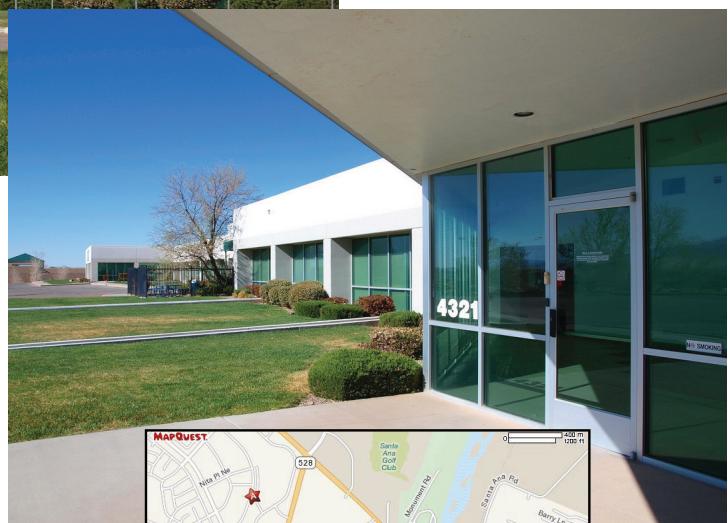


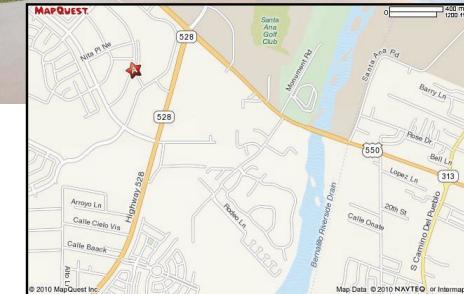


4321 Fulcrum Way  
Rio Rancho, NM 87124

FOR LEASE



|                    |   |
|--------------------|---|
| Property           | 156,741 SF Total  |
| Warehouse          | 58,728 SF - High Bay<br>50,400 SF - High Bay                                      |
| Office             | 42,913 SF - Low Bay   |
| Land Size          | 11.3048 Acres (492,437 SF)  |
| Parking Space      | 403 On Site   |
| Zoning             | SU-NR   |
| Lease Rate         | \$12.00/SF NNN - Office<br>\$10.00/SF NNN - Warehouse<br>(2024 NNN's - \$1.44/SF) |
| Electrical Service | 3600 AMP, 480 Volt, 3 Phase   |
| Clear Height       | 30'   |
| Doors              | 10-Dock High; 1-Drive In Door   |



*Located in one of the fastest growing business communities in America. Near the intersection of I-25 and State Highway 550, the site is ideal for servicing Albuquerque, Santa Fe, Los Alamos, and Northern New Mexico.*

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated usage is for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.

(505) 268-2800

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Albuquerque, NM 87110



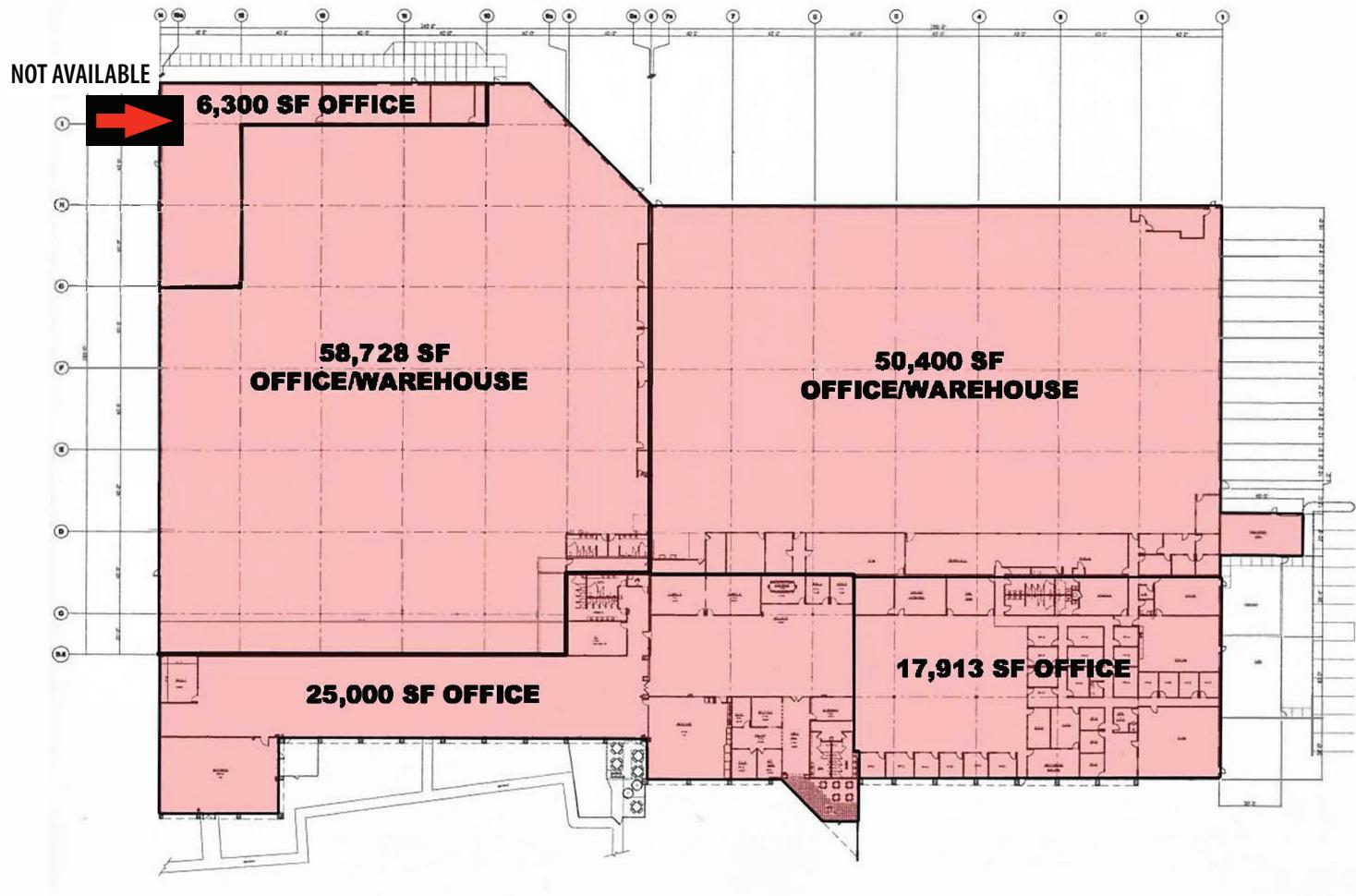
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# Floor Plan



## Fulcrum Building - Floor Plan

Briscoe Architects, p.c.  
March 21, 2003

4100 Menaul Blvd. NE, Suite 200 • Albuquerque, New Mexico 87110  
P: 505.262-0193 F: 505.851.9114 E: [macco@macco.com](mailto:macco@macco.com)

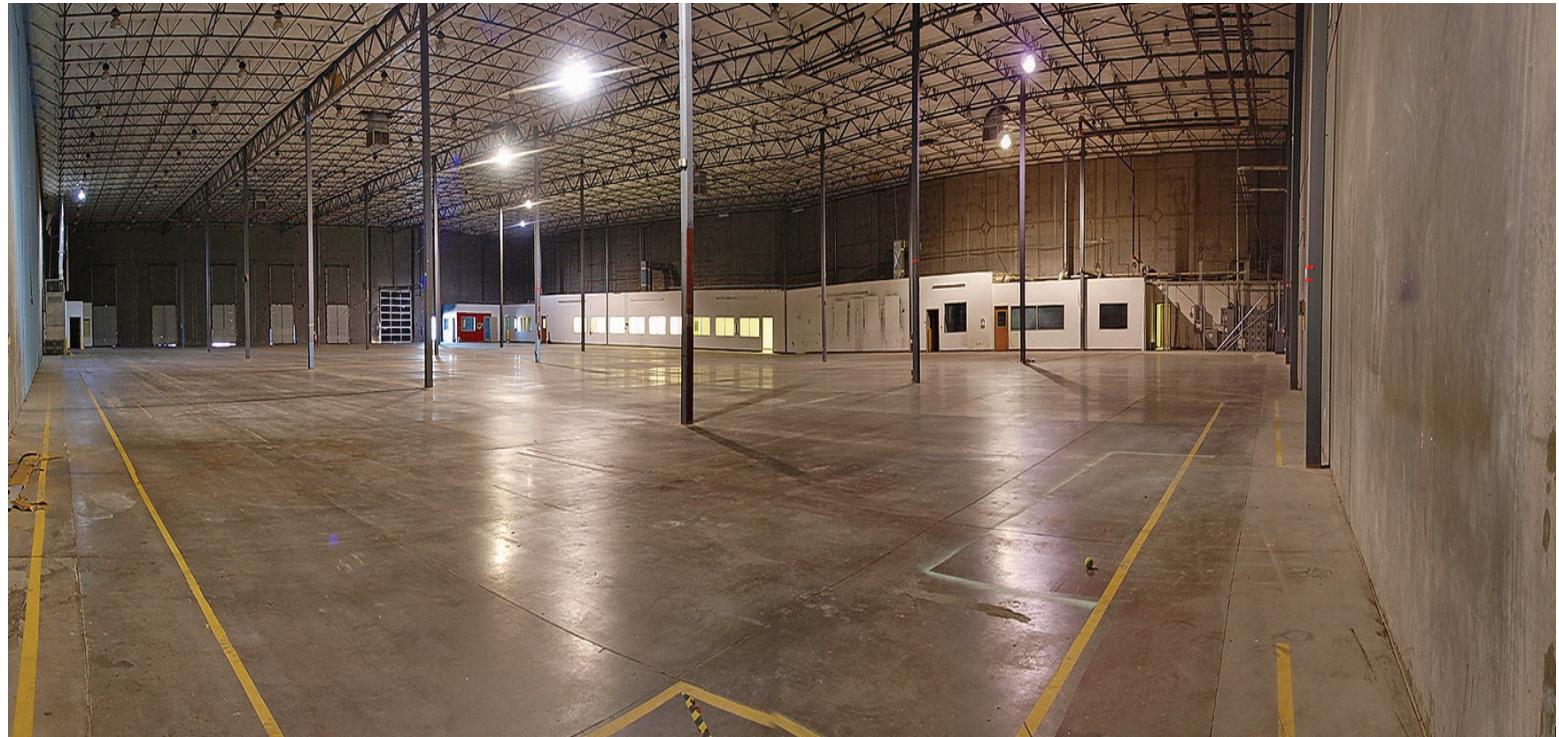
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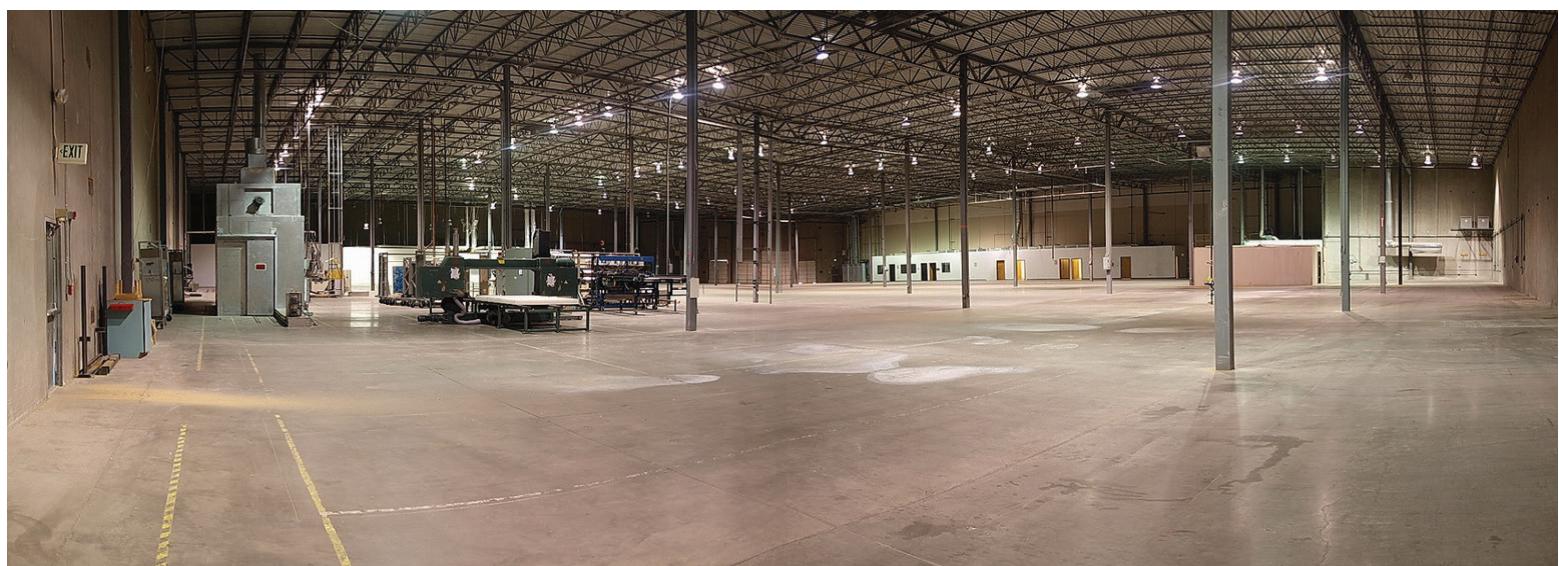
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## North Warehouse



## South Warehouse



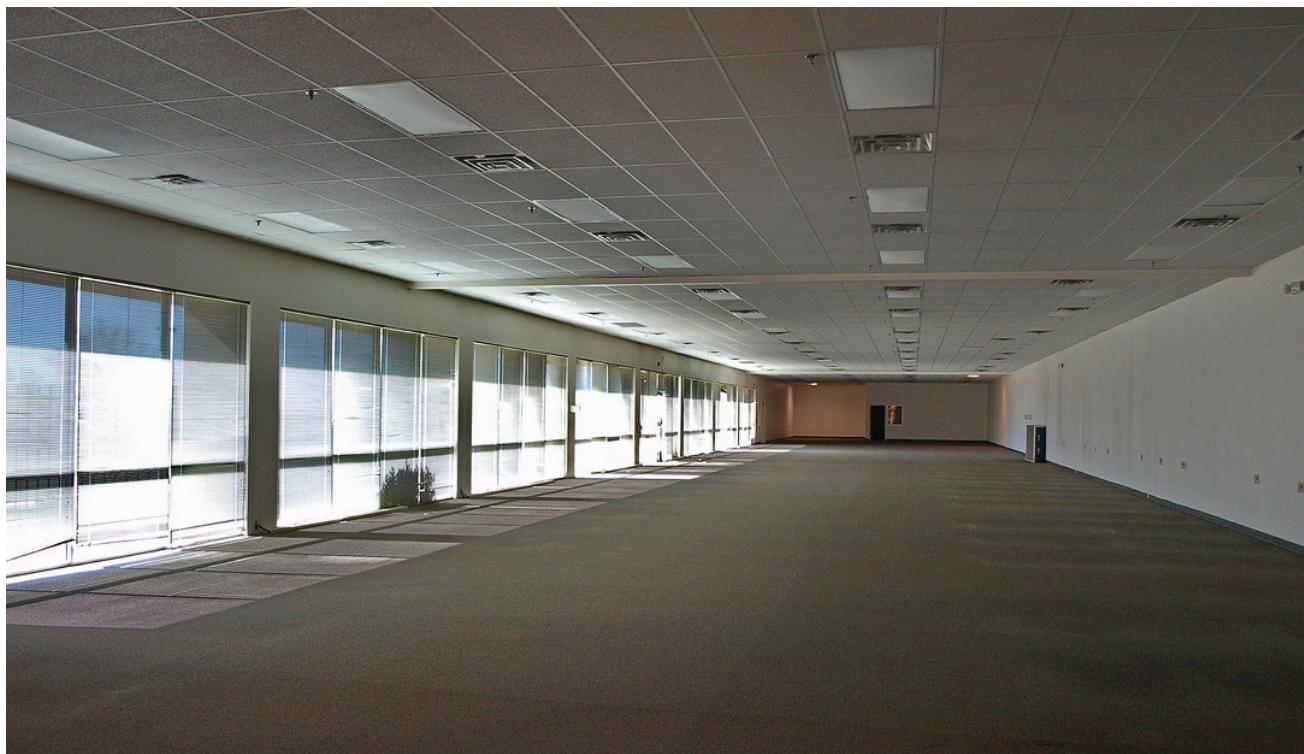
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## Office/Lab





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