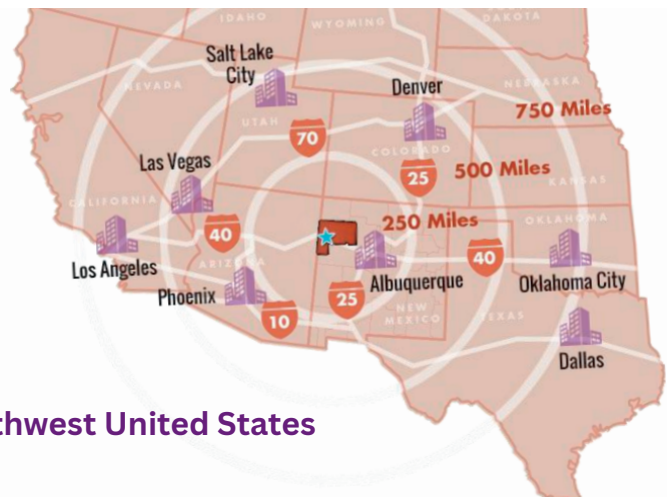




PREWITT INDUSTRIAL CLUSTER

295 County Road 19
Prewitt, New Mexico 87045
Latitude & Longitude
35.50576619288192, -108.03308485134723

Manager: McKinley County
Agent: Anthony Dimas, County Manager



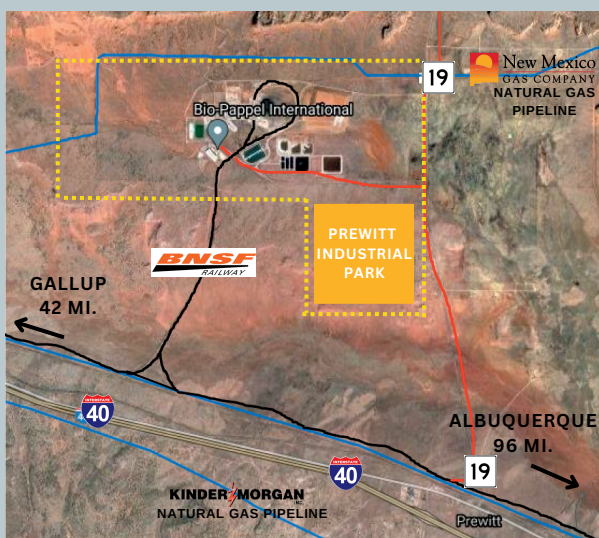
Southwest United States



ARCHITECTUAL RENDERING FOR PREWITT INDUSTRIAL PARK BY WILSON & COMPANY

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 625 acre site is 90% master planned and will have direct rail service. It is adjacent to the well-established Escalante Generating Station, and 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, a 625-acre master-planned site is targeted primarily to end users of hydrogen production in the area (primarily heat and electricity) is immediately southeast of EGS.



Patty Lundstrom
Executive Director
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www.gallupedc.com

PROPERTY DETAILS



ACREAGE: 2,600 ACRES TOPOGRAPHY

The Prewitt Industrial Cluster 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 running southeast from the rail spur loop to County Road 19.



ENVIRONMENTAL REVIEW OF 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)



LEASE & SALE PRICES

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

Commnet/Sacred Wind Communications (SWC) fiber (100Mbps) is routed along County Road 19 and into McKinley Paper Co. SWC also provides wireless.



WORKFORCE CAPACITY & TRAINING

Area workforce is drawn from Cibola and McKinley Counties—a total civilian workforce in the counties of 35,332 (FRED Data, Feb., 2022) The Southwest Indian Foundation operates a customizable workforce training program that provides 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.



TAXES & POWER COSTS

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 provided by Continental Divide Electric Co-op.



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 Prewitt cluster, near I-40. The New Mexico Gas Company connects to the Transwestern line and runs immediately to the north of the Escalante Generating Station



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 cluster—east side County Road 19



WATER & WASTEWATER PROVIDER

Water and waste water service are negotiable with Tri-State G&TA. They own 3,720 acres–feet of water rights while McKinley Paper Company Own 677 acres–feet of water. Tri-State G&TA owns and manages onsite 286 acre–feet evaporative ponds.



PROGRAMS FOR INCENTIVES

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 GRT Tax Deduction for Manufacturers, Investment Tax Credit, and New Markets Tax Credit.

GREATER GALLUP EDC

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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."