

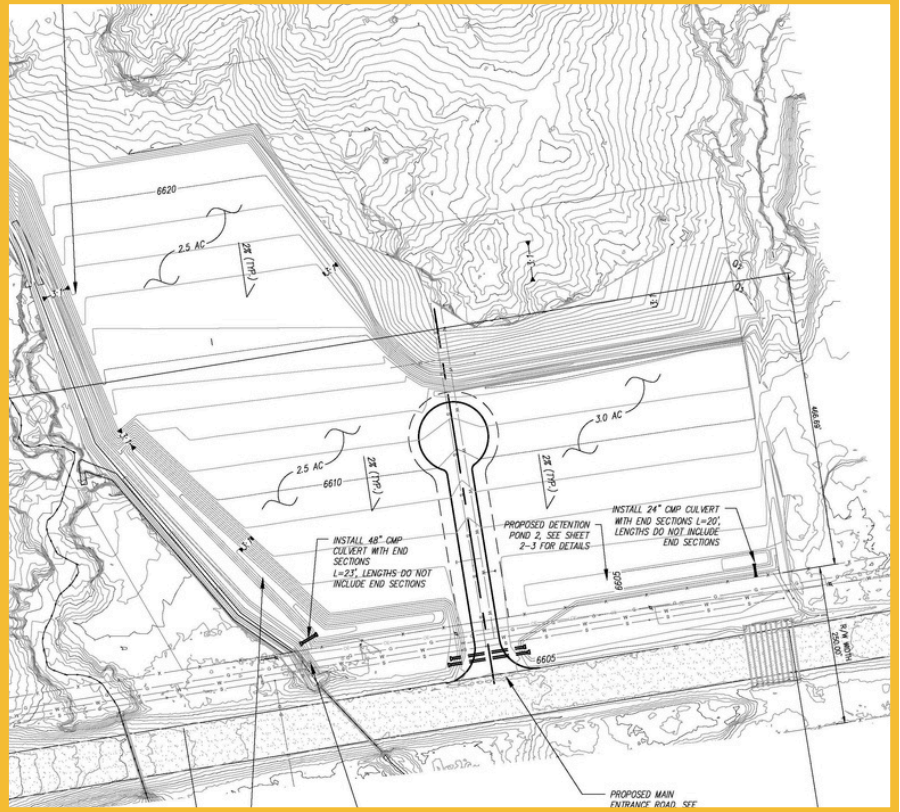


MCKINLEY COUNTY BUSINESS PARK

Carbon Coal Road & US Highway 491
Gallup, New Mexico

Latitude & Longitude 35.556870, -108.770053

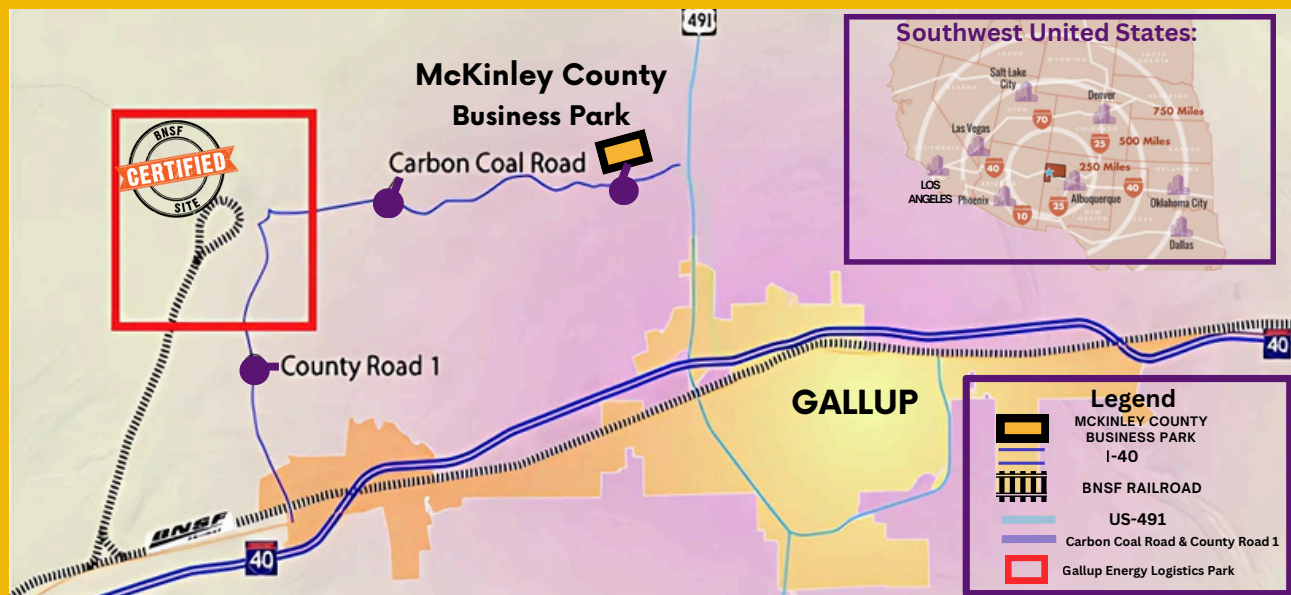
Owner: McKinley County
Agent: Anthony Dimas, Jr., County Manager



McKinley County Business Park (MCBP) has 3 available parcels. All utilities on-site except wastewater. The park is located on Carbon Coal Road, a recently opened five-mile, four-lane highway providing easy truck access between I-40, the MCBP, and the Gallup Energy Logistics Park, a BNSF Certified Site with transloading capacity.

LOCATION HIGHLIGHTS

The McKinley County Business Park (MCBP) contains 8 acres. Located 2.9 miles north of Interstate 40 (Exit 20, accessed via US Hwy 491 and Carbon Coal Road) and is 4.25 miles east of the Gallup Energy Logistics Park (GELP), a BNSF Certified Site served by BNSF's Southern Transcon railway that connects Gallup Yard to Los Angeles, CA and Chicago, IL. MCBP is within the 11-Hour Rule drive time from the ports of Los Angeles and Long Beach, CA, and from Oklahoma City, OK. The Gallup Municipal Airport is 5 miles from MCBP and the Albuquerque International Sunport, a commercial Airport, is 140 miles east, via I-40 and I-25.



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PROPERTY DETAILS



ACREAGE: 8 ACRES TOPOGRAPHY

Level & graded for development.



ENVIRONMENTAL SITE REPORT

A Phase I Brownfields Environmental Site Assessment found no environmental contamination on the site. The Carbon Coal Road Cultural Resources Survey and the 100' APE within the area of the industrial park site had no known or new cultural properties.



LEASE & SALE PRICE

LEASING: Prices Negotiable
SALE: Unavailable for Sale



MASTER PLANNED SITE

Click [HERE](#) to access the site plan, also available at www.gallupedc.com.



FIBER LOCATION & PROVIDERS

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



WORKFORCE CAPACITY & TRAINING

The total civilian workforce in McKinley County is 24,122. The workforce in Gallup is 12,718. (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.



TAXES & POWER COSTS

Gross Receipts Tax (GRT): 6.5%

Power Per Billing Period: Power costs average \$0.136/kWh (based on a 50k SF manufacturing facility using U.S. average kWh per year). For more information, [CLICK HERE](#) or visit <https://www.gallupnm.gov/183/Rate-Schedules>
Standard Industrial Capacity Electric Service to be provided by the City of Gallup.



NATURAL GAS PROVIDERS

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



ELECTRIC PROVIDERS & SUBSTATION

PROVIDER: City of Gallup

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

NEAREST FEED: A three-phase power line is located 1,500 ft west of the business park.



WATER & WASTEWATER

Water and wastewater service is provided by the City of Gallup. A 24" water line that runs north to south approximately 500 feet east of the site will provide a maximum water demand of 1.03 million gallons per day (GPD) to the business park. The line will be extended 2 miles southward and will handle up to 529,100 GPD of sanitary sewer. Water is available to the MCBP lot line via a 12" water line that is being installed. This line will eventually run the length of Carbon Coal Road to the Trade Port area. A sewer line will be installed on the eastern portion of Carbon Coal Road.



INCENTIVE PROGRAMS

State and local Economic Development Act (LEDA) & local 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 Market Tax Credits. Investors should note as well that the entire city of Gallup is within a Federal Qualifying Opportunity Zone

GREATER GALLUP EDC

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(505) 722-2980
102 W. HILL AVE.
GALLUP, NM 87301



GGEDC
Website



TradePort
Webpage

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.