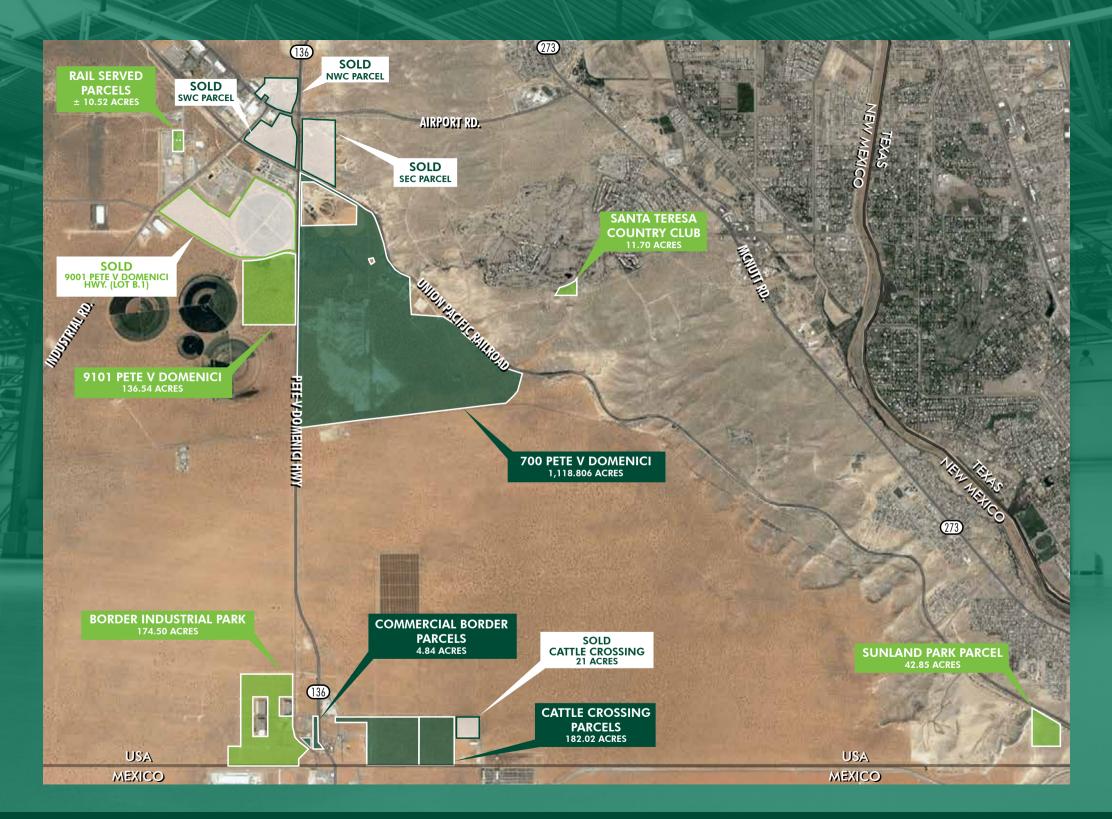
# SANTA TERESA, NM AVAILABLE LAND FOR SALE





**CBRE** 

SANTA TERESA LAND AVAILABLE FOR SALE

# THE OFFERING - INDUSTRIAL / COMMERCIAL LAND

CBRE, Inc. is pleased to offer land for sale in the rapidly growing Santa Teresa market. There are three primary Industrial Parks which make Santa Teresa an ideal choice for doing business.

Those parks include the Santa Teresa Industrial Park, located off Airport Road, The Intermodal Rail Park (owned by Santa Teresa Short Line Railroad), and the Border Industrial Park, which is adjacent to the Port of Entry and boasts no crossing fees and often the fastest crossing time of all the International Ports of Entry.

Additionally, New Mexico is the only State on the Border that allows for overweight cargo, up to 96,000 lbs. and trailer width of 18'.



#### SANTA TERESA LAND AVAILABLE FOR SALE

### 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 (Texas)
- 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.



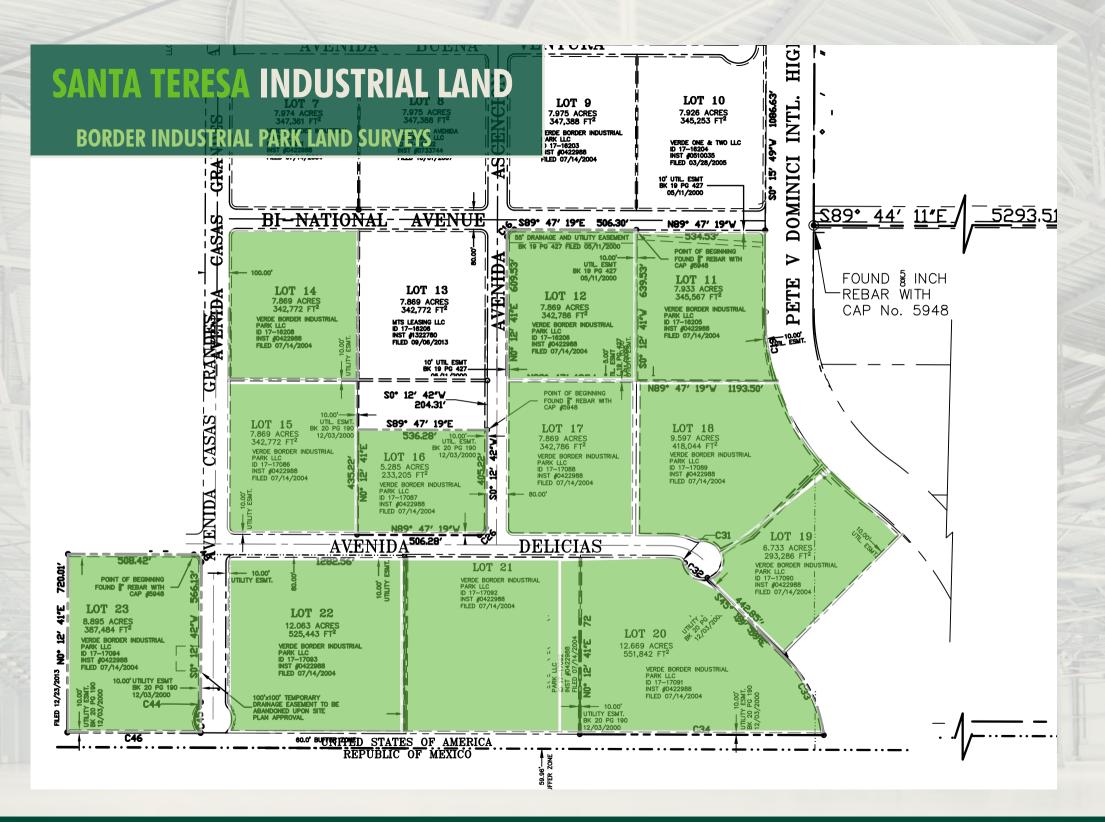
## SANTA TERESA INDUSTRIAL LAND

## **BORDER INDUSTRIAL PARK PARCELS**

+ 300 Avenida Ascencion (Lot A.12):	± 7.869 acres
+ 300 Avenida Casas Grandes (Lot A.14):	± 7.869 acres
+ 200 Avenida Casas Grandes (Lot A.15):	± 7.869 acres
+ 201 Avenida Ascencion (Lot A.16):	± 5.28 acres
+ 200 Avenida Ascencion (Lot A.17):	± 7.869 acres
+ 110 Avenida Delicias (Lot A.18):	± 9.597 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







## **CBRE**

## SANTA TERESA COMMERCIAL LAND

## **BORDER INDUSTRIAL PARK PARCELS**

+ 511 Avenida Ascencion (Lot A.1):	± 11.93 acres
+ 510 Avenida Ascencion (Lot A.2):	± 11.93 acres
+ 100 Avenida Buena Ventura (Lot A.3):	± 5.748 acres
+ 500 Avenida Ascencion (Lot A.4):	± 5.779 acres
+ 501 Avenida Ascencion (Lot A.5):	± 5.782 acres
+ 500 Avenida Casas Grandes (Lot A.6):	± 5.782 acres
+ 400 Avenida Casas Grandes (Lot A.7):	± 7.974 acres
+ 400 Avenida Ascencion (Lot A.9):	± 7.975 acres



\*This property is Co-Listed between CBRE, Inc. and Juan Uribe with Team Juan Uribe. Please see team contact information on the last page of this packet for further information.





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