

\$3,719,286 - 1259 Siler Road, Santa Fe

MLS® #202501766

\$3,719,286

0 Bedroom, 0.00 Bathroom, 21,400 sqft

Commercial Sale on 1.00 Acres

N/A, Santa Fe, NM

Exceptional 7% cap industrial investment opportunity in Santa Fe, New Mexico. Located at 1259 Siler Road, this fully leased, industrial/flex property offers a rare chance to acquire a high-performing asset in one of the city's most established and supply-constrained commercial corridors. The site features 18,200 square feet of functional space, 3,200 square feet of rear storage, and sits on a fully improved one-acre parcel with I-2 zoning, within a federally designated Opportunity Zone. The property is leased to JMT North LLC d.b.a. Johnstone Supply, a nationally recognized HVAC/R distributor with 450+ locations and over \$2 billion in annual revenue. Johnstone Supply has occupied the site since 2008, demonstrating strong tenant stability. The lease includes 4% annual rent increases, starting at \$252,000, in 2026 and rising to nearly \$295,000 by 2030. Year one Cap rate projected at 7.0%. The rear tenant also has a fresh 5 year lease renewal, also with 4% annual rent increases. Santa Fe's industrial market fundamentals are robust, with a vacancy rate of just 1.28% and limited new supply. The building's flexible layout supports both warehouse and office use, appealing to a wide range of tenants. I-2 zoning further expands allowable uses, offering downside protection and adaptability. Its location in an Opportunity Zone also provides qualified investors with potential tax advantages—from capital gains deferral to possible exclusion on appreciation. Backed by



a long-term, institutional-grade tenant and strong market dynamics, 1259 Siler Road presents a compelling opportunity for both stable income and long-term value creation. Seller is a NM Real Estate Licensee.

Built in 1983

Listing Details

Listing Agent	Tai Bixby
Listing Office	Real Estate Advisors, LLC

Essential Information

MLS® #	202501766
Price	\$3,719,286
Bathrooms	0.00
Square Footage	21,400
Acres	1.00
Year Built	1983
Type	Commercial Sale
Sub-Type	Industrial
Status	Closed

Community Information

Address	1259 Siler Road
Area	4S-SF City Limit SWS
Subdivision	N/A
City	Santa Fe
County	Santa Fe
State	NM
Zip Code	87505

Amenities

Utilities	Electricity Available
Parking	Parking Available

Additional Information

Date Listed	May 2nd, 2025
Days on Market	20



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