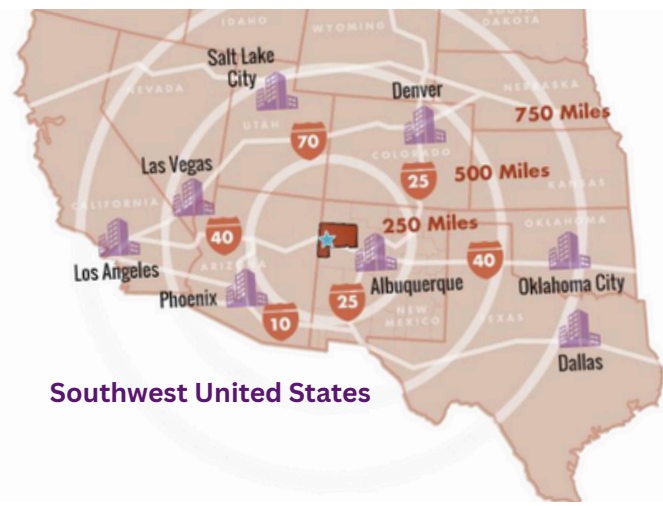


# PREWITT INDUSTRIAL CLUSTER

295 County Road 19  
Prewitt, New Mexico 87045

Latitude & Longitude  
35.405396, -108.057122

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

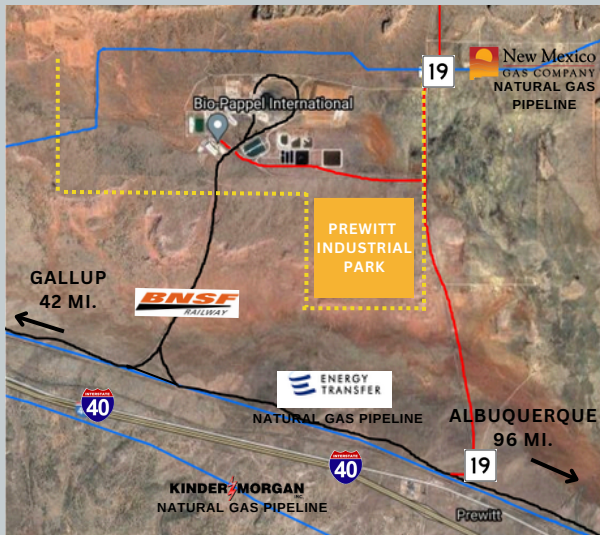


Southwest United States



## LOCATION HIGHLIGHTS

The Prewitt Industrial Cluster is located near the unincorporated community of Prewitt in McKinley County, New Mexico, within a Qualified Opportunity Zone. The Industrial Park is 35 miles east of Gallup, NM, 18 miles west of Grants, NM, and 100 miles west of Albuquerque, NM along U.S. Interstate 40. Key highlights of the Prewitt Industrial Cluster site are its large contiguous size, ease of access to I-40 and the BNSF Southern Transcon line. The Prewitt Industrial Park a 626-acre site is 90% master planned and will have direct rail service. It is adjacent to the well-established Escalante Generating Station, and Bio-Pappel International’s McKinley Paper Company, the largest U.S. manufacturer of recycled cardboard packaging. Gallup Municipal Airport is 55 miles west of Prewitt Industrial Park, via I-40. The Grants-Milan airport is 27 miles east, via I-40. The Albuquerque Sunport Commercial Airport is 111 miles east, via I-40 and I-25.



Escalante Generating Station (EGS - center) is transitioning to become a hydrogen-powered electric plant. McKinley Paper Company (left side) is the largest manufacturer of paper for cardboard boxes in the USA. The Prewitt Industrial Park, immediately southeast of EGS, a 626-acre, 90% master-planned site, is targeted primarily to end users of hydrogen to be produced in the area (end users take advantage of high heat and electric output).

# PROPERTY DETAILS



## ACREAGE: 626 ACRES TOPOGRAPHY

The Prewitt Industrial Park (PIP) is mostly flat. The general slope is between 2% and 4% with pastureland on the southern portion. The property contains a FEMA 100-year floodplain that crosses the NE corner of the park, running southeast from the rail spur loop to County Road 19.



## TAXES & POWER COSTS

Gross Receipts Tax (GRT): 6.5%  
Power Per Billing Period: \$35.50 (system charge) + All On-Peak kWh \$0.15076/kWh + All Off-Peak \$0.06575/kWh  
Standard Industrial Capacity Electric Service to be provided by Continental Divide Electric Co-op.



## ENVIRONMENTAL SITE REPORT

A Phase I Environmental Site Assessment completed in May 2020 for the PIP project site determined the site to be suitable for commercial and industrial development. (D. B. Stephens & Associates, May 5, 2020)



## NATURAL GAS PROVIDERS

Energy Transfer's Transwestern Pipeline and New Mexico Gas Company provide natural gas and gas service. The Transwestern Pipeline [a 30" natural gas line, 750 DTH/Day at 700-800SIG (&MAOP of 1008 PSTG)] runs 13,000 ft. south of the PIP, near I-40. New Mexico Gas Company connects to the Transwestern line and runs immediately to the north of the Escalante Generating Station.



## LEASE & SALE PRICES

LEASING: Prices Negotiable  
SALE: Unavailable for Sale



## ELECTRIC PROVIDERS & SUBSTATION

PROVIDER: Continental Divide Electric Cooperative (CDEC)  
NEAREST SUBSTATION: Escalante Generating Station (EGS), a 257 MW power station (offline.)  
NEAREST FEED: A three-phase power line abuts the PIP on the east side of County Road 19.



## MASTER PLANNED SITE

Click [HERE](#) to access the site Master Plan, also available at [www.gallupedc.com](http://www.gallupedc.com).



## FIBER LOCATION & PROVIDERS

Commnet/Sacred Wind Communications telecommunications lines are located at US 491 and Chino Road, approx. 3,000 feet east of the industrial park. Sacred Wind's average speed is 15.6 Mbps.



## WATER & WASTEWATER

Provision of water and waste water services are negotiable with Tri-State Generation & Transmission Association (TG&TA) which owns 3,720 acre-feet of water rights. TG&TA also owns an onsite 286 acre-feet evaporative pond.



## WORKFORCE CAPACITY & TRAINING

The total civilian workforce in McKinley County is 25,095. The workforce in Gallup is 12,718. (FRED Data, Apr. 2023 & U.S. Census QuickFacts, City of Gallup, Jul, 2021). The Southwest Indian Foundation operates a customizable workforce training program that provides training in the trades and stackable NCCER credentials to its participants. Other tech and industrial training providers in the area include University of New Mexico-Gallup, Navajo Technical University, and New Mexico State University-Grants campus.



## 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.**

## GREATER GALLUP EDC

[WWW.GALLUPEDC.COM](http://WWW.GALLUPEDC.COM)

(505) 722-2980

102 W. HILL AVE.

GALLUP, NM 87301

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.