



SANTA TERESA, NM

INDUSTRIAL LAND FOR SALE - 75.9 ACRES

Call 915-479-5151

Email broker@teamjuanuribe.com

Visit www.teamjuanuribe.com

THE OFFERING

Ready for construction! These industrial lots are located less than a minute from the international border crossing. If you do business with Mexico, this is a great place to have your office and warehouse. Your executives can have all the benefits of working and living in the U.S. while your goods are manufactured across the border. Wait in your air conditioned warehouse for your products to cross the border and be ready to receive them in your brand new office warehouse. Enjoy the benefits of low property taxes and New Mexico tax incentives.

ZONING: M-1

ASKING PRICE: \$3.50 PER SQUARE FOOT

*All available land parcels are located
in an Opportunity Zone.
More information can be found at gonm.biz*

LAND HIGHLIGHTS:

Favorable Environment | New Mexico is the only state on the border that allows for overweight cargo, up to 96,000 lbs., and 18 ft. width.

Competitive Edge | Enter from Mexico and unload within a six-mile radius.

Tax Incentives | The Governor has a pro-business attitude with aggressive tax incentives to provide business with logistical, financial and operational advantages, some benefits include...

- 67% less real estate and personal property taxes than neighboring state
- No Inventory Tax
- No sales taxes charged for trade support companies
- Foreign Trade Zone
- Overweight cargo zone out of Santa Teresa Port of Entry
- Tax credits for job creation
- Job Training Incentive Program

Largest Intermodal Yards | The Union Pacific Railroad chose Santa Teresa to build one of their largest intermodal yards in its entire system providing rail service and overseas container storage.

Recent Developments | MCS manufacturing building, Federal Express built a distribution facility and Cold Valley Storage Facility was completed in 2017.



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SANTA TERESA AVAILABLE LAND

BORDER INDUSTRIAL PARK PARCELS

- + 511 Avenida Ascencion (Lot A.1): 11.93 acres
- + 501 Avenida Ascencion (Lot A.5): 5.782 acres
- + 500 Avenida Casas Grandes (Lot A.6): 5.782 acres
- + 100 Avenida Delicias (Lot A.19): 6.733 acres
- + 111 Avenida Delicias (Lot A.20): 12.669 acres
- + 133 Avenida Delicias (Lot A.21): 12.067 acres
- + 155 Avenida Delicias (Lot A.22): 12.063 acres
- + 201 Avenida Delicias (Lot A.23): 8.895 acres

**TEAM JUAN
URIBE**
NEW MEXICO DIVISION

Trailer Storage
Opportunity



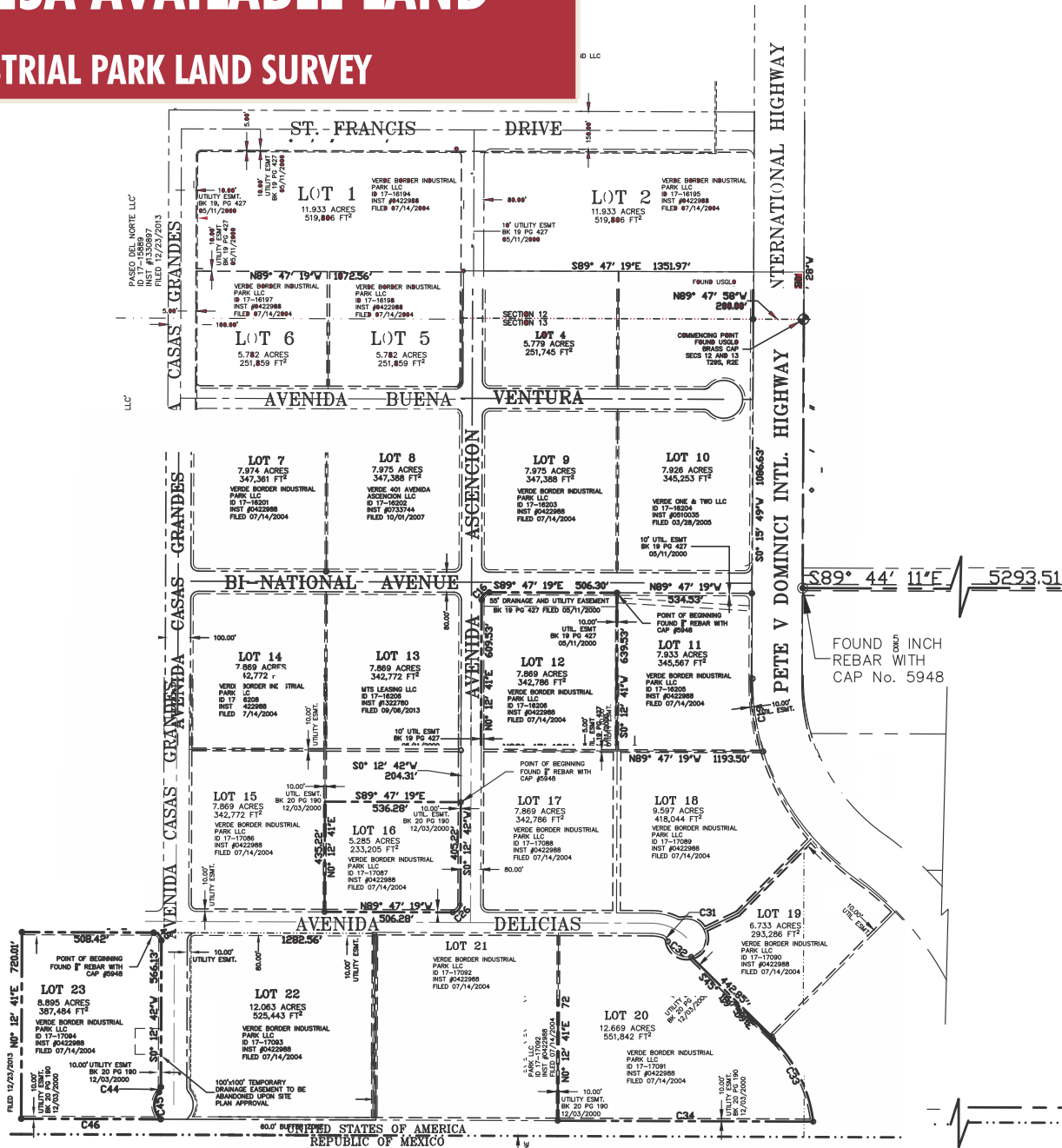
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A NEW MEXICO DIVISION**

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