

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

\$9.75/SF NNN

LEASABLE
UNITS

81,787 SF - 535,617 SF

FLEXIBLE
USES

**Warehouse
Distribution
Manufacturing
Office**

ESTIMATED
CAM

**\$2.08/SF Multi-Tenant
\$1.78/SF Single Tenant**

YARD

YES - Customizable

LOT SIZE

38.6 Acres

ELECTRICAL
POWER

**16,000 Amps of 220/480 V
3-phase (13.3 MW)**

COLUMN
SPACING

**56' x 40'
(40' x 28' West Lower Units)**

CLEAR
HEIGHT

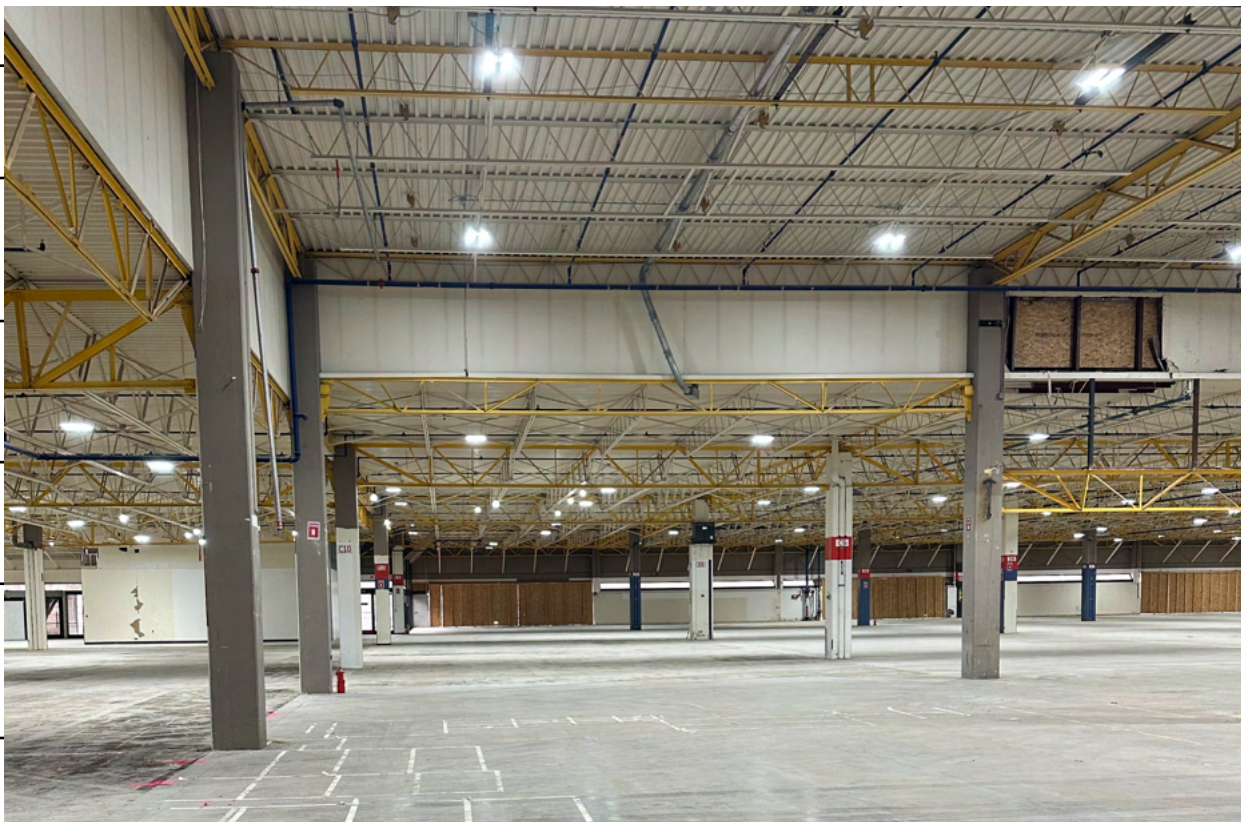
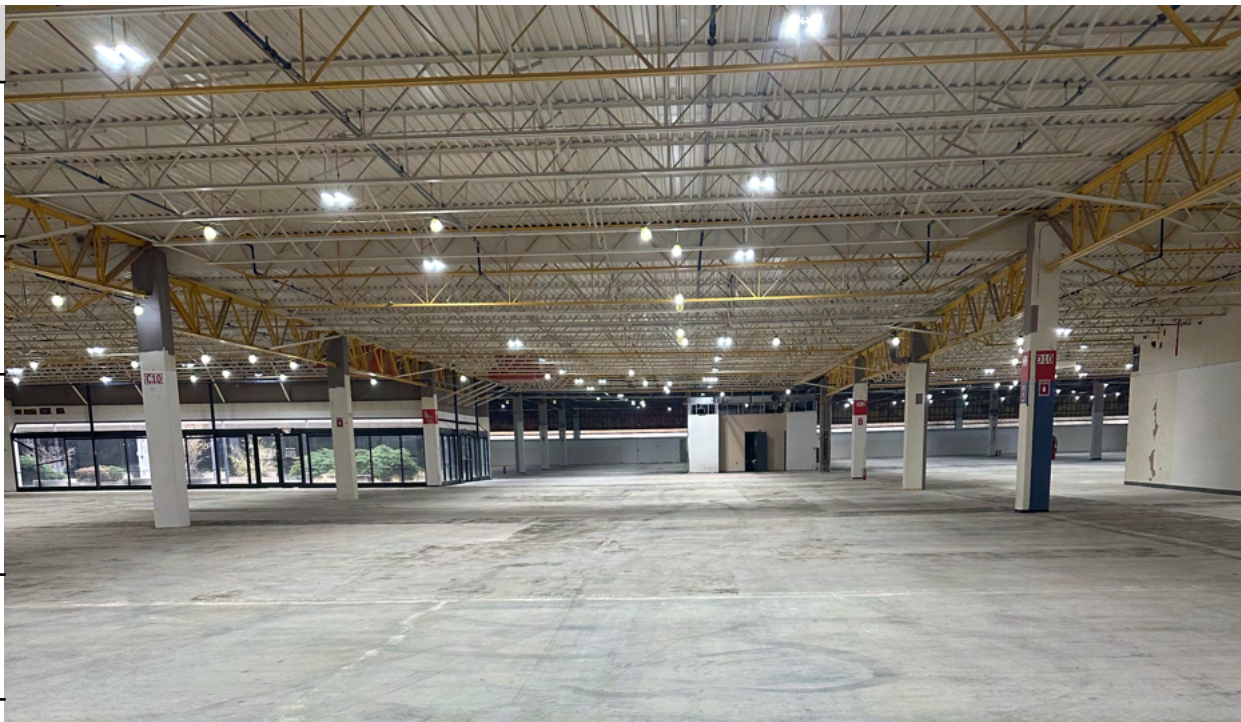
**15'
(12' West Lower Units)**

LOADING

**6 Dock High & 6 Drive-In
Doors
(Over 70 More Available)**

ZONING

M-1



 **Current Restrooms**

 **Staircases**

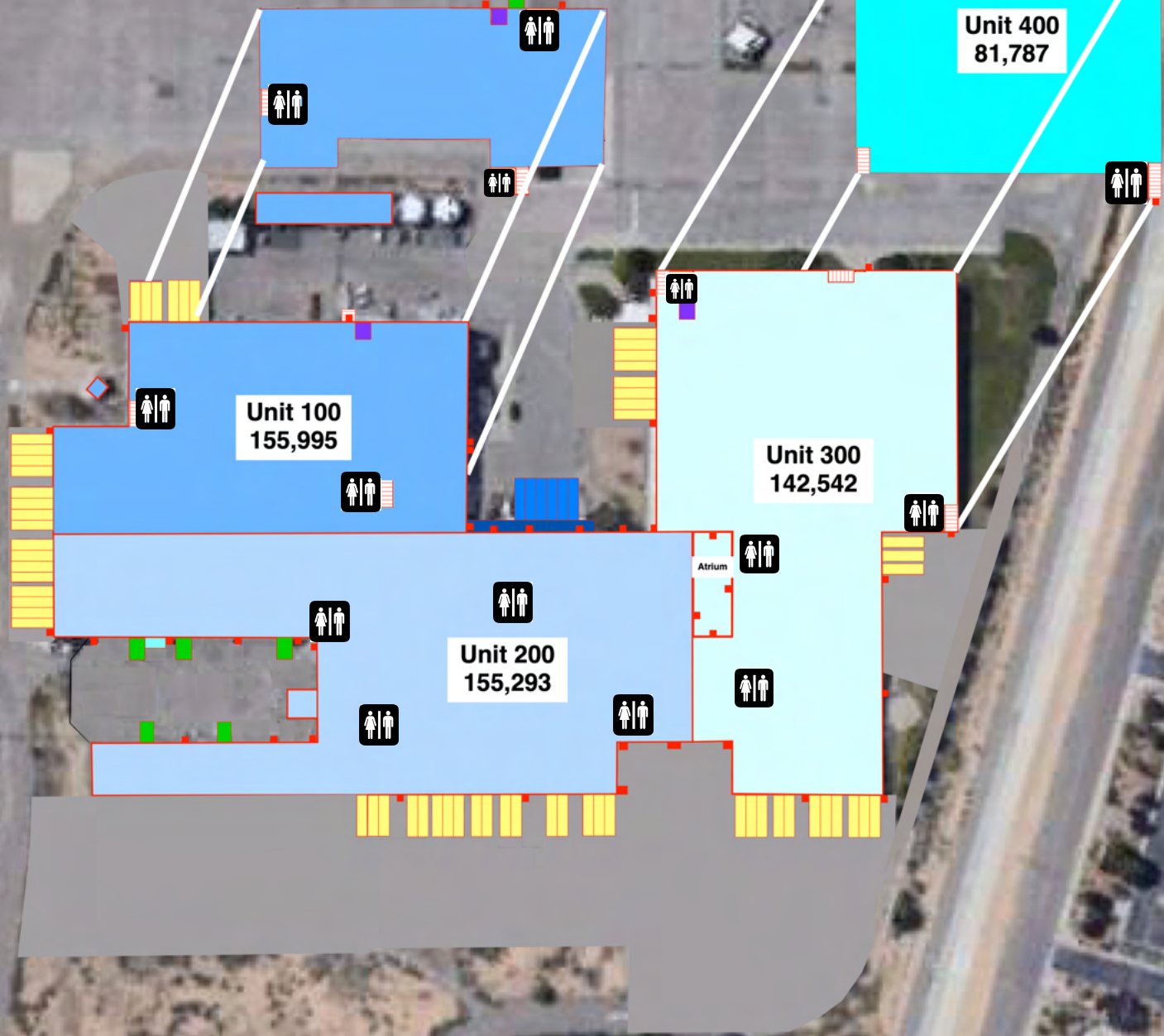
 **Dock Doors**

 **Drive-In Doors**

 **Egress Locations**

 **Potential Docks or Drive-In**

 **Elevators**





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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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.

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LOCATION



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