

FOR LEASE

4,776 SF – 33,432 SF



INDUSTRIAL WAREHOUSE

4901 ROCKAWAY BLVD. NE, Bldg G
RIO RANCHO, NM 87124

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ABRUVEST, LLC

| LEASE SUMMARY | |
|----------------------------|--|
| STARTING RENT | \$11.50/SF NNN |
| LEASABLE UNITS | 4,776 SF - 33,432 SF |
| FLEXIBLE USES | Warehouse Distribution Manufacturing |
| CAM | \$2.55/SF |
| LOT SIZE | 2.5 Acres |
| ADDITIONAL YARD (OPTIONAL) | 0.7 Acre |
| COLUMN SPACING | 40' x 27' |
| CLEAR HEIGHT | 24' |
| LOADING | 1 Drive-In Door (Existing) 6 Drive-Ins Doors (Additionally Available) |



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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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

SITE PLAN





LEASED

Proposed 4,776 - 33,432 SF Units

Optional 0.7 Acre Yard/Parking

✓ **4,776 SF - 33,432 SF Industrial**

✓ **Optional 0.7 Acre Yard**

✓ **M-1 Zoning**

✓ **Fully Fire Sprinklered**

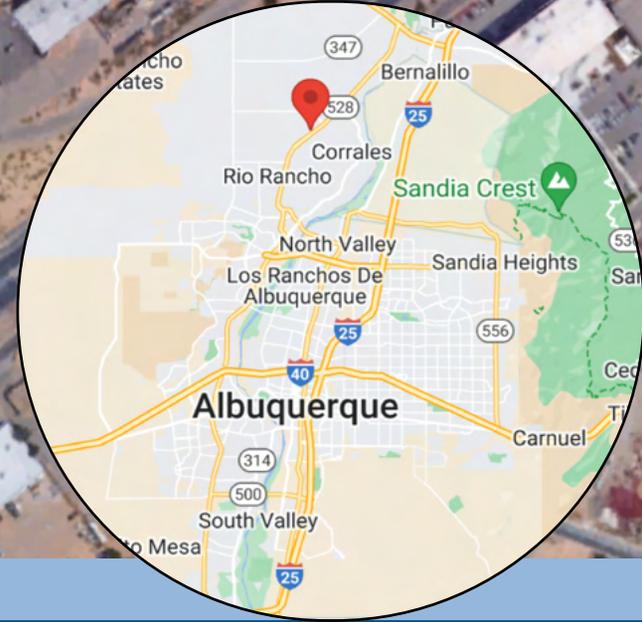
✓ **Multiple Drive-Ins and Dock-Highs**

✓ **Skylights Throughout**

✓ **Gas Space Heaters**

✓ **3.3 Miles from Intel**

LOCATION



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