OFFERING MEMORANDUM



SINGLE-TENANT NET LEASE INVESTMENT

Amazon Last Mile Distribution Center

5624 North Industrial Drive | Hobbs, NM 88240

$24 Million

INVESTED BY AMAZON INTO THIS LOCATION

COLDWELL BANKER COMMERCIAL
CAPITAL ADVISORS



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Hobbs, New Mexico

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PRIME INVESTMENT PROPERTY

Investment Summary

5624 North Industrial Drive, Hobbs, NM 88240

$6,500,000	5.80%	$378,046
OFFERING PRICE	CAP RATE	NET OPERATING INCOME

Lease Type	NN
Lease Expiration Date	11/1/2034
Rent Escalations	3.00% Annually
Guaranty	Corporate Guaranty (Amazon.com Services, LLC)
Tenant Responsibilities	Taxes, Insurance, CAM & Parking Lot Maintenance
Landlord Responsibilities	Roof, Structure, & Parking Lot Replacements
Option Periods	Two (2) x (5) Year Options
Leasable Area	47,124 SF GLA
Price / SF	$137.93
Land Area	6.83 Acres
Year Renovated	2025
Parking Spaces	199

WHY THIS ASSET

Investment Highlights

$24M

TENANT INVESTMENT

Amazon invested $24 million into this location, which was renovated in 2025.

Amazon

CORPORATE GUARANTY

The lease is backed by a corporate guaranty from Amazon.com Services, LLC.

NN

NET LEASE STRUCTURE

Tenant pays taxes, insurance, CAM and parking lot maintenance. Landlord is responsible for roof, structure and parking lot replacements.

3.00%

ANNUAL RENT ESCALATIONS

Contractual 3.00% annual increases provide built-in income growth over the term.

2034

LEASE EXPIRATION

Primary term runs through 11/1/2034, followed by two (2) five-year renewal options.

47,124 SF

LAST-MILE DELIVERY STATION

A 2025-renovated facility on 6.83 acres with 199 parking spaces in Hobbs, NM.



5624 NORTH INDUSTRIAL DRIVE

Property Description

AMAZON.COM, INC.

Amazon.com, Inc. is one of the world's most influential and diversified companies, known for transforming the way people shop, consume content, and access technology. Founded in 1994 by Jeff Bezos in Seattle, Washington, Amazon began as an online bookstore but quickly evolved into a dominant force in global e-commerce and cloud computing. Amazon operates the world's largest online marketplace, offering a vast array of products—from books and electronics to groceries and apparel. Its success is built on convenience, competitive pricing, and a sophisticated fulfillment network. With over 300 million active customers worldwide, Amazon provides services in dozens of countries and continues to expand its retail footprint both online and through physical stores (e.g., Amazon Go, Whole Foods Market).

LAST MILE DISTRIBUTION CENTERS

Amazon Last Mile Distribution Centers are a critical component of the company's logistics network, designed to ensure rapid and reliable delivery to customers' doorsteps. These facilities—also known as delivery stations—serve as the final stop before packages are handed off to delivery drivers for transport to homes and businesses, completing the "last mile" of the supply chain. Their proximity to end consumers allows Amazon to support same day and next-day delivery services, meeting the rising expectations of Prime members and e-commerce shoppers. These facilities often generate strong demand in local industrial real estate markets, creating jobs, spurring infrastructure upgrades, and influencing commercial traffic patterns. Communities may see both economic benefits and logistical concerns (such as increased delivery van traffic), depending on zoning, traffic planning, and local infrastructure.



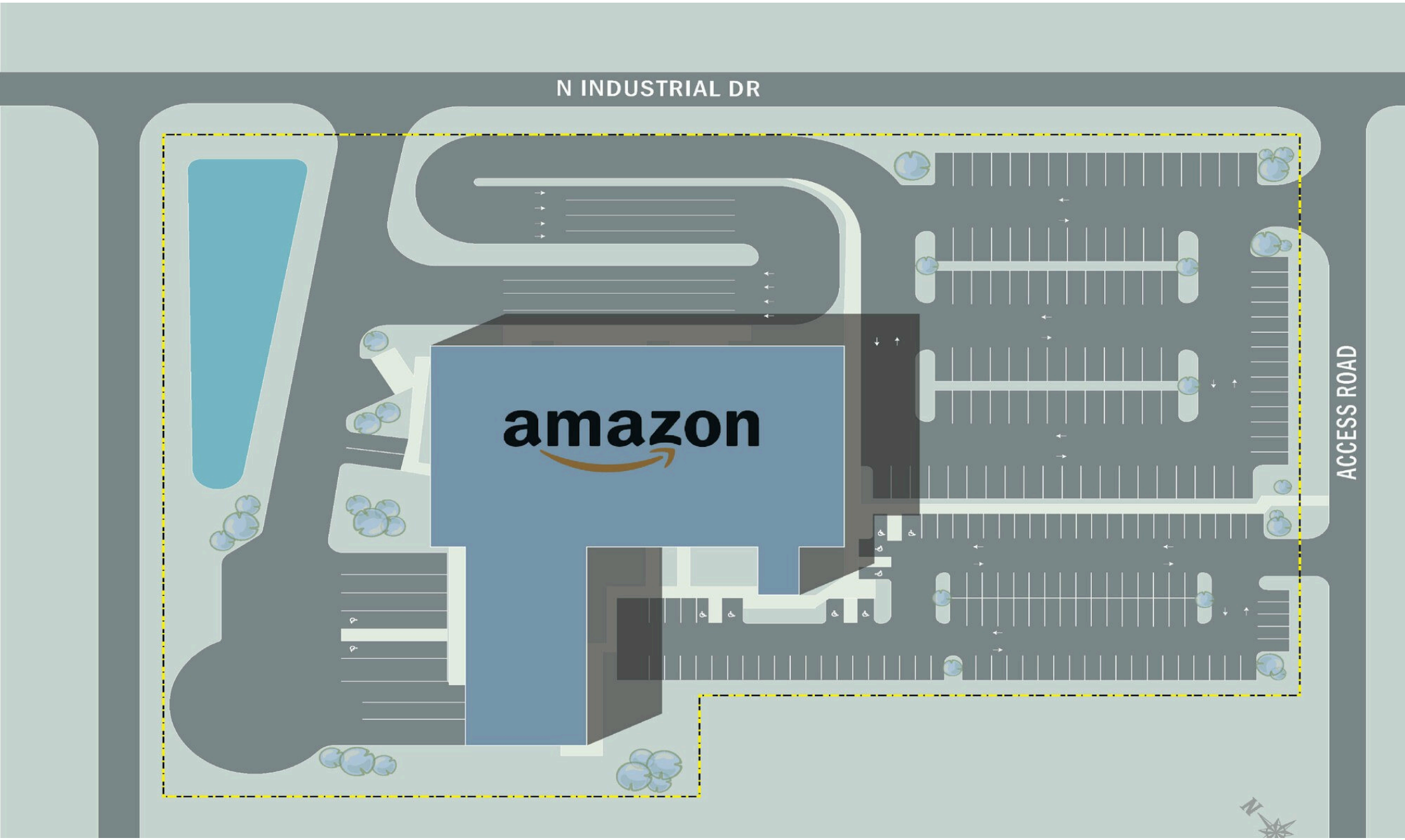
Site Aerial

SURROUNDING RETAIL & DEMAND DRIVERS



Site Plan

6.83 ACRES · 199 PARKING SPACES



Property Photography EXTERIOR





Property Photography

SITE & OPERATIONS

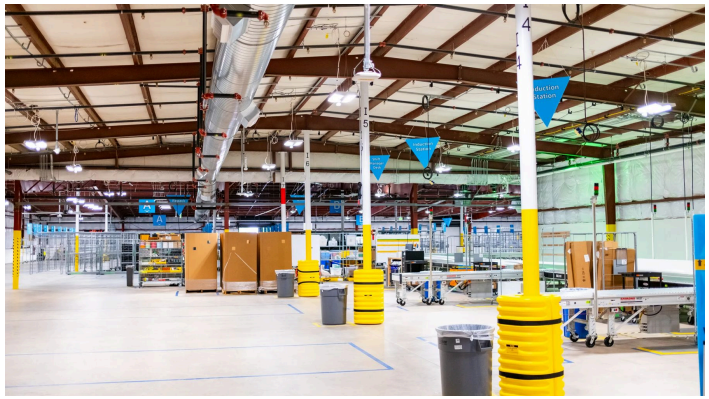








Property Photography INTERIOR









AMAZON.COM, INC. · NASDAQ: AMZN

Tenant Profile

TENANT HIGHLIGHTS

- Amazon employs more than 1.5 million people worldwide
- Operates a global network of fulfillment centers, delivery facilities, data centers, and corporate offices
- Publicly traded on Nasdaq under the ticker AMZN
- Amazon Web Services (AWS) provides cloud infrastructure to organizations around the world
- Amazon Business serves more than 11 million organizations worldwide

TENANT OVERVIEW

Company	Amazon
Founded	July 5, 1994
Locations	More than 2,000 facilities worldwide including 200 fulfillment centers
Total Revenue	$716.9 Billion for 2025
Net Income	$77.7 Billion for 2025
Market Cap	$2.68 Trillion
Headquarters	Seattle, WA and Arlington, VA
Website	amazon.com

AMAZON LAST MILE DISTRIBUTION

Amazon last mile distribution facilities, also known as delivery stations, are the final stop in Amazon's logistics network before packages reach customers. Packages arrive from fulfillment or sortation centers, where employees sort them by delivery route and prepare them for loading into delivery vehicles. These facilities support local delivery operations and help Amazon move orders efficiently from its broader distribution network to homes and businesses in the surrounding area.

By placing packages closer to their destinations, these facilities play an important role in Amazon's local delivery network. Their operations connect regional distribution activity with the drivers who complete the final leg to customers' doors.



LEA COUNTY · PERMIAN BASIN

Hobbs, New Mexico

Hobbs offers investors a business-friendly setting rooted in one of southeastern New Mexico's most active energy markets. As the seat of Lea County, the city supports a strong industrial and manufacturing presence, with established demand drivers tied to oilfield services, logistics, and regional commerce. The area also benefits from access to New Mexico Junior College and the University of the Southwest, helping support workforce development.

Energy is the foundation of the local economy. Lea County is one of the nation's leading oil-producing counties, and oil and gas extraction and related services are its largest industry for both revenue and employment. That activity supports demand for industrial space, transportation, construction, lodging, restaurants, retail, and professional services.

Nearby amenities and destinations include Lea County Event Center, Zia Park Casino Hotel & Racetrack, and Green Meadow Lake. Downtown Hobbs adds dining, services, and everyday conveniences, giving the location a practical balance of industrial activity and community infrastructure.

Together, its Permian Basin location, regional retail draw, established energy sector, and expanding community amenities make Hobbs an important commercial hub for southeastern New Mexico. Its economy remains closely tied to energy activity, while growth in retail, healthcare, hospitality, construction, and education broadens the range of businesses serving the market.



FOR MORE INFORMATION

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