

FOR SALE & LEASE



INDUSTRIAL INVESTMENT PROPERTY NNN LEASED

7510 MALLARD WAY, SANTA FE, NM 87501



FOR SALE \$2,275,000 | 10,969 SF± | 8.5% CAP RATE

REA | REAL ESTATE ADVISORS
101D Sun Ave NE Suite 2A
Albuquerque, NM 87109
505-529-3200 www.reanm.com



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Property Highlights

Flex Commercial Building in the Airport Business Park



FOR SALE

Price: \$2,275,000

Price Per SF: \$207 / SF

Building SF: 10,969 SF ±

CAP Rate: 8.5%

Lot Size: 0.781 AC ±

NOI: \$139,000

Zoning: I-1 Zoning

LEASE SUMMARY

Lease Type:	Triple Net Lease, Tenant pays base rent and direct operating, expenses for taxes, insurance, & maintenance
Tenant:	Inquire with broker
Lease Term:	new 5 year lease
Building SF:	10,969 SF ±
Triple Net Base Rate:	\$16,000/MO (\$139,000 in year 1 - 8.5% CAP rate)
Rent Escalation:	Annual CPI Increases
Renewals:	one 5-year renewal
Tenant ROFR:	Tenant has the first right of refusal to buy

Property Description

Flex Commercial Building in the Airport Business Park

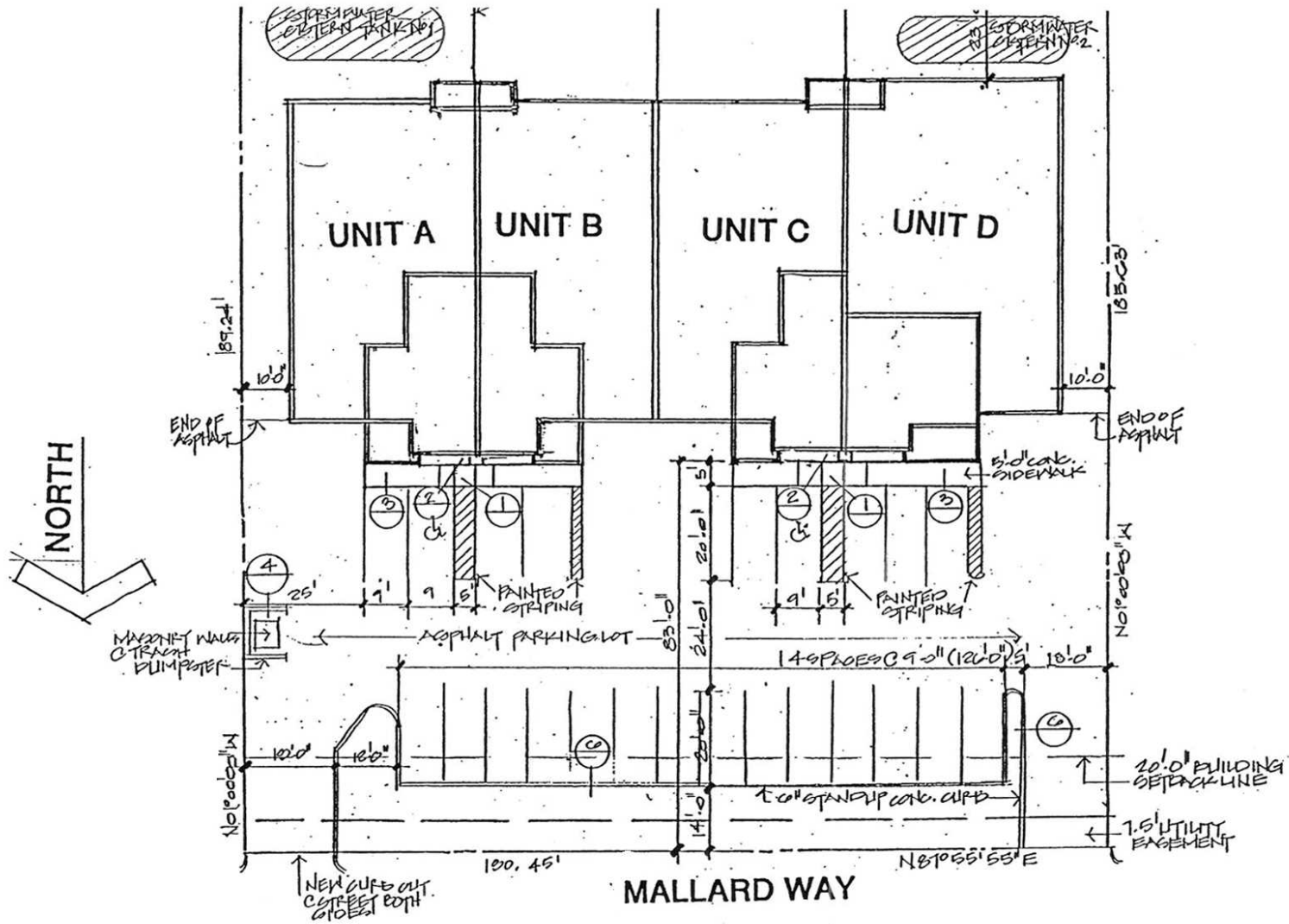


PROPERTY DESCRIPTION

- Flex commercial building with many possible configurations. 4 internal units each with an 8' x 8' roll up door, an office, bathroom, warehouse space with high ceilings and security shutters. Currently each space is interconnected.
- Leased to Critical Solutions, a licensed cannabis producer with a new 5 year lease yielding 8.5% annual CAP rate.
- Fully fenced site with paved parking and 23 paved parking spaces.
- City of Santa Fe I-1 Zoning allows for many uses including industrial, storage, automotive, warehouse, construction trades, cabinet shop, office, pet grooming, kennel, educational, religious, and more.
- Located near the intersection of Airport Road and 599 with convenient access to I-25 and Albuquerque and Los Alamos. Nearby businesses include luxury car storage, Tractor Supply, the Santa Fe Airport and a future Franks Supply.
- Utilities include heavy electrical service, 3 phase, 1,600 amps; city water/sewer; and natural gas.
- Property is in the Airport Business Park which ensures an attractive neighborhood via the application of covenants and restrictions regulating architecture, landscaping, fencing, noise, odors, and certain uses.
- Building is equipped with air conditioning, climate control, humidity control, plumbing for industrial gasses, heating, and floor drains. Ceilings are lined with uni-strut allowing for easy installation of lighting & other utilities.

Floorplan

Flex Commercial Building in the Airport Business Park

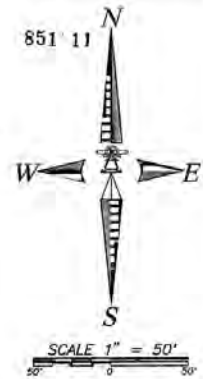


UNIT SIZE PER USAGE:

UNIT	OFFICE	WAREHOUSE	TOTAL
A	6106 SF	18096 SF	25596 SF
B	6106 SF	18896 SF	25596 SF
C	6106 SF	18896 SF	25596 SF
D	7805 SF	25126 SF	32926 SF
TOTAL			10,9696 SF

LEGAL DESCRIPTION:
 7510 MALLARD WAY
 LOT 11
 SANTA FE AIRPORT BUSINESS PARK
 SANTA FE COUNTY, N.M.

PUBLIC NOTICE
 THIS BOUNDARY SURVEY IS BASED ON THOSE DOCUMENTS REFERENCED HEREDON. THE SANTA FE COUNTY LAND USE ADMINISTRATOR MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT OR DEVELOPMENT PERMIT AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE. SANTA FE COUNTY AND/OR THE GOVERNING MUNICIPALITY MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE LAND OWNER/PURCHASER.

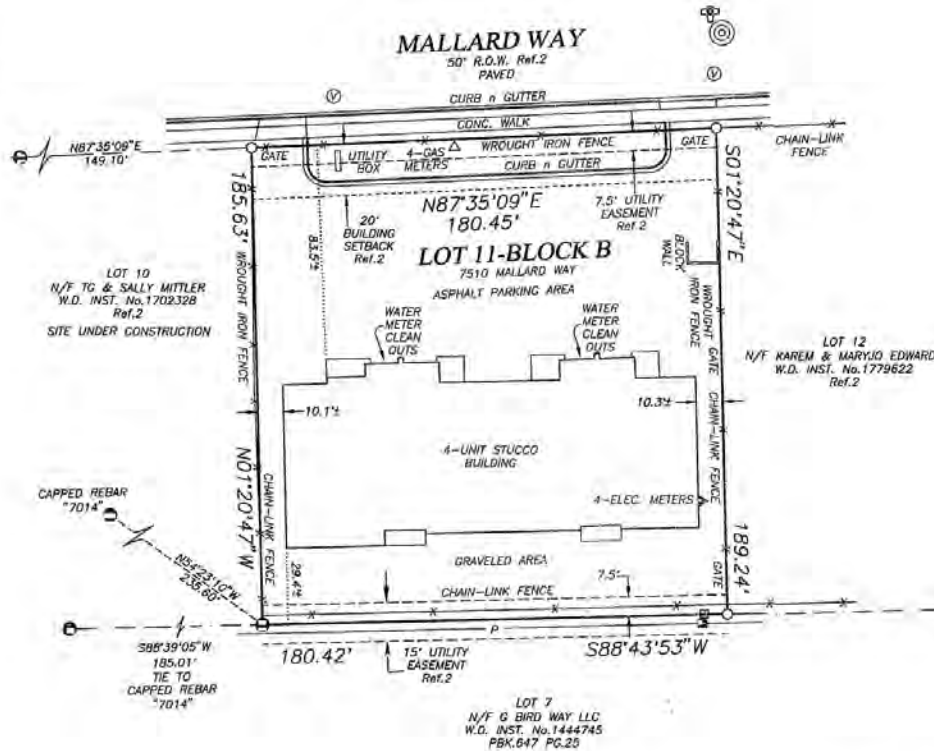


LEGEND/DEED-PLAT REFERENCE

1) REFERENCE A WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT No.1572762

2) REFERENCE A PLAT OF SURVEY TITLED, "SANTA FE AIRPORT BUSINESS PARK," DATED 12/07/02 BY GARY E. DAWSON, N.M.L.S. 7014 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 560, PAGES 18-19 AS INSTRUMENT No.1330136

- ⊕ MONUMENT FOUND AND USED, AS NOTED
- CAPPED REBAR "13054" SET
- COMPUTED POINT
- ⊙ U.S.G.L.D. BRASS CAP
- ⊕ CONTROL MONUMENT
- ⚡ UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ CABLE TV PEDESTAL
- ⊞ UTILITY BOX
- ⊞ ELECTRIC METER
- ⊞ GAS CONNECT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ SEWER MANHOLE COVER
- ⊞ TELEPHONE MANHOLE COVER
- ⊞ FIRE HYDRANT
- ⊞ LIGHT POLE
- ⊞ SIGN



Instrument Number 1890440
 COUNTY OF SANTA FE)
 STATE OF NEW MEXICO)
 I hereby certify that this instrument was filed for record on the 3 day of July, A.D. 2019 at 12:11 o'clock PM and was duly recorded in book 257 page 17 of the records of Santa Fe County.
 Witness my hand and Seal of Office
 Geraldine Szlazar
 County Clerk, Santa Fe County, N.M.
Karen Vozz Deputy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL, AND THAT THE DATA SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, EFFECTIVE 07/24/16. IMPROVEMENTS CURRENT AS OF THE DATE OF THIS SURVEY.

THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT AND IS NOT A LAND DIVISION, OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

Jeffery L. Ludwig
 07-03-2019
 JEFFERY L. LUDWIG N.M.L.S. 13054 DATE



UPC 1-047-095-149-403
 INDEXING INFORMATION FOR COUNTY CLERK

CORNERSTONE LAND SURVEYING		BOUNDARY SURVEY PLAT	
JEFFERY L. LUDWIG N.M.L.S. No.13054 nm1s@cnspl.net 505-690-7010 CELL 505-471-5477 OFFICE P.O. BOX 8348 SANTA FE, NEW MEXICO 87504	SECTION (a) 11 TOWNSHIP T-16-N RANGE R-B-E GRANT N/A N.M.P.M.	PREPARED FOR I'M OBLIGED, LLC A NEW MEXICO LIMITED LIABILITY COMPANY LOT 11 BLOCK B SANTA FE AIRPORT BUSINESS PARK CITY AND COUNTY OF SANTA FE, NEW MEXICO	SCALE 1" = 50' DATE 07/03/19 DRAWN-BY LUDY CHECKED-BY LUDY PROJECT No. 1918-01580RY

Property Photos

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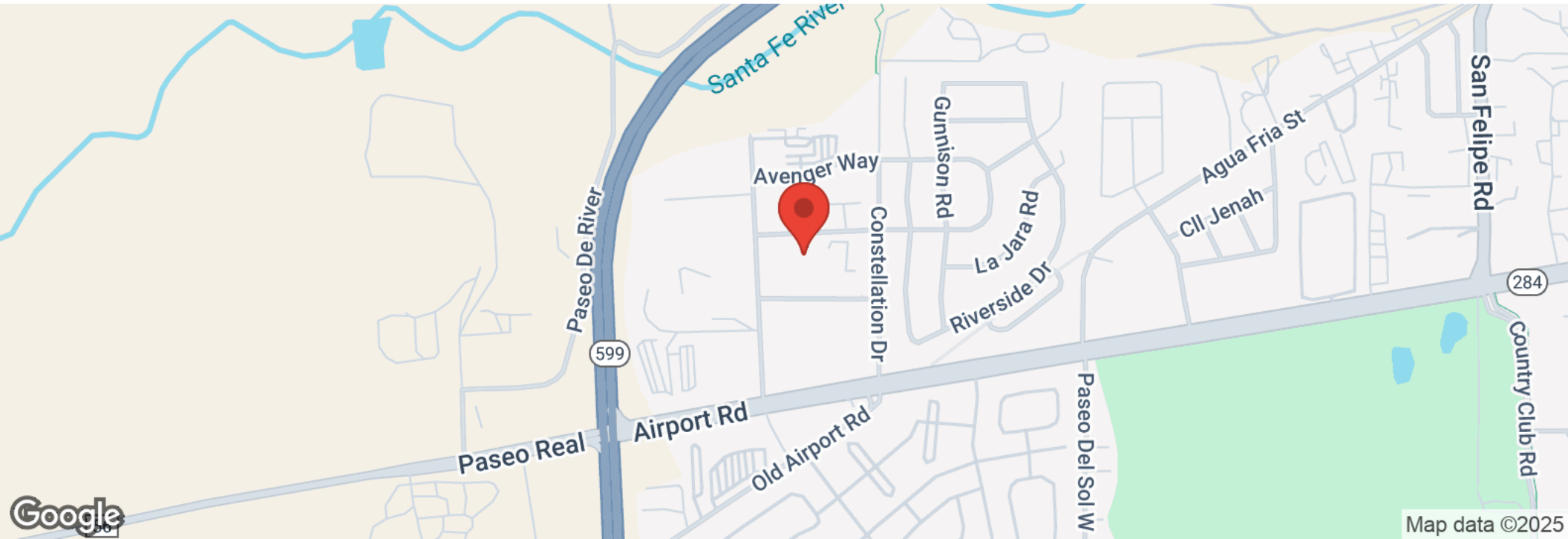
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Location Maps

Flex Commercial Building in the Airport Business Park



Map data ©2025



Map data ©2025 Google

Vicinity Map

Flex Commercial Building in the Airport Business Park

