

Kachina Site

Gallup, New Mexico

Fact Sheet



BLUE = WATER GREEN = SEWER

Located within 2 miles of U.S. Interstate Highway 40 (I-40), West Gallup Exit 16, the property abuts Burlington Northern Santa Fe (BNSF) Railway's Southern Transcon Line (no siding on property) and is near U.S. Highway 491, running north-south and serving the Four Corners region, and NM Highway 602 running south to Zuni Pueblo. Industrial grade utilities are on-site.

Address	3191 Industry Drive, Gallup, NM 87301
Latitude & Longitude Coordinates	35.510278, -108.822211
County	McKinley County
Owner	City of Gallup
Contact Person	Frank Chiapetti, City Manager, (505) 863-1221, fchiapetti@gallupnm.gov
Acreage	5.260 Acres
Description of Land Site & Ownership	Owned by the City of Gallup, the property was formerly the site of the Kachina Packaging Plant, a meat processing facility. It is located in a heavily industrialized section of Gallup northwest of the Gallup Municipal Airport.
Environmental Condition	
Topography	The subject property is in an area that generally slopes north toward the Puerco River and its tributaries, with a surface elevation of 6,465 feet above mean sea level (msl).
Lease Price	
Sale Price	
Tax Rate	8.0625%
Buildings	None. The former Kachina Packing Plant facility was demolished.
Electrical Service Providers	The City of Gallup Electric Department provides 3 Phase Electric Service to GELP (#2 ACSR with Ampacity of 184 and 90 currently in use).
Nearest Substation	The Allison Substation is located approximately 3 miles East of Kachina site.
Power Capacity	The Power Transformer is 115kV – 13.2/7.6kV, 15/20/25 MVA with LTC. 115 kV – Gallup Joint Utilities
Approximate Power Costs (\$/kWh)	\$0.1689/kWh - available to small commercial consumers requiring less than 50 kVA of transformer capacity at a single service location.

Natural Gas	Gas Company of NM provides natural gas and gas services.
Nearest Fiber Line Location	Comcast serves Williams Acres and provides 1 gigabyte of speed.
Fiber Providers in Vicinity	Commnet/Ethos Broadband and Comcast
Water	City of Gallup Utilities
Wastewater	City of Gallup Utilities
Proximity to Interstate Highway	2 miles to Interstate 40, Exit 16.
Proximity to Rail Line	Accessible rail spur and transload services are available at the Gallup Energy Logistics Park (GELP) 5 miles northwest of the site. BNSF Railway serves GELP and runs from the Gallup Yard to Chicago, IL.
Proximity to Airports	Albuquerque International Sunport: 145 mi. via U.S. Interstate 40; Gallup Municipal Airport: 2.8 mi. via Historic Highway 66.
Workforce	McKinley County, New Mexico with a labor force of 38,000, is home to three colleges and universities. The University of New Mexico - Gallup Campus and the Industrial Workforce Program of the Southwest Indian Foundation offers instruction in industrial and skilled trades. 28.09% of the population in Gallup has an associate’s degree or higher. 81.08% has a high school degree or higher.
Workforce Training	Industrial Workforce Program operates a customizable workforce training program that provides stackable NCCER credentials. Navajo Technical University offers vocational, technical, and academic degrees and certificates in fields including Engineering, Information Technology, Digital Manufacturing, Automotive Technology, and Construction Technology University of New Mexico-Gallup offers Associates Degrees in Business Administration, Environmental Planning & Design, Automotive Technology, Construction Technology, Process Technology and Welding Technology. UNM-G also has a Community Education and Workforce Development Department.
Incentives	Local Economic Development Act (LEDA), Industrial Revenue Bonds (IRB), Job Training Incentive Program, Rural Jobs Tax Credit, High Wage Jobs Tax Credit, GRT Tax Deduction for Manufacturers, Investment Tax Credit, and New Markets Tax Credit



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The Mission of GGEDC is to drive economic growth through building on local assets and strategic partnering to target attraction, retention & expansion of industrial employers that provide economic-base jobs in the Gallup-McKinley County area, and to support & promote a business-friendly environment.