

FOR LEASE

NEXT TO
BALLOON FIESTA PARK



INDUSTRIAL SPACE
12,386 SF - 505,388 SF

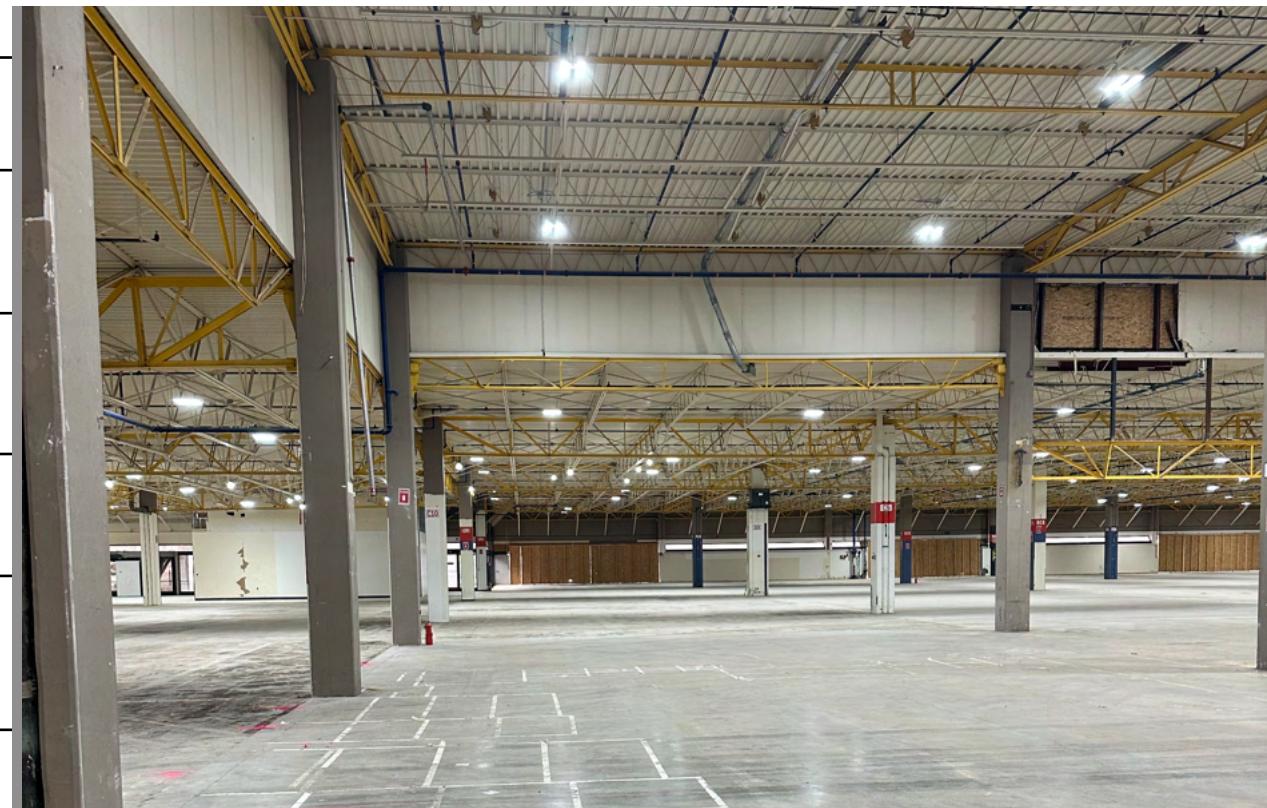
9201 SAN MATEO BLVD NE
ALBUQUERQUE, NM 87113

Robert Toledo
505-302-2222
Robert@KCommercial.com

SANPREVEST, LLC

LEASE SUMMARY

STARTING RENT	\$9/SF NNN
LEASABLE UNITS	12,386 SF - 505,388 SF
FLEXIBLE USES	Warehouse Distribution Manufacturing Commercial Kitchen
CAM	\$2.05/SF
YARD	YES - Customizable
LOT SIZE	59.70 Acres
ELECTRICAL POWER	16,000 Amps of 220/480 V 3-phase (13.3 MW)
COLUMN SPACING	56' x 40' (40' x 28' Units 100 - 230)
CLEAR HEIGHT	15' (12' Units 100 - 230)
LOADING	21 Dock High & 9 Drive-In Doors (More Available)
ZONING	M-1



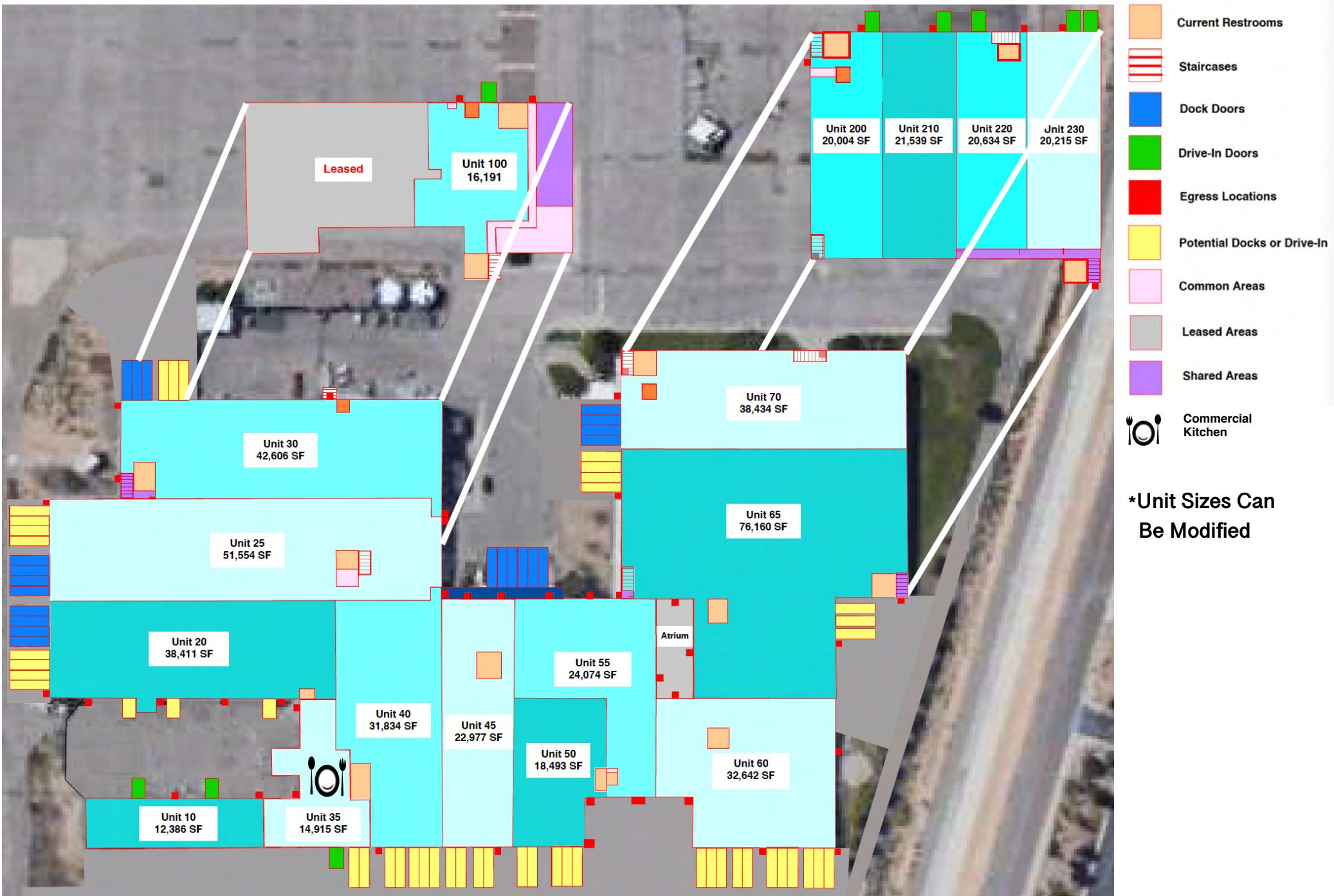


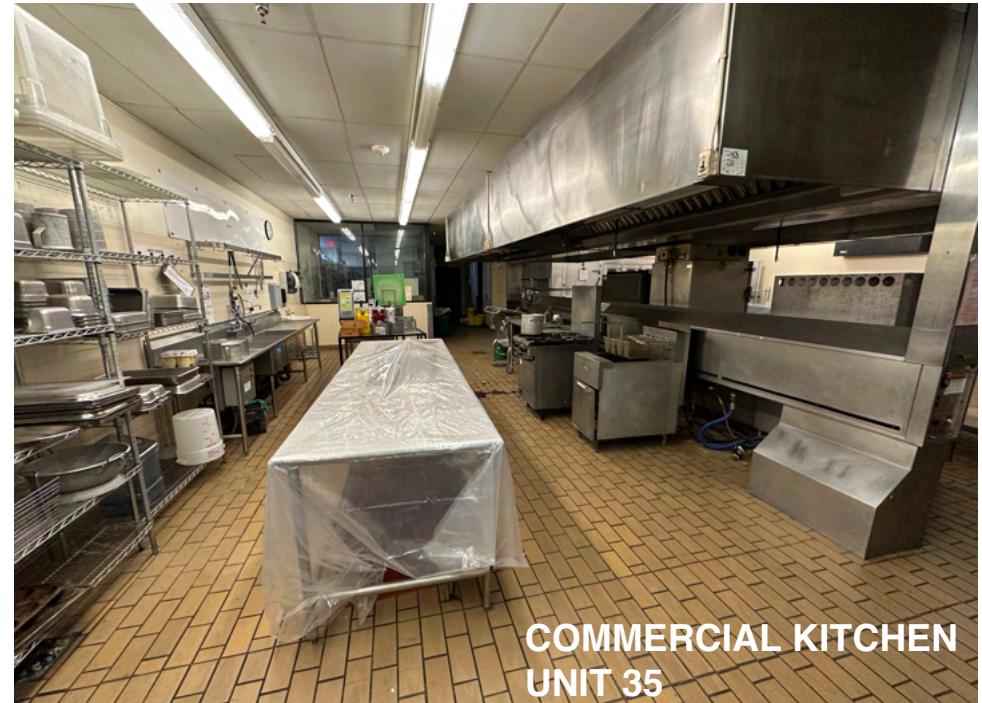
PROPERTY OVERVIEW

- ✓ 12,386 - 505,388 SF of Industrial, Warehouse, Distribution
- ✓ Parcel Totaling 59.70 Acres with Flexible Yard
- ✓ Multiple Dock-High and Drive-In Doors
- ✓ 15' Clear Height (12' Units 100 - 230)
- ✓ M-1 Zoning
- ✓ 14,915 SF Commercial Kitchen
- ✓ Abundant Semi-Truck Parking
- ✓ Fully Fire Sprinklered
- ✓ Adjacent to Albuquerque International Balloon Fiesta Park
- ✓ Located in Highly Desired North I-25 Corridor

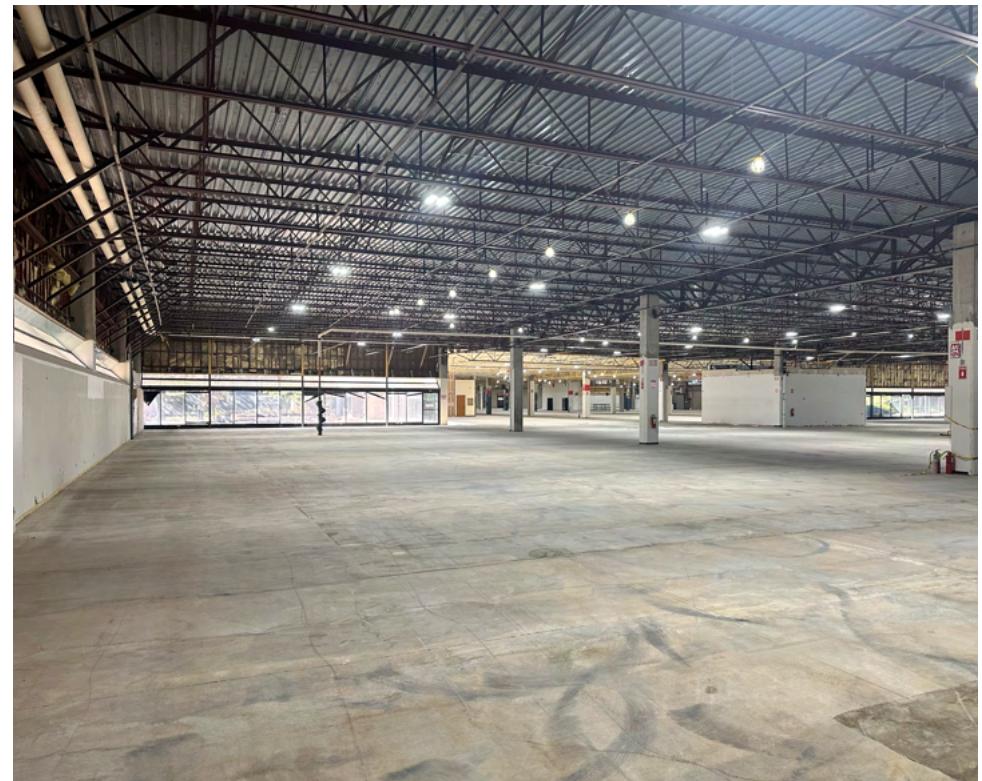
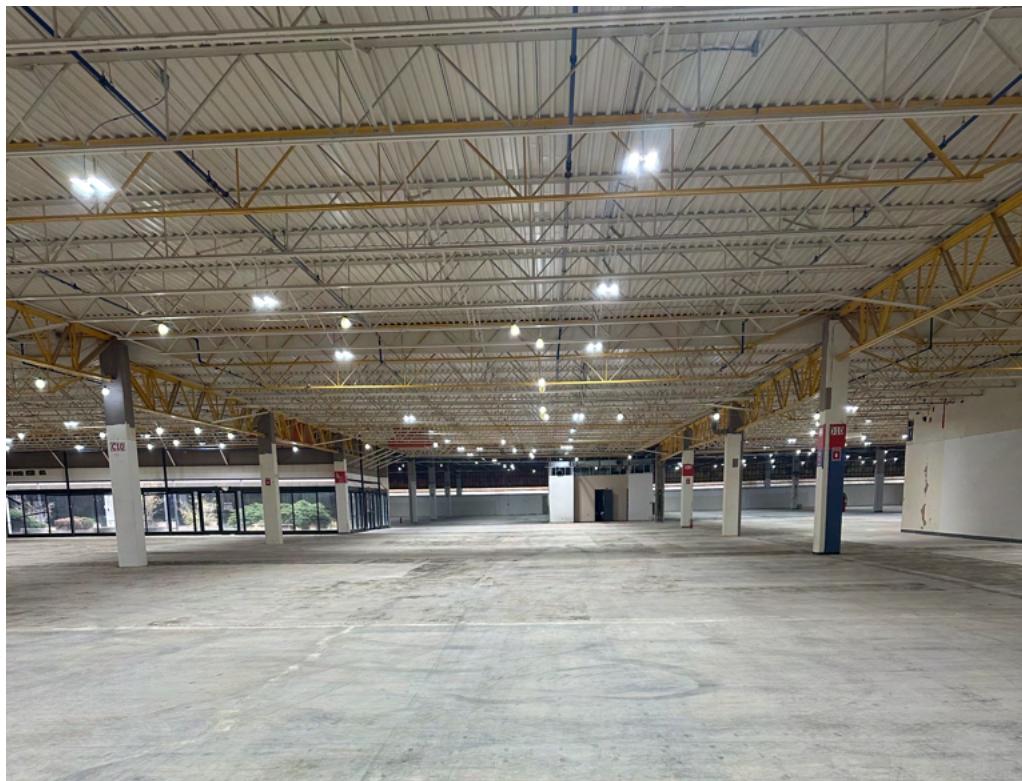
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Property Site Plan





**COMMERCIAL KITCHEN
UNIT 35**



LOCATION



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