



# 4 CORNERS DISTRIBUTION CENTER - OPTIMAL RETAIL LOCATION

4174 US 64 KIRTLAND NM 87417  
US 64 WEST OF FARMINGTON, NM



**AVAILABLE**

**AVAILABLE SPACE**  
24,765 SF

**PRICE**  
\$1,400,000  
**LEASE RATE:**  
\$10.00 PSF Annual

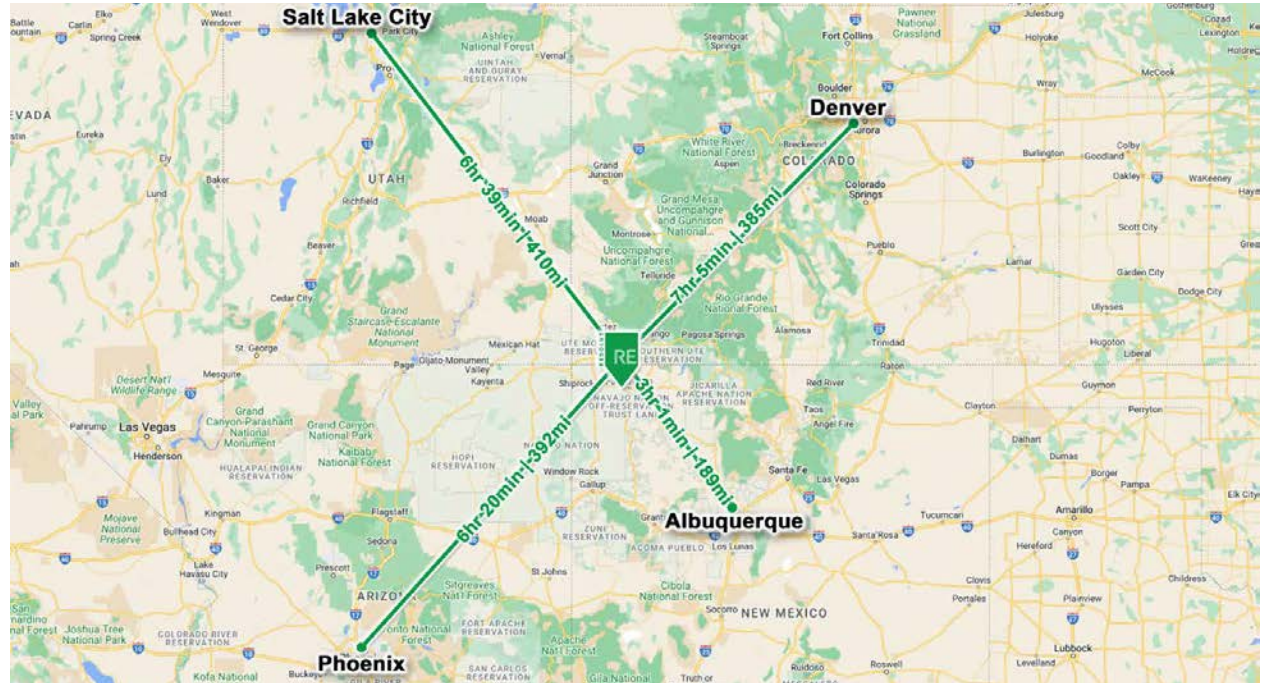
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### PROPERTY HIGHLIGHTS

- 24,765 +/- sf industrial distribution space
- 17 - 20 ft clear ceiling height
- Warehouse space insulated, heated, and cooled
- Full sprinkler system
- 7 roll up doors including one truck well
- Large paved lot with Ingress and Egress
- 3 phase high amperage power
- 6 hours to Phoenix
- 6 hours to Salt Lake
- 7 hours to Denver
- 3 hours to Albuquerque



### AREA TRAFFIC GENERATORS



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### DEMOGRAPHIC SNAPSHOT 2023



**6,813**  
**POPULATION**  
3-MILE RADIUS



**\$55,932.00**  
**AVG HH INCOME**  
3-MILE RADIUS



**4,335**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
US-64: 18,303 VPD  
(Costar 2023)

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### PROPERTY OVERVIEW

Opportunity to acquire industrial distribution warehouse strategically located in Kirtland NM. This expansive facility is meticulously designed to meet the evolving needs of modern logistics and distribution businesses. With the sprawling 25,000 square feet of open warehouse space this creates an efficient layout optimized for seamless operations and maximum storage capacity. This location creates a perfect distribution point to access 4 states from a single location. Highway 64 and Kirtland NM provides your business with direct access to New Mexico, Utah, Colorado, and Arizona! Being in Proximity to key distribution channels ensures efficient supply chain management, providing easy access to major highways, ports, and transportation hubs. This warehouse is equipped with a modern advanced sprinkler system, and being heated and cooled provides a huge advantage in this industrial market.

### LOCATION OVERVIEW

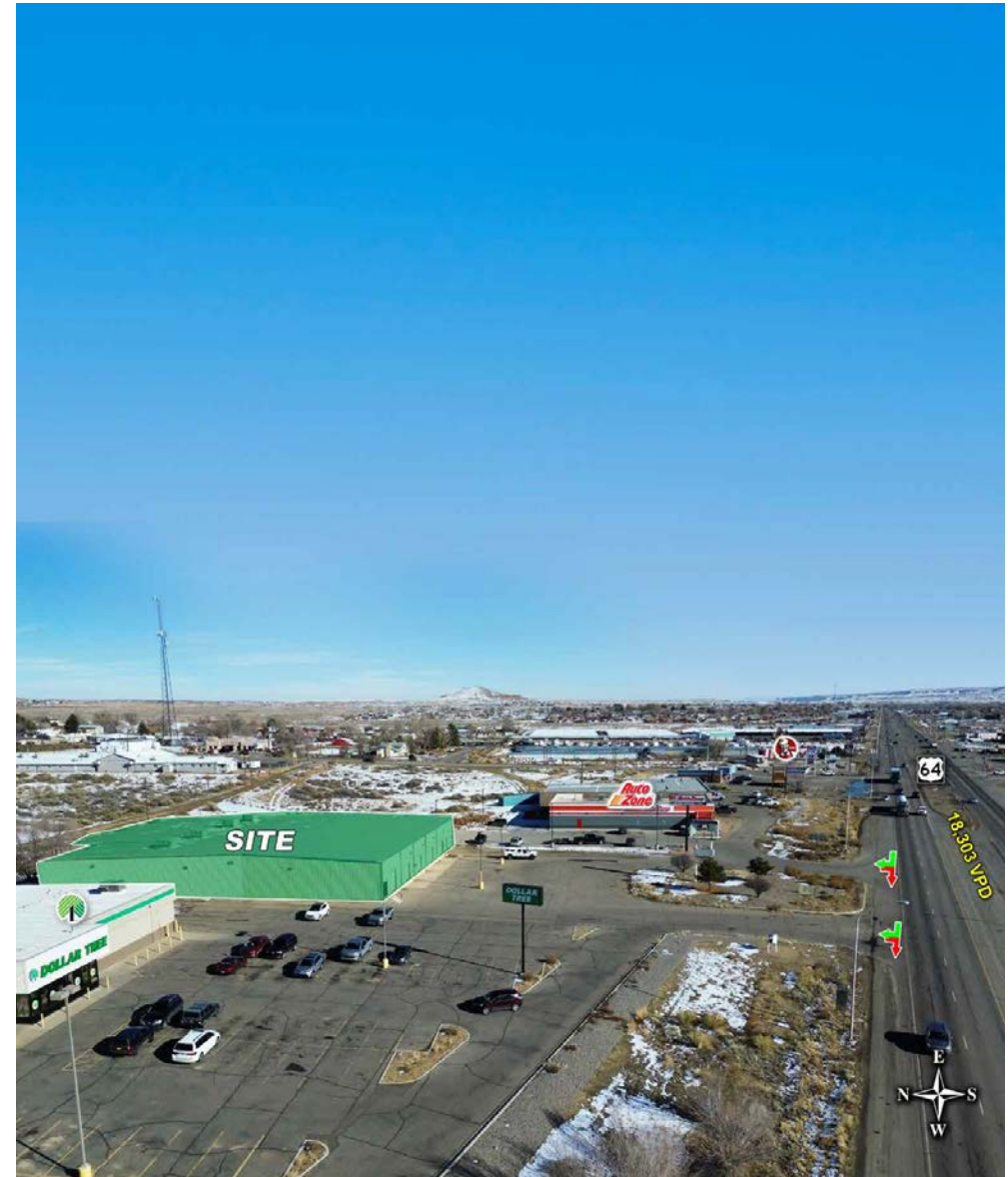
This location is surrounded by large National Chains.

The Four Corners region serves as a geographic focal point, allowing businesses to efficiently distribute products to major markets in the Southwest and Mountain West regions.

Centralized access to multiple states facilitates reduced transportation costs and enhanced delivery speed.

With borders touching Arizona, Utah, and Colorado, businesses based in the Four Corners area gain immediate access to diverse markets, expanding their customer reach.

The proximity to major transportation corridors ensures seamless connectivity for both inbound and outbound shipments.



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