

Bakersfield Cotton Warehouse
2700 E. Atlantic Way
Deming, NM 88030

\$675,000
12.240± Acres
Luna County



Bakersfield Cotton Warehouse

Deming, NM / Luna County

SUMMARY

Address

2700 E. Atlantic Way

City, State Zip

Deming, NM 88030

County

Luna County

Type

Business Opportunity

Latitude / Longitude

32.248138 / -107.729844

Dwelling Square Feet

128000

Acreage

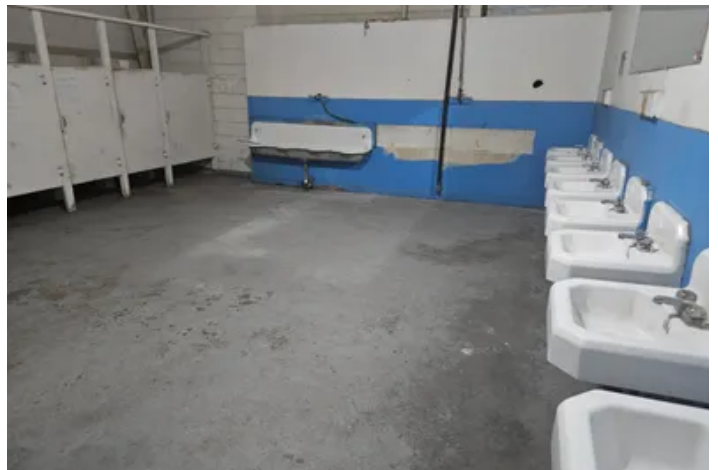
12.240

Price

\$675,000

Property Website

<https://brgranches.com/property/bakersfield-cotton-warehouse-luna-new-mexico/116536/>



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PROPERTY DESCRIPTION

Rare opportunity to acquire a large industrial warehouse facility in the Deming, New Mexico Industrial Park with convenient access to Interstate 10 and the regional transportation network.

Situated on approximately 12.24 acres, the property is improved with two warehouse buildings containing approximately 128,800 square feet of total building area. The main warehouse contains approximately 112,800 square feet, with an additional 16,000-square-foot warehouse providing supplemental storage or operational space.

The main warehouse offers expansive industrial storage areas, truck and loading access, office space, employee restroom facilities, and substantial interior capacity suitable for agricultural storage, distribution, warehousing, light industrial operations, or other large-scale commercial uses. A CMU firewall extends across the width of the main building, with additional interior firewalls in the southeast portion of the warehouse. The smaller warehouse provides largely open, clear-span space and was historically used for cotton storage.

The site provides ample room for truck circulation, equipment movement, outdoor storage, and operational staging. Additional improvements include paved access and drives, perimeter fencing, utility infrastructure, and fire-suppression improvements.

Ownership has completed several significant improvements in recent years, including roof rehabilitation, upgrades to portions of the electrical system, and modernization of the fire-suppression system. The property is an older industrial facility and additional repairs and updating should be anticipated, providing an opportunity for a purchaser to improve the facility to meet its specific operational requirements.

Located approximately one mile east of Interstate 10, the property is well positioned for businesses serving southern New Mexico, southeastern Arizona, and West Texas. Deming's location along the I-10 corridor, together with access to U.S. Highway 180 and regional rail transportation, makes the facility particularly suited to operations requiring substantial warehouse capacity and regional distribution access.

At an offering price of \$675,000, the property represents approximately \$5.24 per square foot of existing building area, before consideration of the underlying 12.24-acre site. For an owner-user seeking substantial warehouse capacity at a relatively low acquisition cost, this property offers a combination of size, location, access, and flexibility that is difficult to duplicate in the Deming market.

Property Highlights

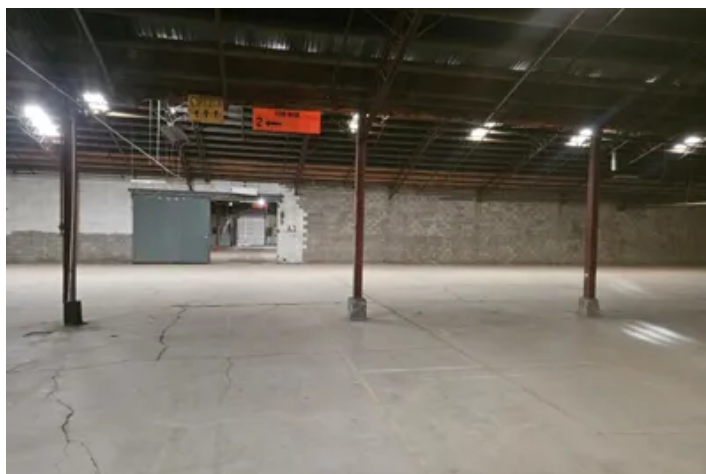
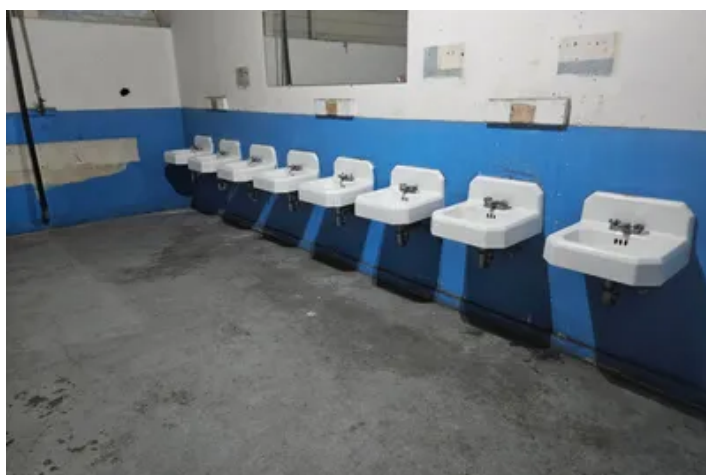
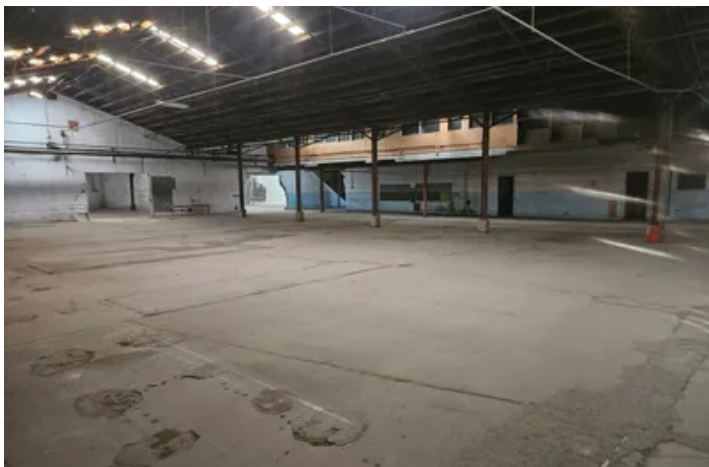
- Offering Price: \$675,000
- Approximately 12.24 acres
- Approximately 128,800 SF of total warehouse space
- Main Warehouse: approximately 112,800 SF
- Secondary Warehouse: approximately 16,000 SF
- Approximately \$5.24/SF based on total building area
- Large warehouse and storage areas
- Office and employee facilities



- Truck circulation and loading capability
- Recent roof, electrical, and fire-suppression improvements
- Approximately one mile from Interstate 10
- Suitable for warehousing, agricultural storage, distribution, light industrial, or owner-user operations
- Deming, New Mexico Industrial Park location



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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<https://brgranches.com/>

DISCLAIMERS

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