



GALLUP ENERGY LOGISTICS PARK

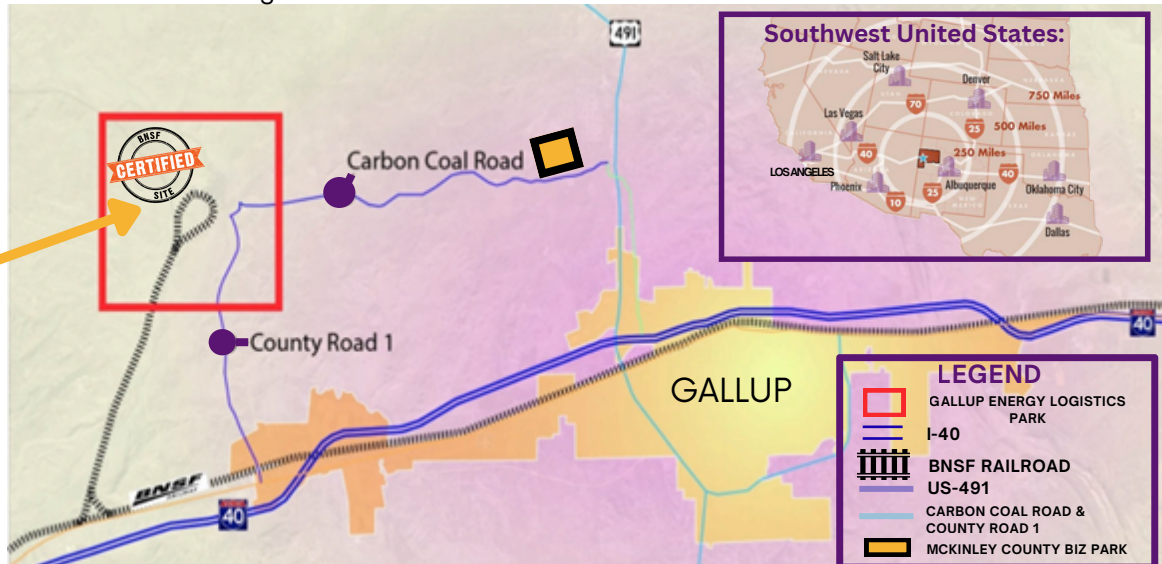
211 Carbon Coal Rd.
 Gallup, New Mexico 87301
 Latitude & Longitude
 35.550576, -108.854684

Owner: Gallup Land Partners
 Manager: Martin O'Malley (505) 399-3111
www.energylogisticspark.com



LOCATION HIGHLIGHTS

The Gallup Energy Logistics Park (GELP) is a ±2,500-acre rail-served industrial site in Gallup, New Mexico, anchored by a 365-acre BNSF-Certified parcel. Zoned heavy industrial, it features ~20,000 linear feet of looped rail with direct BNSF mainline access, supporting efficient logistics, manufacturing, and transload operations. Strategically located along Carbon Coal Road, a four-lane five-mile highway with access to US-491 and I-40, GELP offers strong connectivity and flexible parcelization for large, rail-dependent users making it one of the region's largest contiguous rail-served sites. Designated under the New Mexico Site Readiness Program and annexed into the City of Gallup, the site is advancing toward project readiness with planned power, fiber, and water infrastructure, including interim well service. Located within a Federal Qualified Opportunity Zone, GELP provides a scalable platform for industrial and economic growth.



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PROPERTY DETAILS

TOPOGRAPHY, BUILDINGS & ENVIRONMENTAL

The site features generally developable terrain with gentle topography. Existing improvements include an approximately 30,000 SF mechanical building, which can be repositioned with upgrades to support future industrial use. GELP is located within a federal air quality attainment area under EPA regulations.

MASTER PLANNED SITE

[Click HERE](#) to access the site Master Plan, also available. See GELP featured sites for more information at www.gallupedc.com

LEASE & SALE PRICE

FOR SALE:

- Phase 1 – BNSF Rail-Served: \$70,000/ac as-is | \$110,000/ac shovel-ready
- Phase 1 – Non-Rail: \$63,000/ac as-is | \$82,000/ac shovel-ready
- Phase 2: \$52,000–\$57,000/ac as-is | \$68,000–\$73,000/ac shovel-ready.

WORKFORCE AVAILABILITY & CAPACITY

McKinley County has a civilian workforce of 24,122, with 12,718 workers residing in Gallup (FRED Data, Apr. 8 2026 & U.S. Census QuickFacts, City of Gallup, Feb. 6 2026). The Southwest Indian Foundation offers a customizable industrial workforce training program with trade instruction and stackable NCCER credentials. Additional technical and industrial training is provided by the University of New Mexico–Gallup, Navajo Technical University, and New Mexico State University–Grants. A recent workforce study identified up to 1,000 workers ready for employment in key sectors, including energy, transportation and logistics, and manufacturing.

FIBER LOCATION & PROVIDERS

Internet is available via Commnet / Ethos Broadband ranging from 100 to 200 Mbps, contingent on site with site-to-site VPN wireless.

GREATER GALLUP EDC



GGEDC
Website

www.gallupedc.com
(505) 722-2980
102 W. Hill Ave.
Gallup, NM 87301



TradePort
Webpage



GALLUP AREA COSTS

Taxes:

- Gross Receipts Tax (GRT) rates: 6.5% for McKinley County and 8.063% for the City of Gallup
- Corporate Property Tax: 1.51%

Electric power costs

- Power Per Billing Period: Power costs average \$0.136/kWh (based on a 50k SF manufacturing facility using U.S. average kWh per year)
- Electric service provided by the City of Gallup Joint Utilities

Click [HERE](#) to access the full list of utility cost for the city of Gallup or visit www.gallupnm.gov/183/Rate-Schedules



ELECTRIC PROVIDERS & SUBSTATION

PROVIDER: The City of Gallup Electric Department provides 3-Phase Electric Service to areas of GELP within its service area (336 ACSR with Ampacity of 250 and 90 currently).

NEAREST SUBSTATION: The Allison Substation is located 5 miles southwest of GELP. The Power Transformer is 115kV – 13.2/7.6kV, 15/20/25 MVA with LTC.



NATURAL GAS

The New Mexico Gas Company will provide service to GELP. Energy Transfer's Transwestern Pipeline [a 30" natural gas line, 750 DTH/Day at 700-800SIG (& MAOP of 1008 PSTG)] runs approximately 1/4 mile north of the site.



WATER & WASTEWATER

The City of Gallup will provide water service to GELP. Water service will tie into a 14" line being installed along Carbon Coal Road. The City of Gallup also provides effluent water via a line that is in the process of being installed, providing large amounts of reusable water. Gallup Land Partners will also provide water to businesses in the industrial park. Wastewater at GELP is currently limited to septic systems provided by prospective tenants



INCENTIVE PROGRAMS

Local Economic Development Act (LEDA) & Industrial Revenue Bonds (IRB) support land, fixed equipment & machinery acquisition and development. Job Training Incentive Program, Rural Jobs Tax Credit, and High Wage Jobs Tax Credits support hiring local, rural workers and job training. Other Tax credits include Gross Receipt Tax (GRT) Deduction for Manufacturers, Investment Tax Credit, and New Markets Tax Credit. Investors should note as well that the entire city of Gallup is within a Federal Qualifying Opportunity Zone

Greater Gallup EDC Mission: *It is the mission of the Greater Gallup Economic Development Corporation "to drive economic growth through building on local assets and strategic partnering to target attraction, retention, and expansion of industrial employers that provide economic-base jobs in the Gallup-McKinley County area, and to support and promote a business-friendly environment.*