

IMMEDIATE
OCCUPANCY

Build-To-Suit Opportunity

LOS MORROS BUSINESS PARK



AVAILABLE NOW!

201,637 SF of Existing Warehouse!



Colliers | New Mexico-El Paso
Main: +1 505 883 7676
colliers.com

Bill Robertson
President | Principal
& Qualifying Broker
+1 505 263 6644
bill.robertson@colliers.com
Lic. No. 8433

Tom Franchini
Vice President
+1 505 249 4242
tom.franchini@colliers.com
Lic. No. 40532

Lori Robertson
Associate Broker
+1 505 379 6396
lori.robertson@colliers.com
Lic. No. 32667

WELL-PLACED MANUFACTURING WAREHOUSE

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



- Price: See Broker
- +/- 201,637 SF Existing Space Available NOW



Amazon
Fulfillment
Center



WAL*MART
Distribution Center

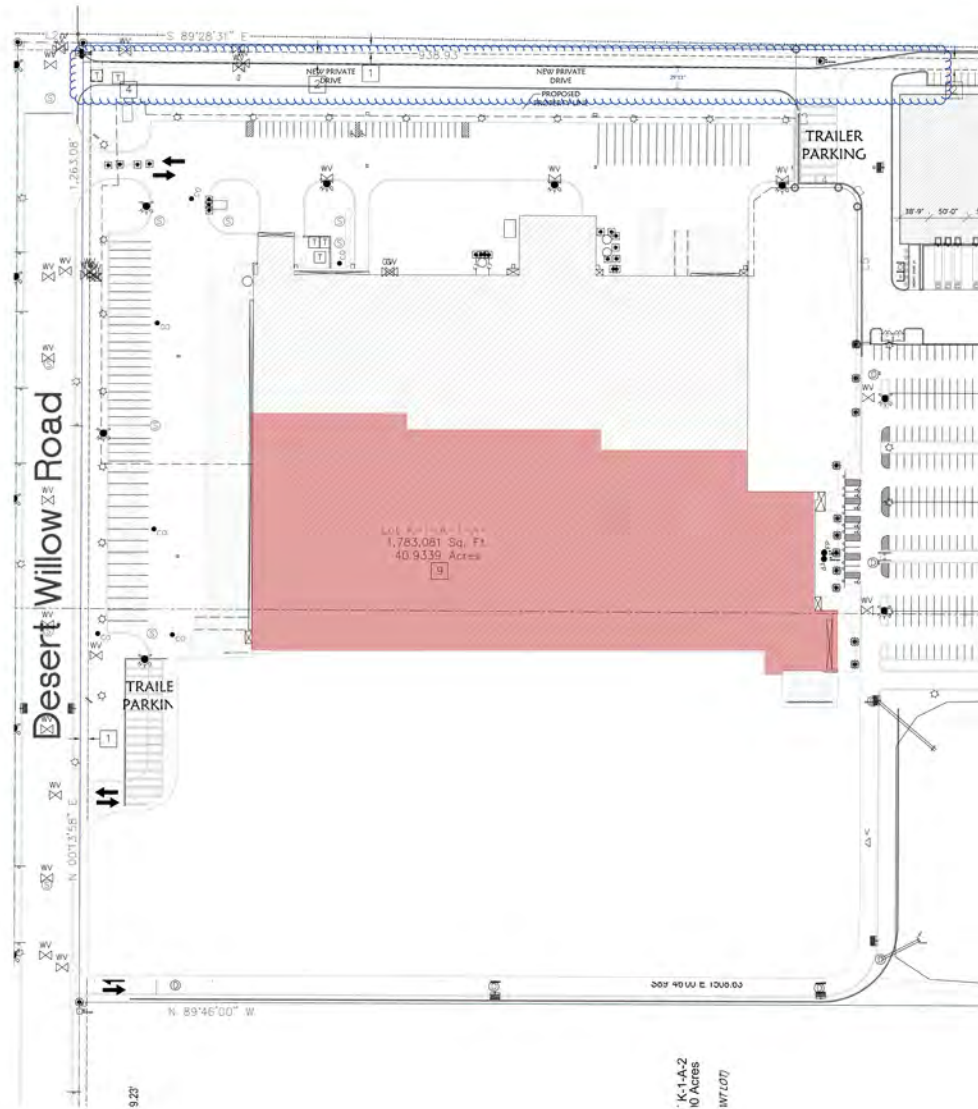
Available
NOW!

niagara

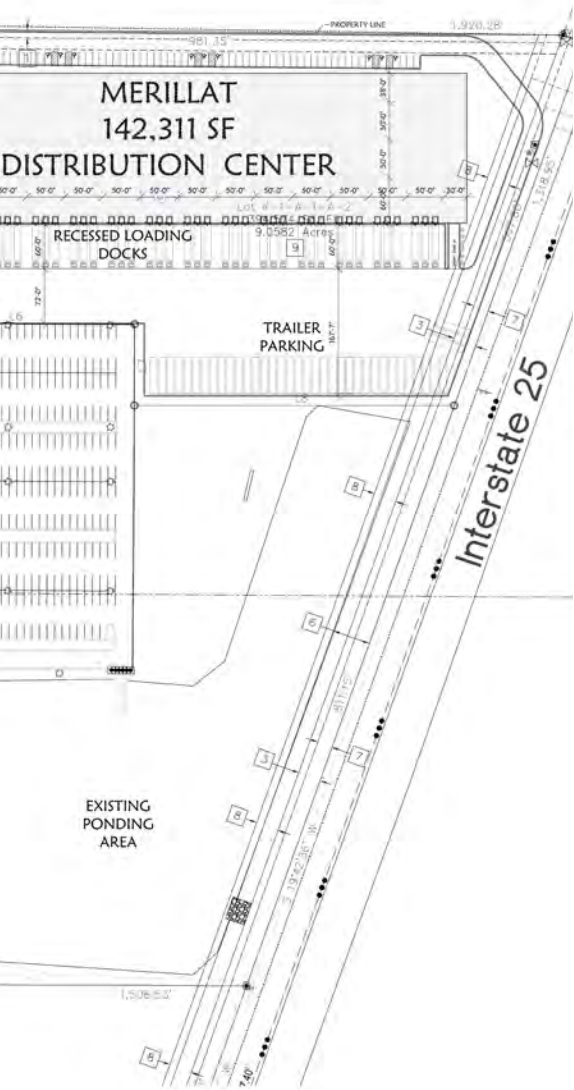
OUTSTANDING
INDUSTRIAL
BUSINESS PARK
located on I-25,
with over
26,979 VPD

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 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

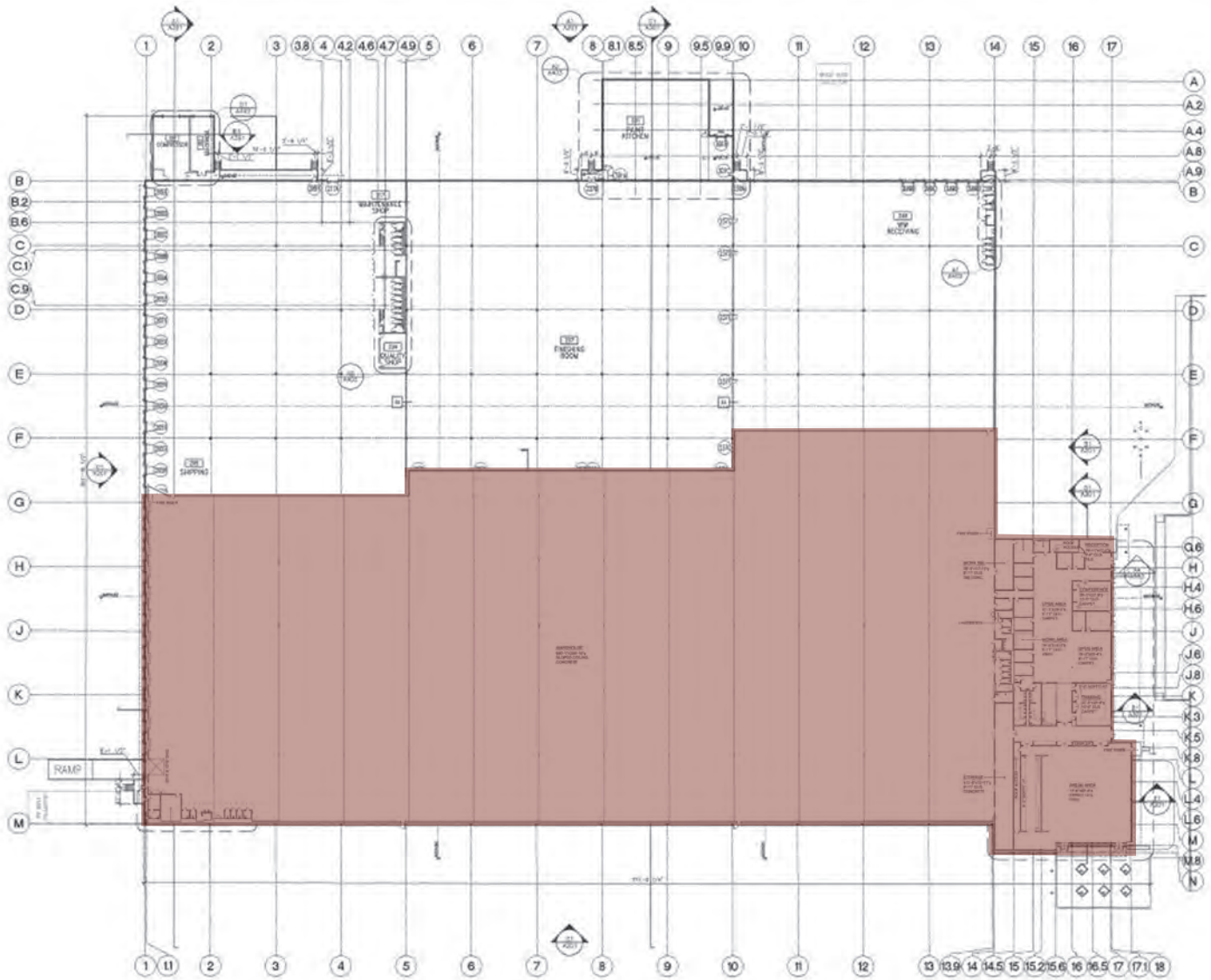
The State of New Mexico encourages a cost effective, pro-business environment, and offers job creation and investment, especially since they are designed to be an ongoing benefit that reward companies for future expansions. Through the **Local Economic Development Act (LEDA)**, projects that provide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

EXPANSION POSSIBLE

Expansion of the facility is possible, with an addition to the existing building of 255,000 SF of warehouse.





**+/- 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-

formation. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

This publication is the copyrighted property of Colliers International and/or its licensor(s). Bill Robertson, Qualifying Broker — Lic. #8433 ©2025 All rights reserved.

Bill Robertson
President | Principal
& Qualifying Broker
+1 505 263 6644
bill.robertson@colliers.com
Lic. No. 8433

Tom Franchini
Vice President
+1 505 249 4242
tom.franchini@colliers.com
Lic. No. 40532

Lori Robertson
Associate Broker
+1 505 379 6396
lori.robertson@colliers.com
Lic. No. 32667



Colliers | New Mexico-El Paso
Main: +1 505 883 7676
colliers.com

Contact Us to Tour Existing Space Today

LOS MORROS BUSINESS PARK

