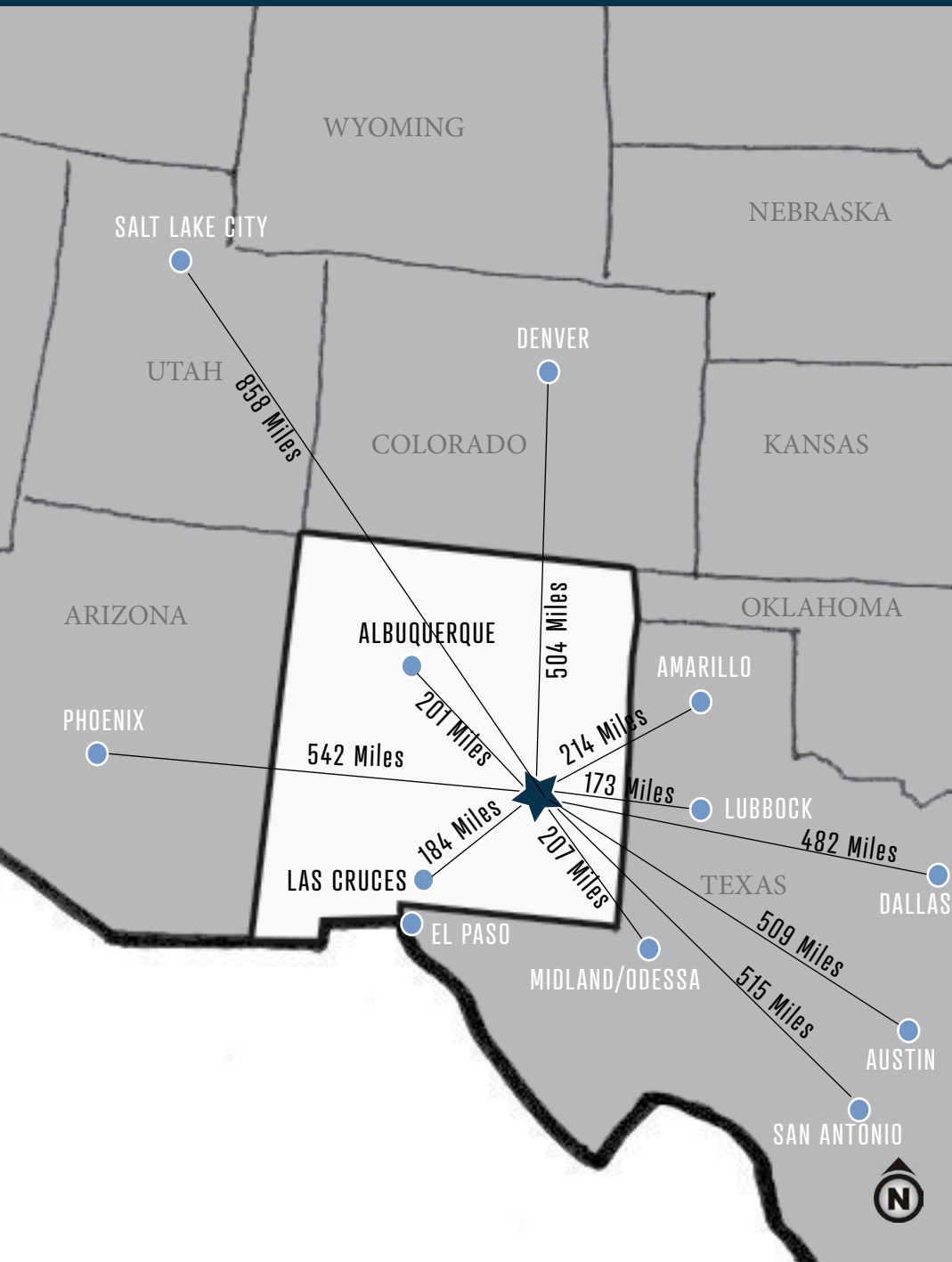
International Law
Enforcement Academy

ROSWELL JOB
CORPS CENTER

NEW MEXICO
REHABILITATION CENTER

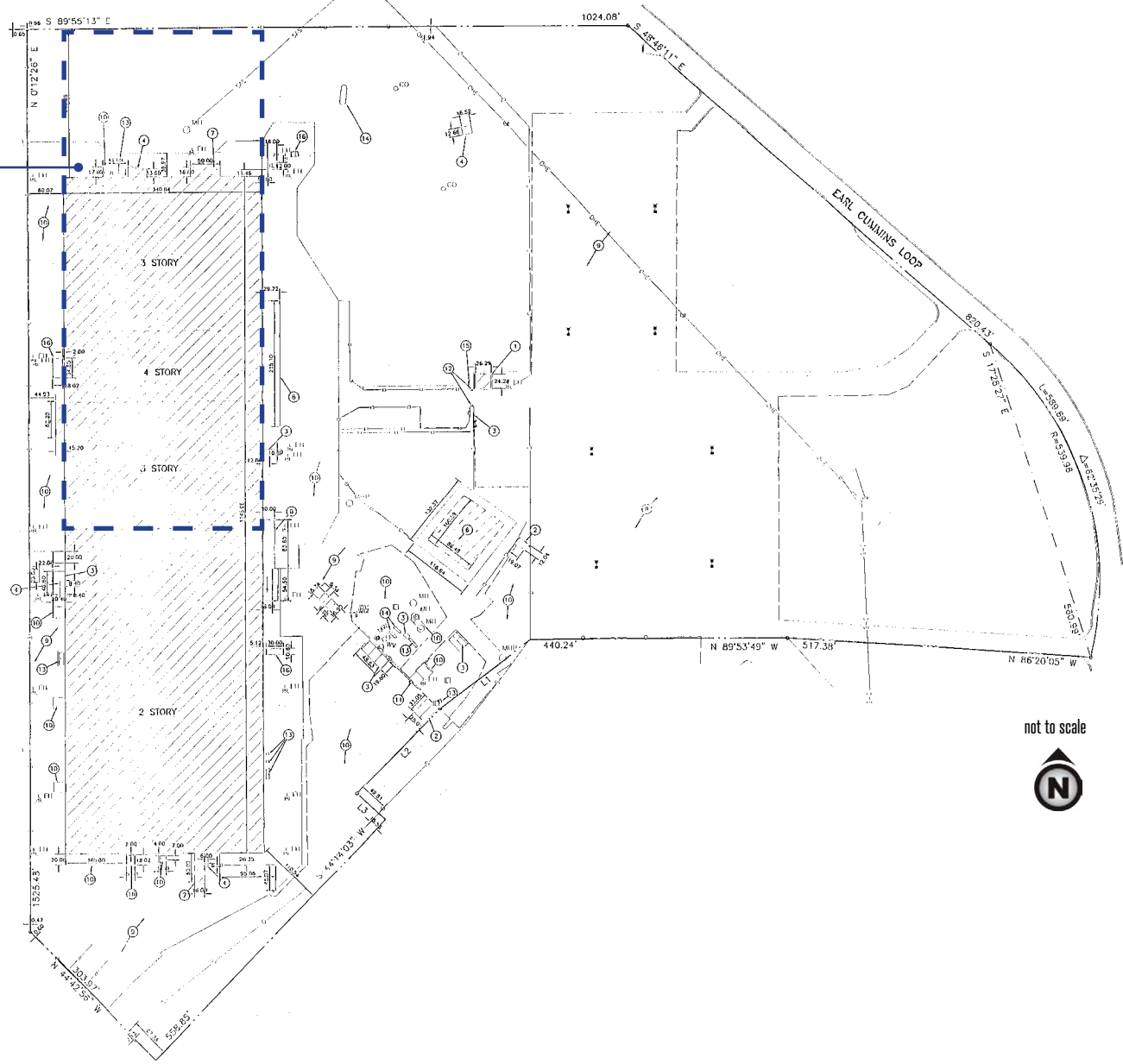
WALKER AVIATION
MUSEUM

ROSWELL INTERNATIONAL
AIR CENTER



SITE PLAN

Potential new hanger area, build-to-suit, addition or demolition of existing building

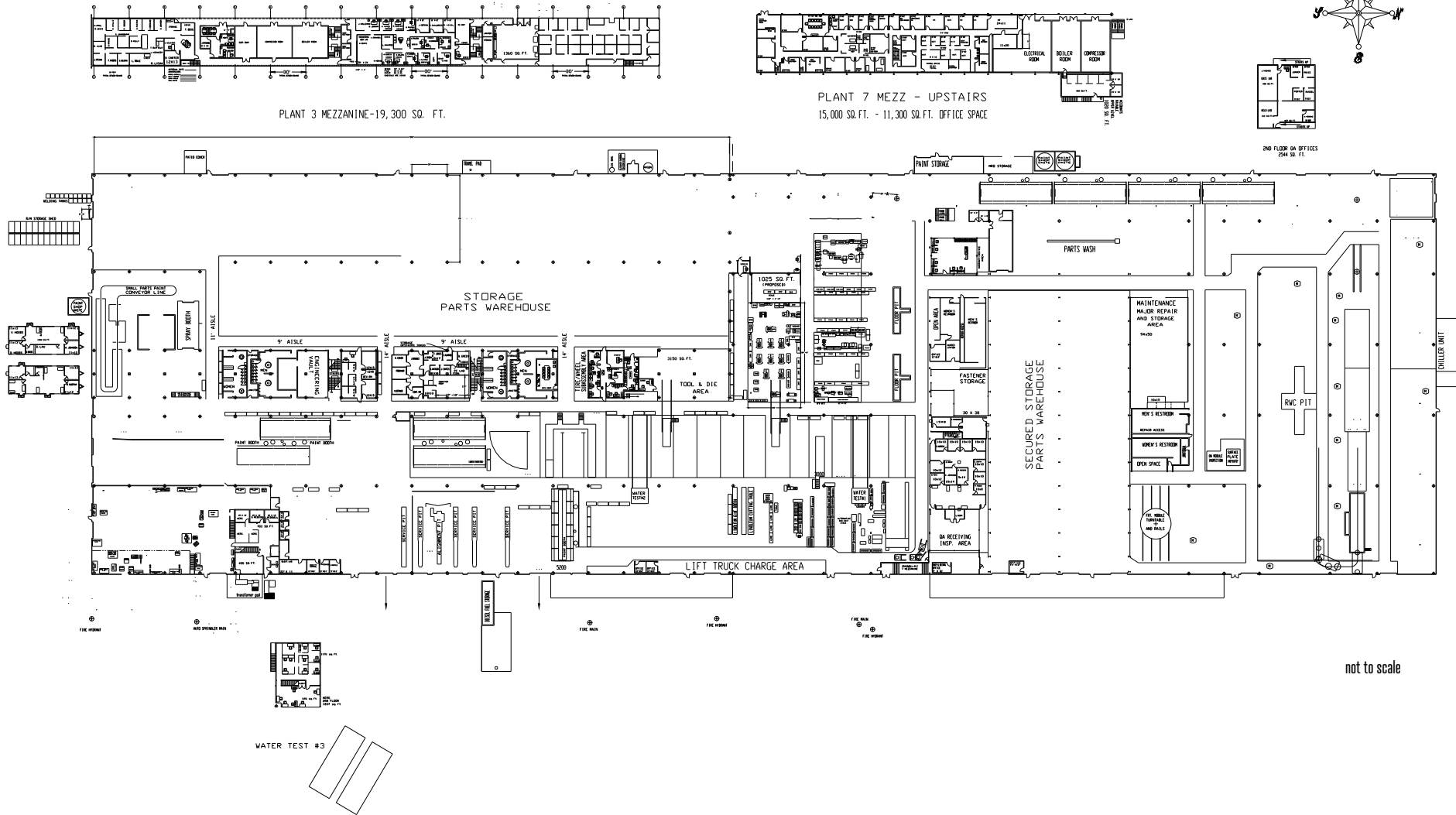


not to scale
N

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

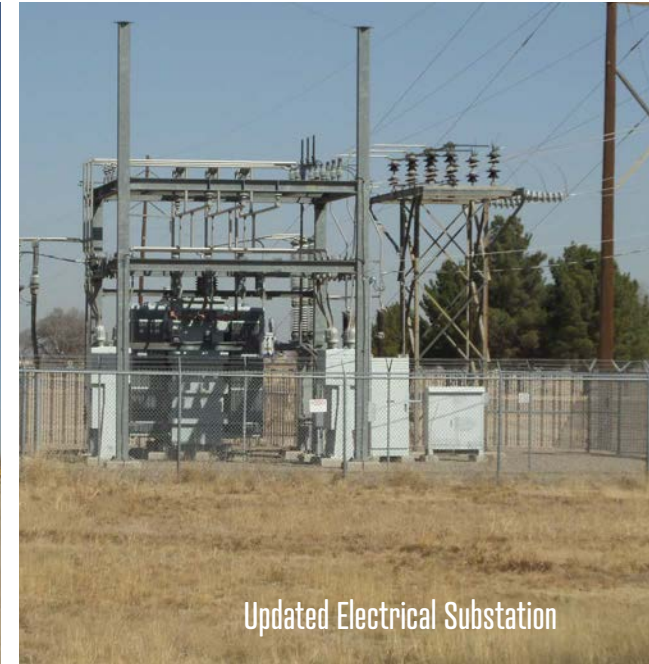


Paint Booth



Mezzanine office space

EXTERIOR PHOTOS



Updated Electrical Substation

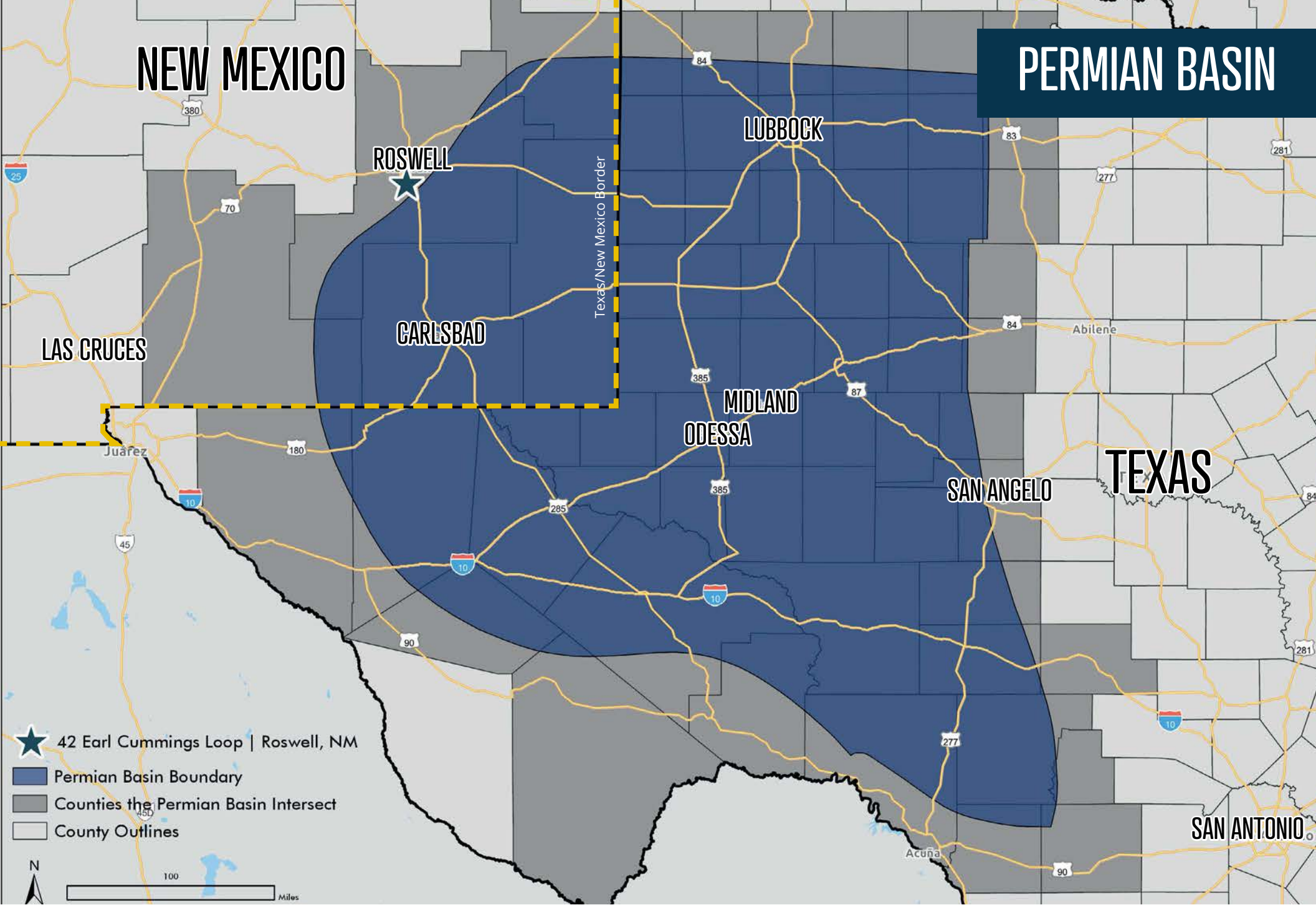


Covered Outdoor Storage



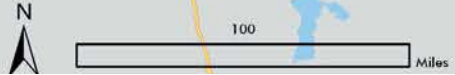
NEW MEXICO

PERMIAN BASIN



★ 42 Earl Cummings Loop | Roswell, NM

- Permian Basin Boundary
- Counties the Permian Basin Intersect
- County Outlines



NEW MEXICO PERMIAN BASIN

The Economic Impact

\$11.3 Billion

Oil and Natural Gas contributes more than \$11.3 Billion to New Mexico's economy - 14.2% of the state economy.



172
Million barrels
of oil during 2017
A new high

#3

New Mexico is the third largest oil producer in the US



Oil output in the Permian Basin in southeastern New Mexico
projected to double by 2023



1/2
The Permian region is expected to account for more than half of the growth in crude oil production through 2019.



\$1.2B
in "new" money available in NM budget due to unprecedented oil production

Investing in the future

\$934 Million
to NM Education



Public Schools



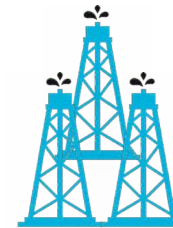
Higher Education



100K +
Sustains over 100,000 jobs



New Mexico oil and gas industry avg salary is
\$71,505
\$20,000 higher than the average NM salary across all industries



Multiple large oil companies planning to double or triple production in the basin by 2025

Source: New Mexico Oil and Gas Association

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
Lovelace Hospital	Healthcare	185
Christmas by Krebs	Manufacturing	170
Aersale	Aircraft Servicing	166
Dean Baldwin Painting LP	Aircraft Servicing	150





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