

For Sale  
or Lease

# Prime Warehouse/Office Space

RARE OPPORTUNITY IN RIO RANCHO



4140 Jackie Rd. SE | Rio Rancho, NM 87124

NEQ NM Hwy. 528 & Sara Rd. SE



## AVAILABLE

Building: ±7,475 SF  
Land: ±0.7 Acres



## SALE PRICE

\$1,607,125  
(\$215.00/SF)



## LEASE RATE

\$15.00/SF  
+ NNN

- Fenced and gated yard
- ±3,582 SF warehouse and ±3,893 SF office
- 15'-20' ceiling heights

**NA** SunVista

got space™

**Lisa Mercer**  
lisa@sunvista.com  
505 235 8503

**Martha Carpenter**  
martha@sunvista.com  
505 228 0154



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## PRIME RIO RANCHO WAREHOUSE/OFFICE SPACE

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### SITE

#### AVAILABLE

Warehouse: ±3,582 SF  
Office: ±3,893 SF  
Building: ±7,475 SF  
Land: ±0.7 Acres

#### ZONING C-2

#### HIGHLIGHTS

- Ceiling heights: 15'-20'
- 1 - 10'x10' roll-up door with loading dock and ramp
- 1 - 12'x12' grade-level roll-up door
- Fenced and gated yard
- 9 to 10 built-out offices
- Break room/kitchen
- 220 power in warehouse
- Solar panels in active use
- 2:1,000 parking ratio
- On-site outdoor storage shed





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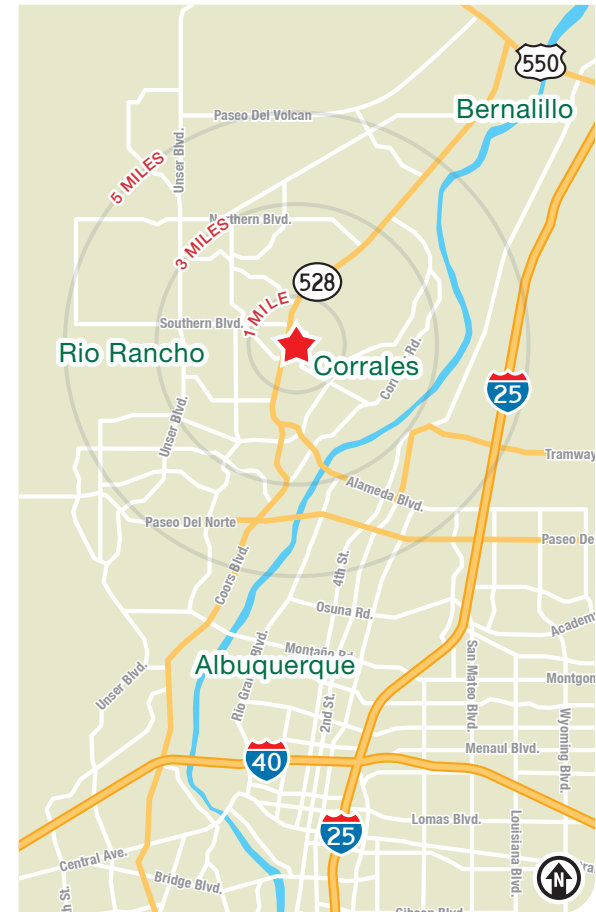
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LOCATION

Demographics	1 mile	3 mile	5 mile
Total Population	8,618	71,670	144,509
Average HH Income	\$94,529	\$115,460	\$111,263
Daytime Employment	7,976	30,200	49,233

2024 Forecasted by Esri



**NAI**SunVista

505 878 0001 | [sunvista.com](http://sunvista.com) |   
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## FLOOR PLAN

Warehouse: ±3,582 SF

Office: ±3,893 SF

Building: ±7,475 SF

JACKIE RD.

