

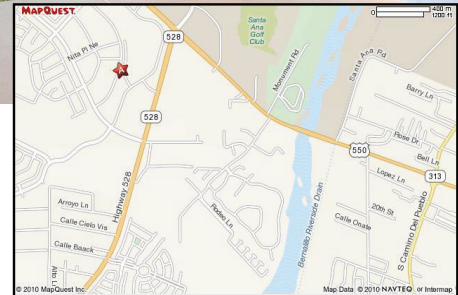


4321 Fulcrum Way  
Rio Rancho, NM 87124

**FOR LEASE**



Property	156,741 SF Total
Warehouse	58,728 SF - High Bay 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 \$10.00/SF NNN - Warehouse (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 uses are 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**

**WWW.ROGER-COX.COM**

1717 Louisiana Blvd. NE, Suite 111  
Albuquerque, NM 87110



**ROGER COX  
AND ASSOCIATES**  
PROPERTY MANAGEMENT, LLC

Brian Anderson, CCIM

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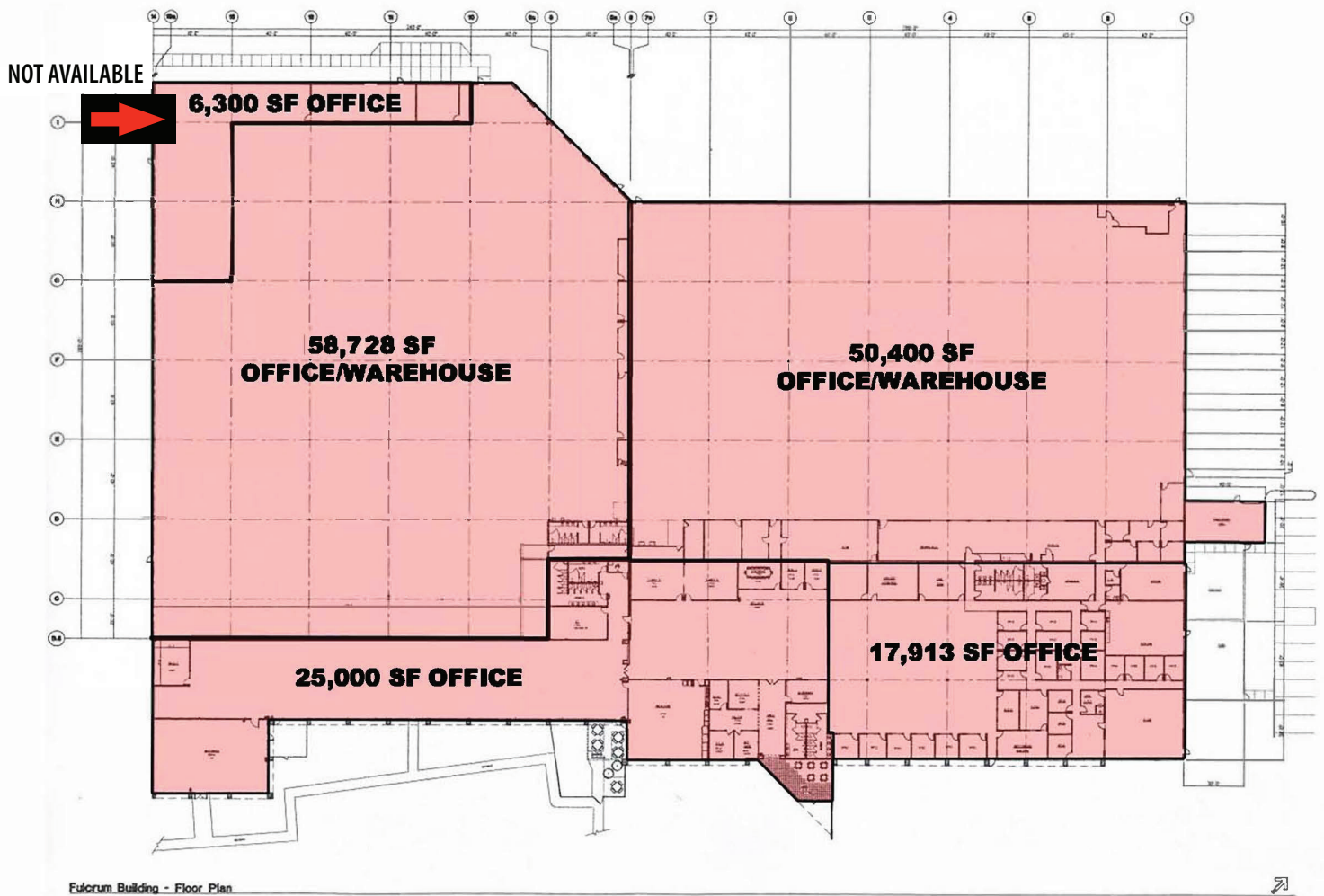
brian@roger-cox.com



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## Floor Plan



*Briscoe Architects, p.c.*  
March 21, 2023

4100 Menaul Blvd. NE, Suite 200 • Albuquerque, New Mexico 87110  
T: 505.242-0193 F: 505.881.9114 E: briscoe@briscoe.com





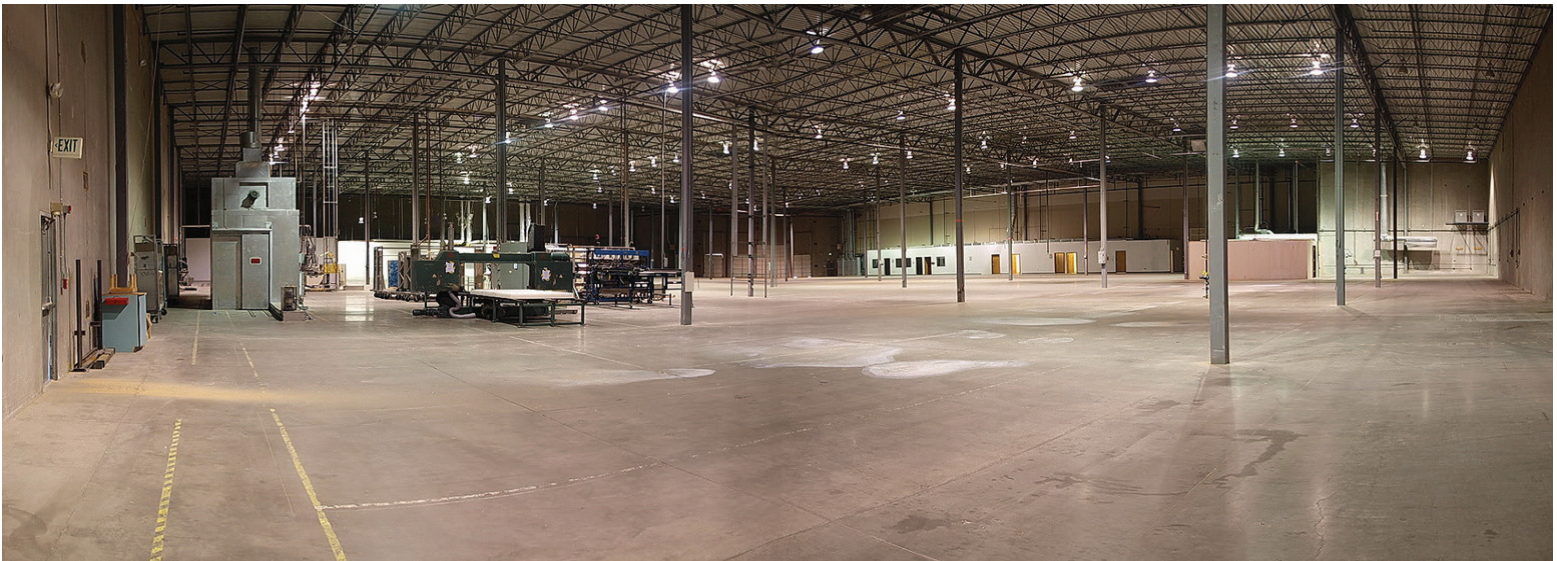
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## North Warehouse



## South Warehouse



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## Office/Lab



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