

IMMEDIATE  
OCCUPANCY

\$9.50 PSF

NNN

Build-To-Suit Class A Industrial In Los Lunas

# LOS MORROS BUSINESS PARK



**AVAILABLE NOW!**

**201,637v SF of Existing Warehouse!**



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# WELL-PLACED MANUFACTURING WAREHOUSE

Centrally located in the heart of Los Lunas, this property is right next to the Facebook Data Center and the Wal-Mart distribution center, as well as a variety of unique restaurants and retail.



- Price: See Broker
- +/- 201,637 SF Existing Space Available NOW at \$9.50 PSF
- +/- 397,311 SF Planned for 2025–2026





**Available  
NOW!**

**amscan**  
MANUFACTURING

**WAL\*MART**  
Distribution Center

**facebook**

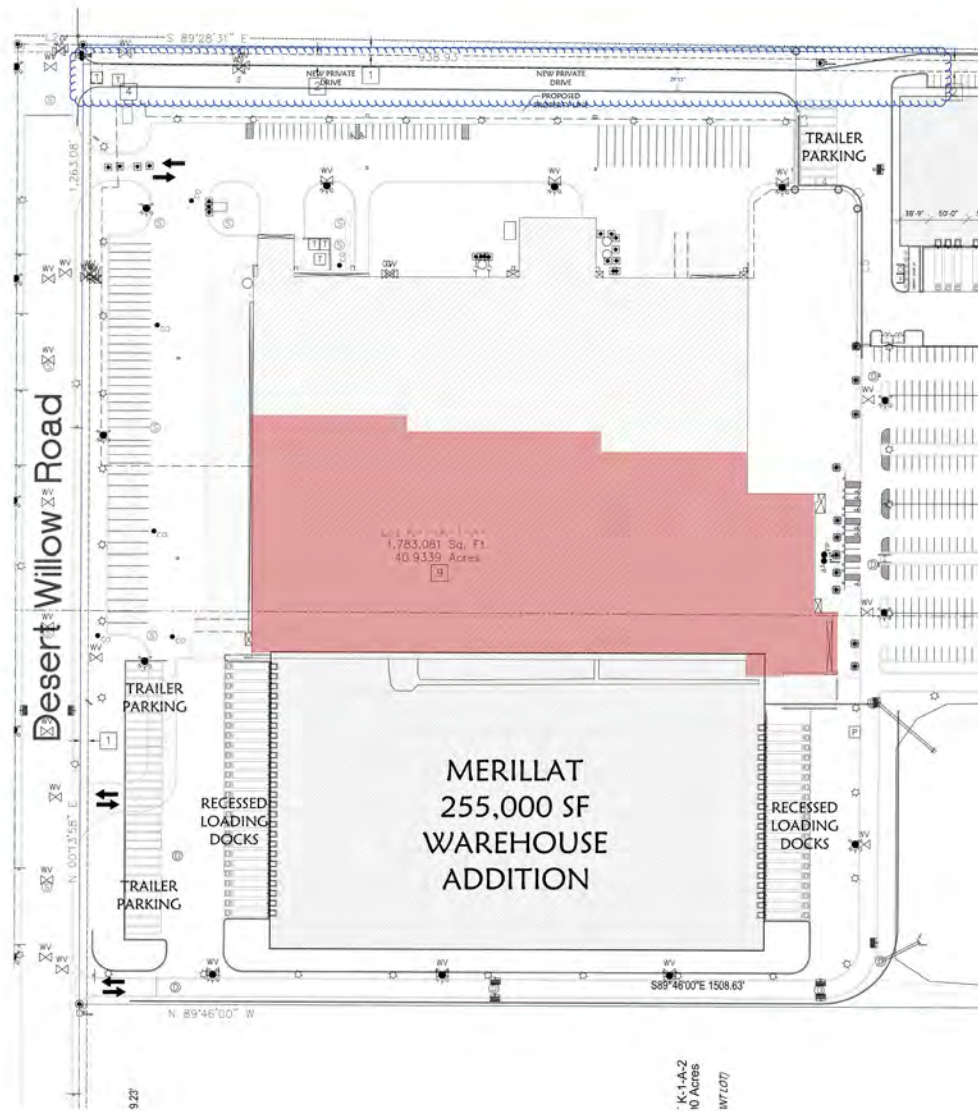
**niagara**

**OUTSTANDING  
INDUSTRIAL  
BUSINESS PARK**  
located on I-25,  
with over  
26,979 VPD



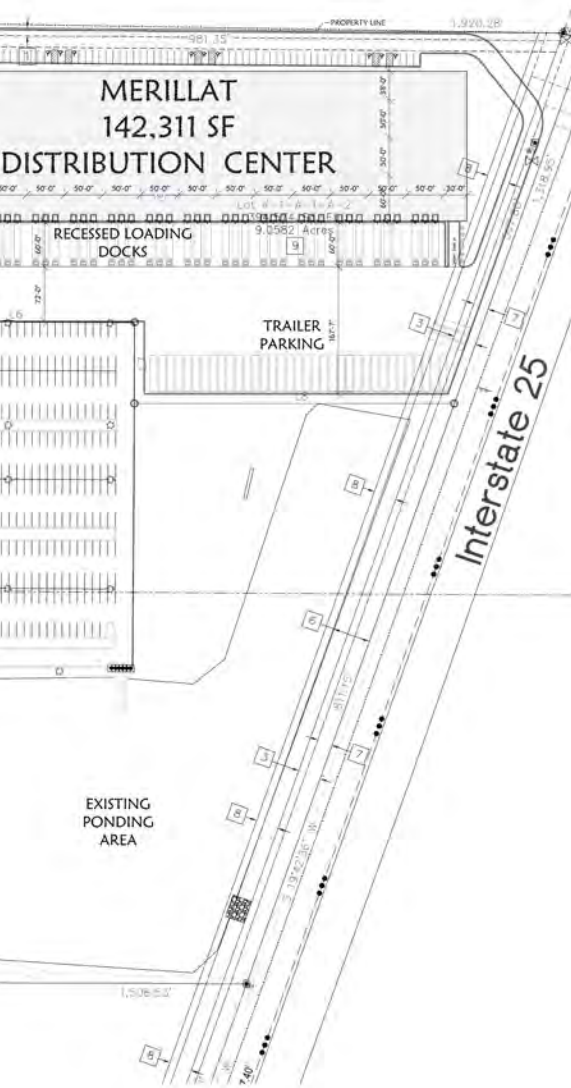
# PROPERTY FEATURES

- Existing available space includes 22,829 SF of office space and 178,808 SF of warehouse
- ESRF Fire Protection
- 11 Dock doors and 1 Drive in door
- Natural light from skylights throughout the warehouse
- Column spacing 50'
- 347 Parking spaces
- Adjacent parcels ready for development with opportunities to customize ceiling heights, parking spaces, doors, and other essential business needs for long term tenants



**+/- 201,637 SF  
Available NOW!**





## PROPERTY DETAILS

Lease Rate \$9.50

Lease Type NNN (\$1.20)

Submarket Los Lunas

Zoning M-1: Manufacturing

Clear Height 26' – 28'



# AERIAL MAP

Industrial vacancy is at an all-time low across the Albuquerque MSA; build the space your company needs in a state-of-the-art business park, with easy access to I-25 and just 20 minutes from Albuquerque. We're building for the future in Los Lunas.







- Fast-growing market
- Three interstate-freeways and a strong rail distribution system gives direct access to the West Coast, East Coast, Midwest, and the international border of Mexico.
- Burgeoning growth of retailers, restaurants and service providers
- Qualified, productive workforce
- Albuquerque International Sunport 20 minutes away



# LOS LUNAS, NEW MEXICO

## Small Community, Big Possibilities

The Village of Los Lunas offers employers a business-friendly environment with unparalleled competitive advantage. Discretionary incentives available to potential projects located within the Village of Los Lunas include:

- Job Training Incentive Program
- High Wage Jobs Tax Credit (HWJTC)
- Manufacturer's Investment Tax Credit
- Rural Jobs Tax Credit
- New Markets Tax Credit (NMTC)
- Technology Jobs And R&D Tax Credit

\*All incentives are subject to negotiation and approval by the Village Council.



**300+  
DAYS  
OF SUN**



**100K+  
HIGHER  
EDUCATION  
ENROLLMENT**



**NEW MARKET/  
RURAL JOBS  
TAX CREDITS**



**JOB  
CREATION  
TAX CREDITS**





## LOS LUNAS

Population: 16,061

## NEW MEXICO

- 10th Best Economic Growth Potential
- 22% Reduction in Corporate Income Tax
- Eliminated Gross Receipts Taxes on Manufacturing Consumables
- Low Energy Costs
- Efficient Market Access
- Among the Lowest Property Taxes in the Nation
- Zero Inventory Tax

The State of New Mexico encourages a cost effective, pro-business environment, and offers job creation and investment, especially since they are designed to be an ongoing benefit that reward companies for future expansions. Through the **Local Economic Development Act (LEDA)**, projects that provide job growth and

career opportunities for residents within certain industries may be eligible to receive reimbursement for costs associated with land, buildings and infrastructure. Projects may benefit from incentives including job training, LEDA funding, tax credits for job creation, investment, and R&D, and low energy costs.



# CONCEPTUAL PLANS

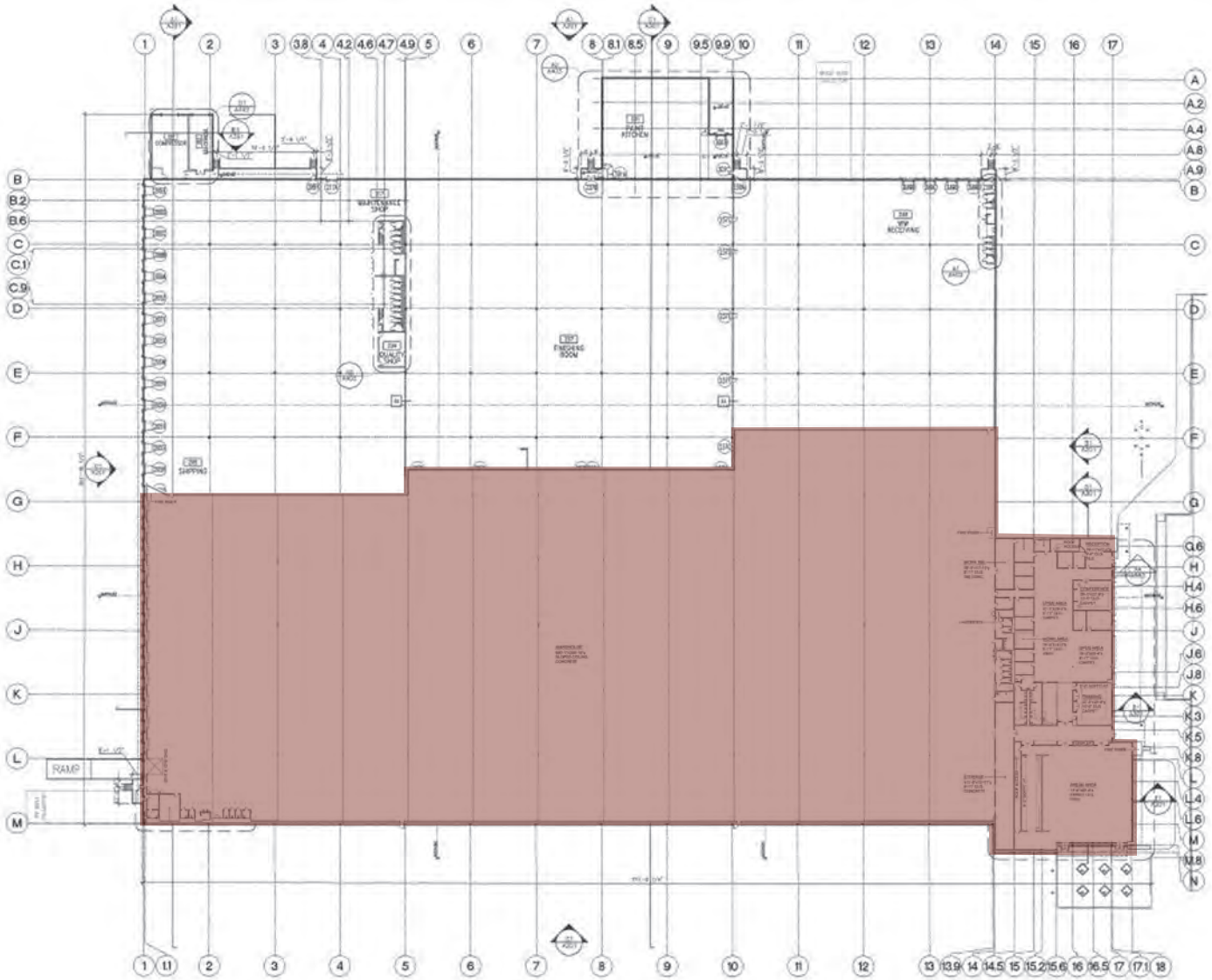
Expansion of the facility is currently planned, with an addition to the existing building of 255,000 SF of warehouse beginning construction in 2024, making this the ideal time to create a custom, long-term, build-to-suit space for your industrial business.



## BUILD-TO-SUIT Available Space

Site	Description	Square Footage	Construction Begins
A	Warehouse Addition	+/- 255,000 SF	2025
B	Distribution Center	+/- 142,311 SF	2026





**+/- 201,637 SF  
Available NOW!**



\*All conceptual drawings, renderings and square footage are estimates and are subject to change based on the needs of the project. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the in-

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Contact Us to Tour Existing Space Today

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