

# FOR LEASE

NEXT TO  
BALLOON FIESTA PARK



**INDUSTRIAL SPACE**  
81,787 SF - 535,617 SF

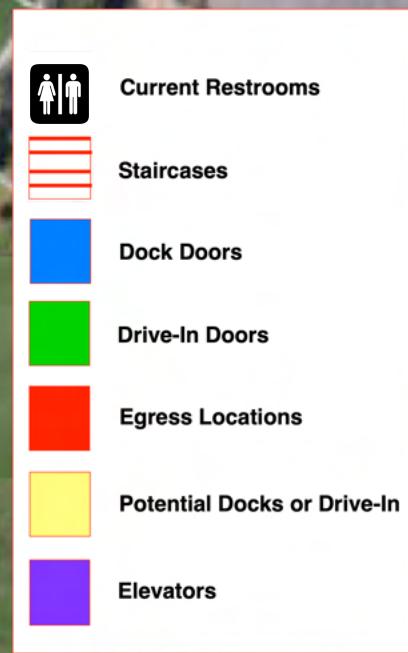
**9201 SAN MATEO BLVD NE  
ALBUQUERQUE, NM 87113**

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**SANPREVEST, LLC**

## LEASE SUMMARY

STARTING RENT	<b>\$9.75/SF NNN</b>	
LEASABLE UNITS	<b>81,787 SF - 535,617 SF</b>	
FLEXIBLE USES	<b>Warehouse Distribution Manufacturing Office</b>	
ESTIMATED CAM	<b>\$2.08/SF Multi-Tenant \$1.78/SF Single Tenant</b>	
YARD	<b>YES - Customizable</b>	
LOT SIZE	<b>38.6 Acres</b>	
ELECTRICAL POWER	<b>16,000 Amps of 220/480 V 3-phase (13.3 MW)</b>	
COLUMN SPACING	<b>56' x 40' (40' x 28' West Lower Units)</b>	
CLEAR HEIGHT	<b>15' (12' West Lower Units)</b>	
LOADING	<b>6 Dock High &amp; 6 Drive-In Doors (Over 70 More Available)</b>	
ZONING	<b>M-1</b>	





## PROPERTY OVERVIEW

- ✓ 81,787 - 535,617 SF of Industrial, Warehouse, Distribution
- ✓ Parcel Totaling 38.6 Acres with Flexible Yard
- ✓ Numerous Dock-High and Drive-In Doors
- ✓ Shell Condition, Available to Customize
- ✓ M-1 Zoning
- ✓ Freshly Painted
- ✓ Abundant Semi-Truck Parking
- ✓ Fully Fire Sprinklered
- ✓ Adjacent to Albuquerque International Balloon Fiesta Park
- ✓ Located in Highly Desired North I-25 Corridor

**IMPORTANT:** The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

# LOCATION



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