



FOR LEASE

**NEXT TO
BALLOON FIESTA PARK**

INDUSTRIAL SPACE
12,386 SF – 505,388 SF

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

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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

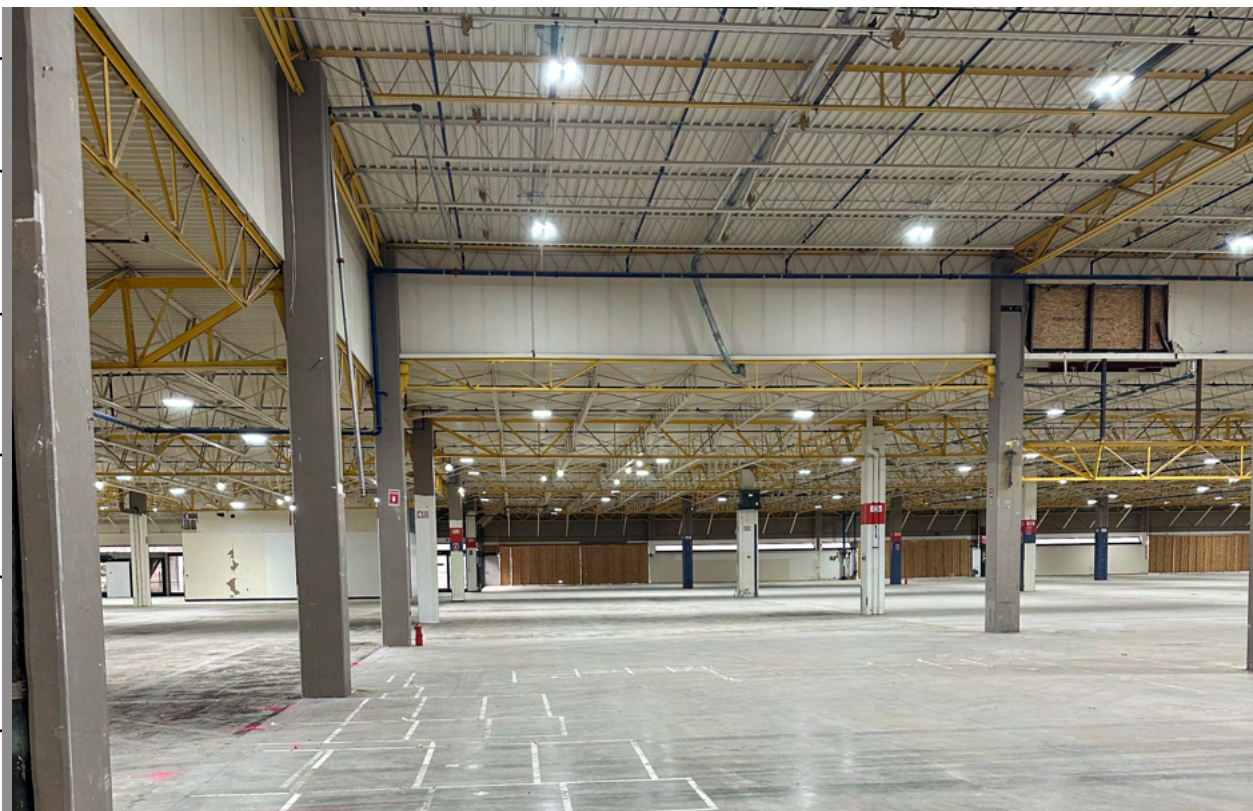
**15'
(12' Units 100 - 230)**

LOADING

**21 Dock High & 9 Drive-In
Doors
(More Available)**

ZONING

M-1



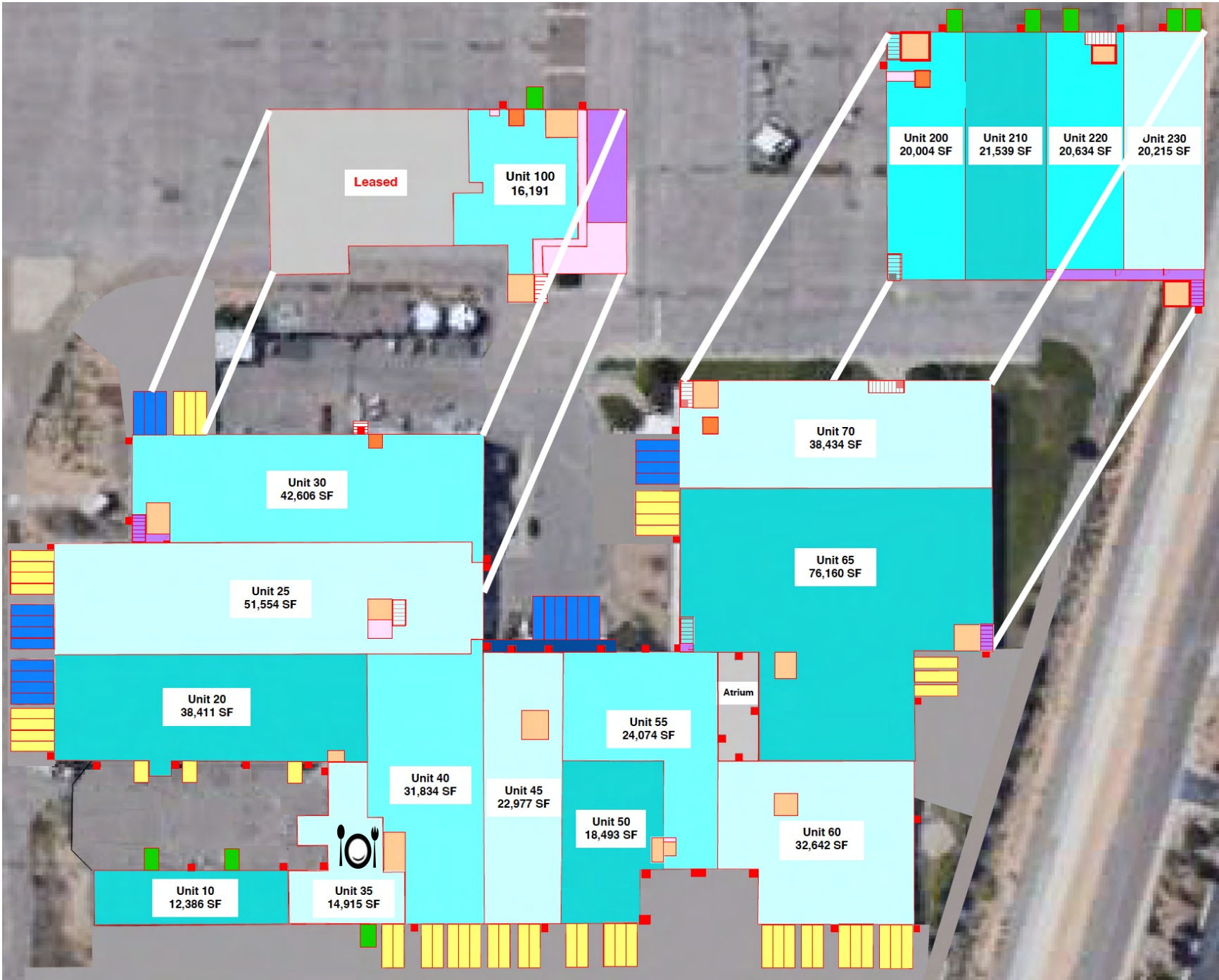


PROPERTY OVERVIEW

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

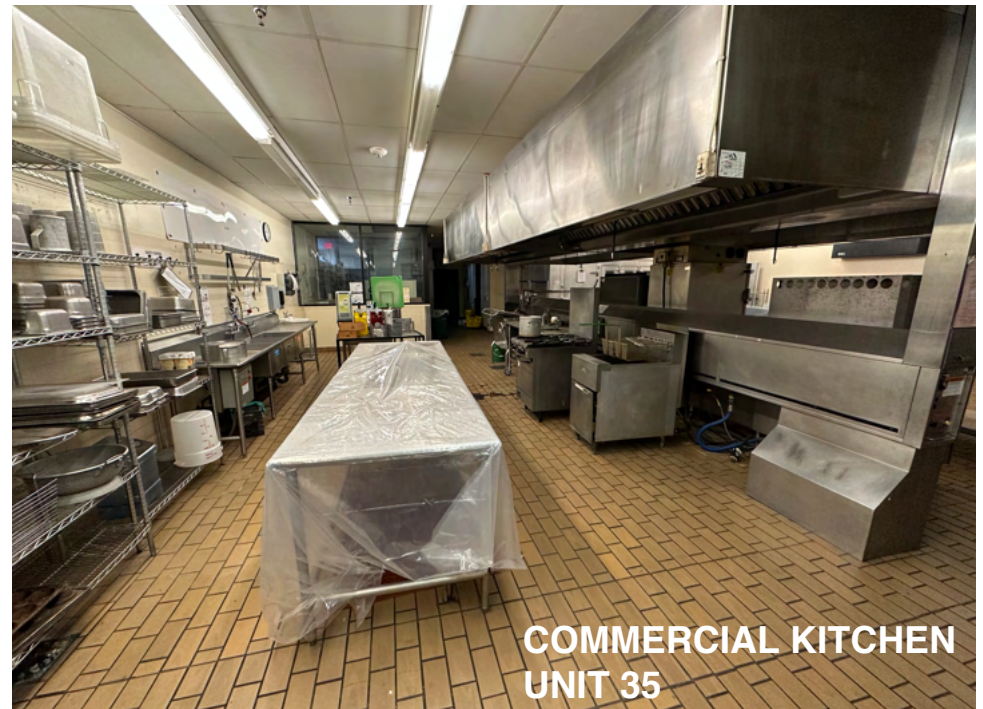
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Property Site Plan



- Current Restrooms
- Staircases
- Dock Doors
- Drive-In Doors
- Egress Locations
- Potential Docks or Drive-In
- Common Areas
- Leased Areas
- Shared Areas
- Commercial Kitchen

*Unit Sizes Can Be Modified



COMMERCIAL KITCHEN
UNIT 35



LOCATION



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