

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with rounded corners. Below the text is a horizontal bar with three segments of color: yellow, red, and blue.

Colliers

The background of the advertisement is a photograph of a modern industrial building. The building has a light grey concrete facade with large panels. A prominent yellow horizontal band runs across the upper part of the building, featuring a yellow T-shaped decorative element. There are several small, square windows with dark frames. The entrance area has large glass doors and windows. The sky is clear and blue.

For Lease

8000 Bluewater Rd NW
Albuquerque, NM 87121

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8000 Bluewater Rd NW | For Lease

Property Profile

Details

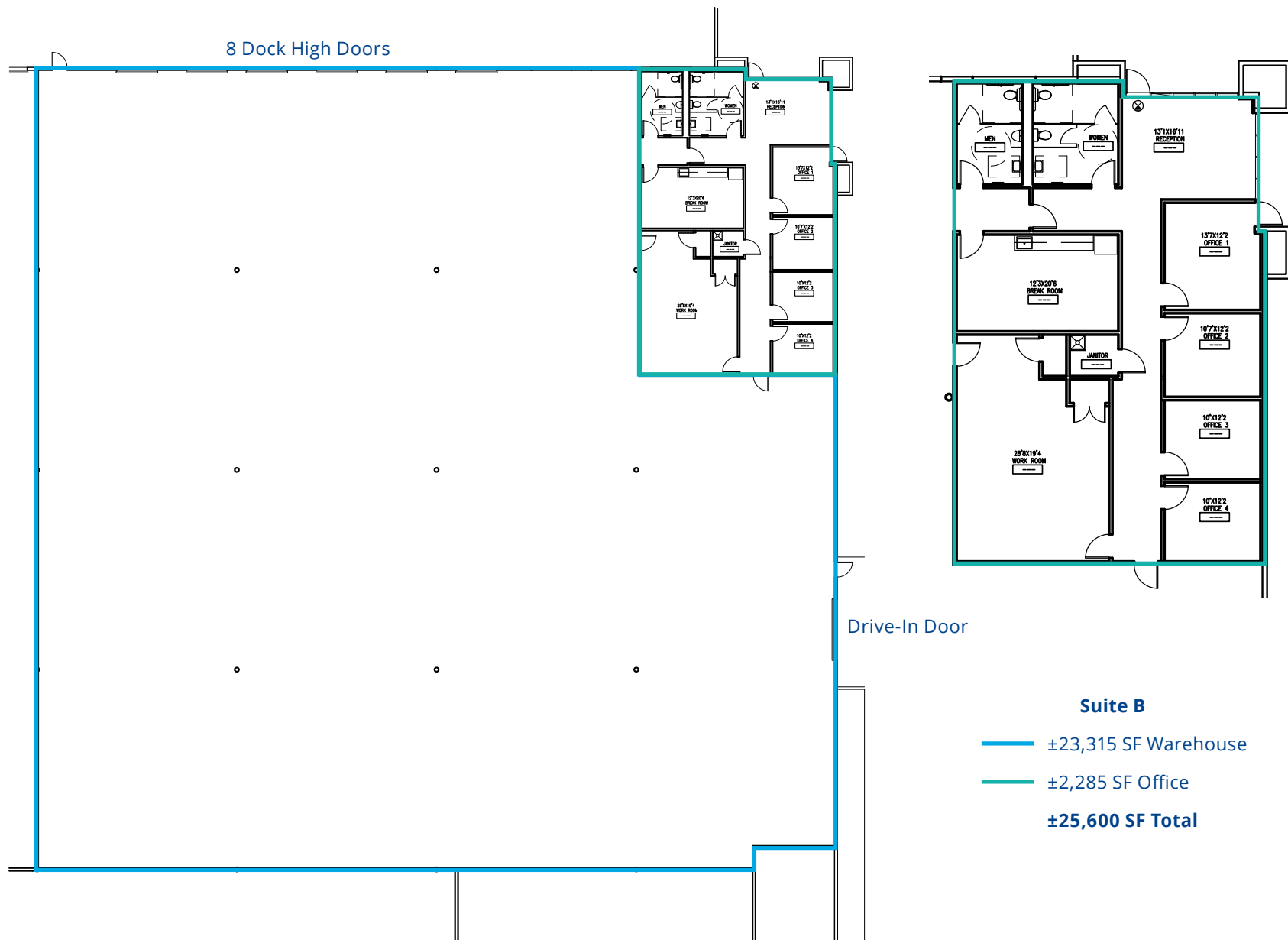
Lease Rate	\$12.25 PSF
NNN	\$2.54 PSF
Building Size	± 201,720 SF
Space Available	± 25,600 SF
Submarket	West Mesa
Zoning	NR-BP (Non-Residential - Business Park)

Features

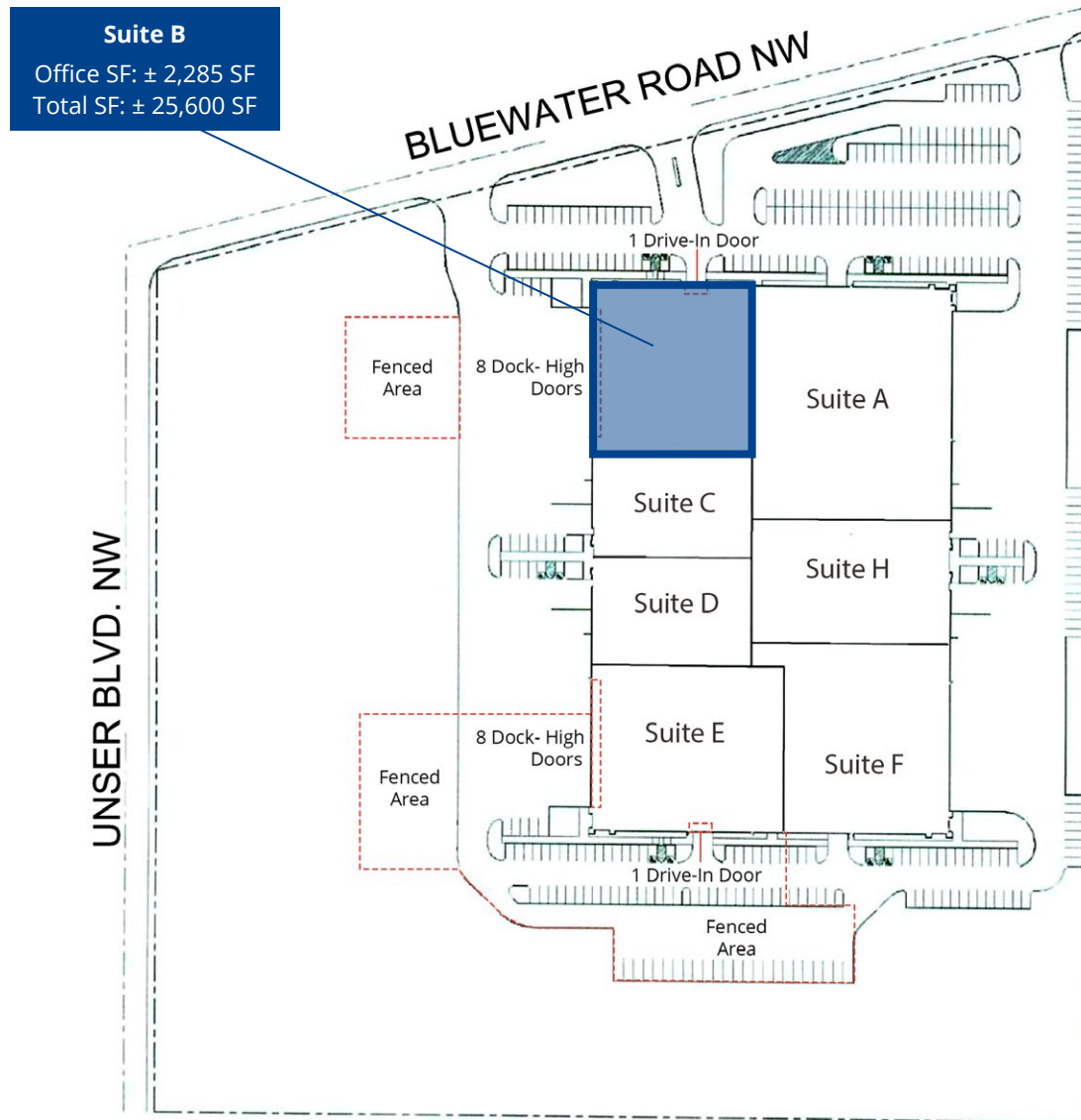
- ±24' vertical clearance with skylights
- Fenced yard/trailer parking
- 80' concrete truck apron
- Tilt-up concrete panel construction
- Fire Sprinklers
- 277/480 volt power
- 40' x 40' column spacing
- Suite B:
 - 8 (8' x 10') dock-high doors
 - 12' x 14' drive-in door



Floor Plan

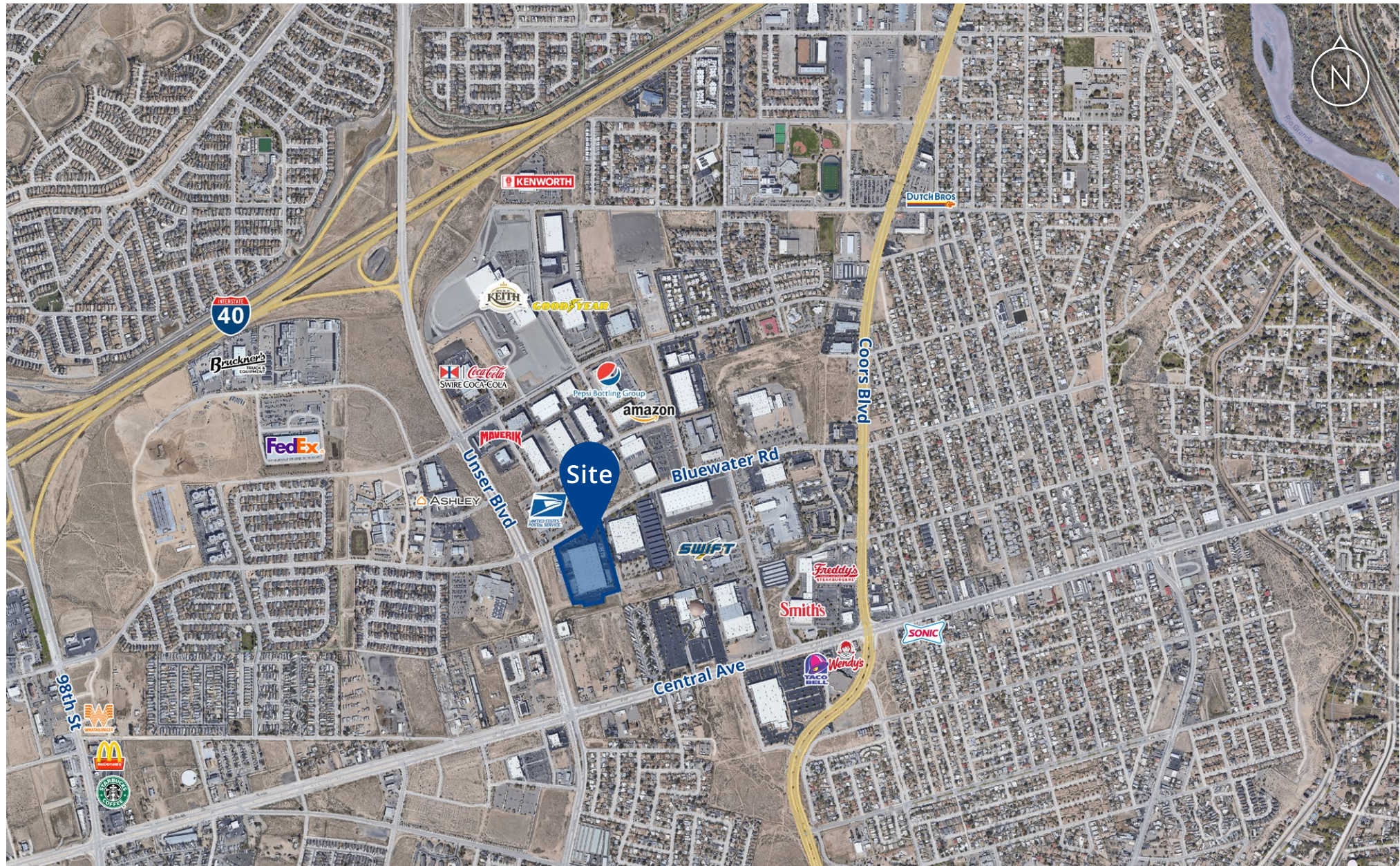


Site Plan



8000 Bluewater Rd NW | For Lease

Trade Area Aerial



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Intersection Aerial

