

West Mesa

Warehouse/Distribution near I-40 & Unser Blvd

520 AIRPORT DR NW
ALBUQUERQUE, NM 87121



Up to ±10,965 SF for Lease



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CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

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www.cbre.com/abq





Property Overview

Available

- **Suite A - 7**
±4,858 SF
Office: ±1,454 SF
Warehouse: ±3,404 SF
- **Suite C1 - C4**
±10,965 SF
Office: ±2,500 SF
Warehouse: ±8,465 SF

Lease Rate

- \$15.00/SF/YR
Modified Gross

Highlights

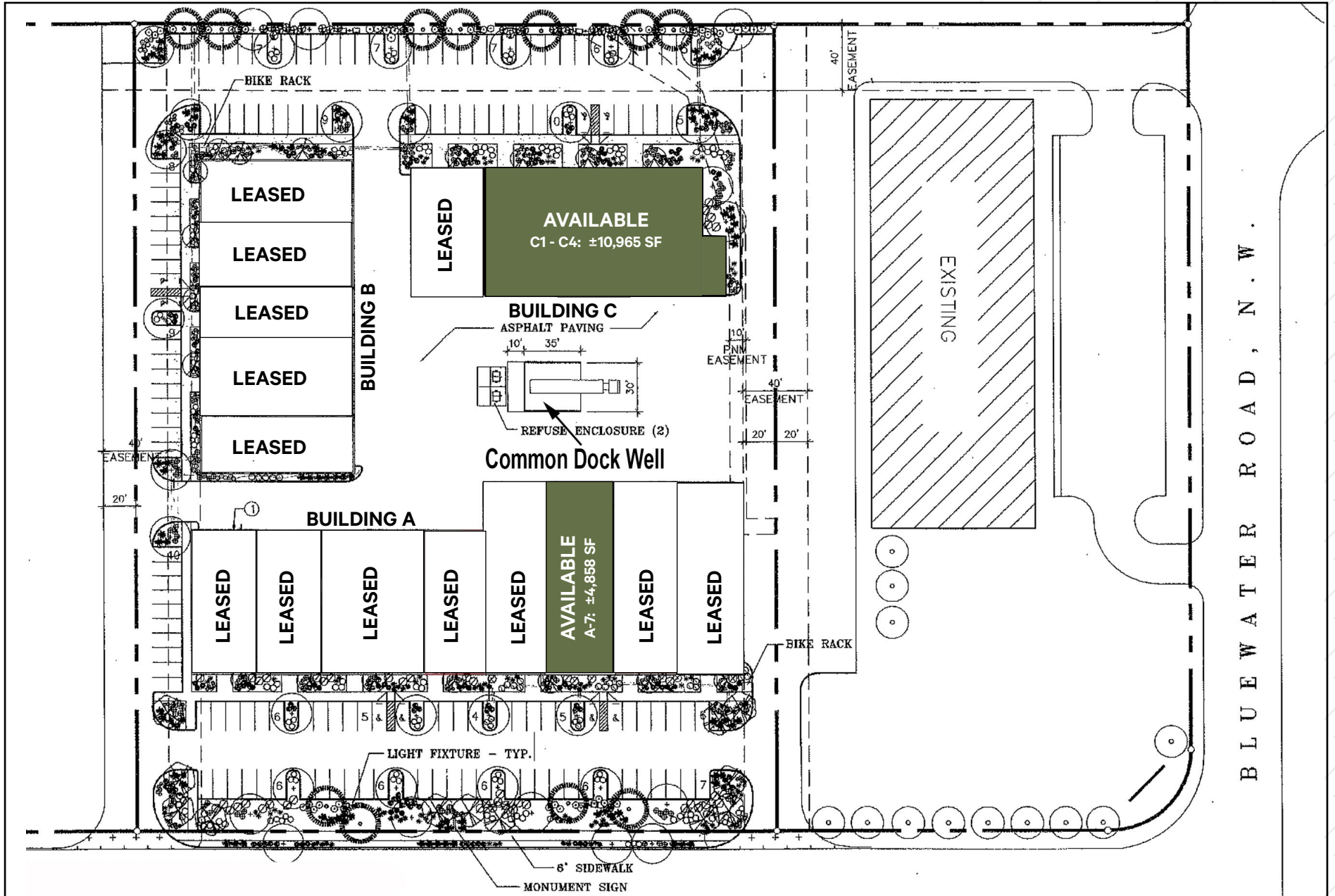
- Excellent access to I-40
- 18' - 21' clear ceiling height
- Warehouse: evaporative cooling and suspended gas heat
- Office: refrigerated air
- 3 phase/200 amp
- Drive-in doors and common area truck well
- Pneumatic lines in place in Suite A-7
- Zoning: NR-BP (Non-Residential, Business Park)

Building Specifications

| Type | Detail | |
|-----------------------------|---|-------------------------------|
| Total Available SF | A-7: ±4,858 SF | C1 - C4: ±10,965 SF |
| Warehouse SF | ±3,404 SF | ±8,465 SF |
| Office SF | ±1,454 SF | ±2,500 SF |
| # of Dock Doors | Common area truck well | |
| # of Drive-In Doors | A-7: Two (2) drive doors | C1 - C4: Four (4) drive doors |
| Zoning | NR-BP (Non-Residential) | |
| HubZone Qualified | Yes (2028) | |
| Clear Height | 18' - 21' Clear Height | |
| Electrical | 3-phase, 200 amps | |
| Heating and Cooling | Office: HVAC Warehouse: Evaporative coolers and suspended gas space heaters | |
| Column Spacing | Open | |
| Lighting | LED | |
| Truck Court | No | |
| Parking | Total parking spaces: 125 Parking ratio: 1.83/1000 | |
| Trailer Parking | No | |
| Yard/Outdoor Storage | No | |
| Sprinkler System | None | |
| Security Systems | No | |
| Internet | Yes | |
| Lot Size | ±4.8 Acres | |
| Total Building Size | ± 34,787 SF for Building A | |
| Year Built | 2003 | |
| Submarket | West Mesa | |

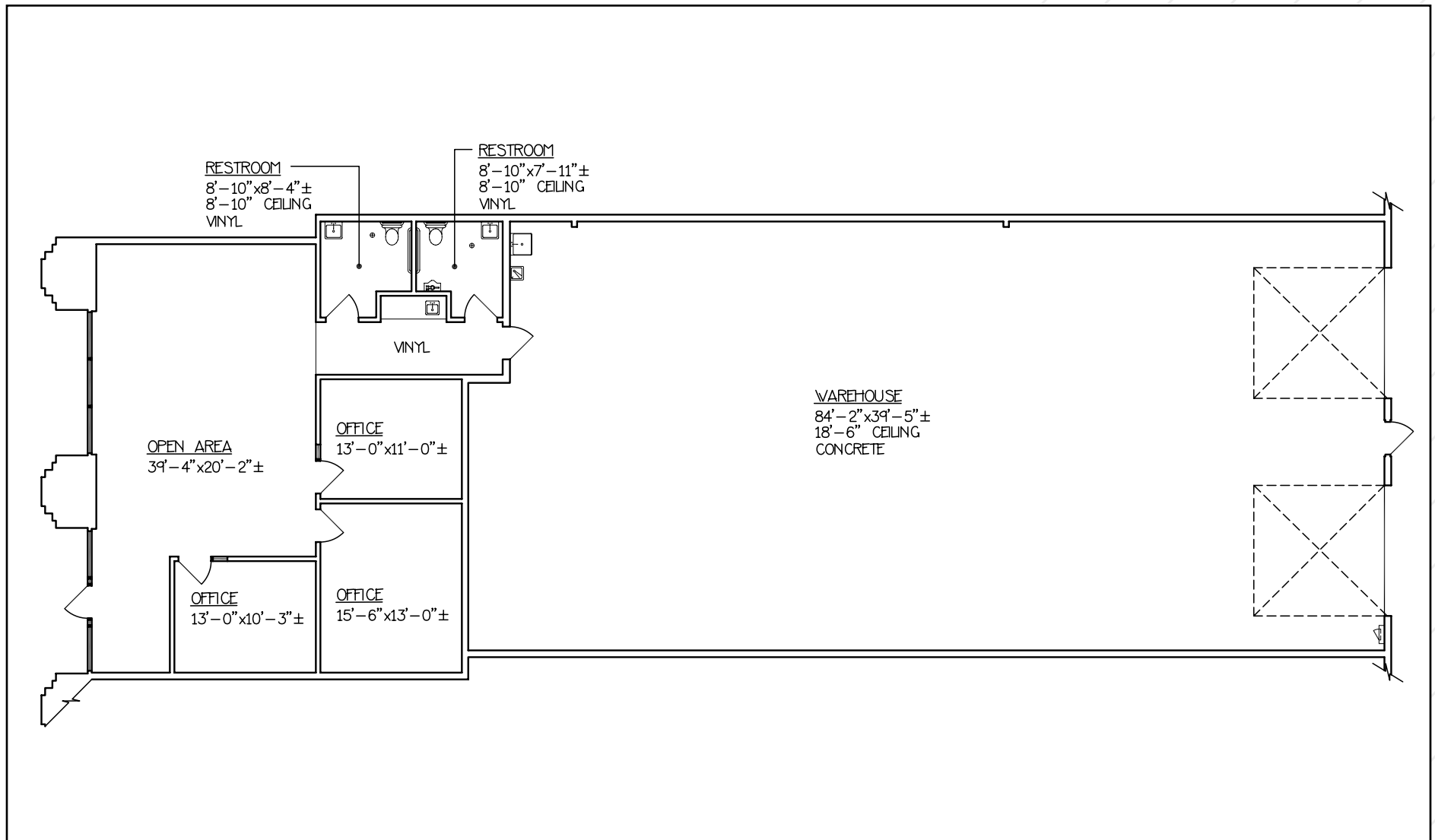


Site Plan



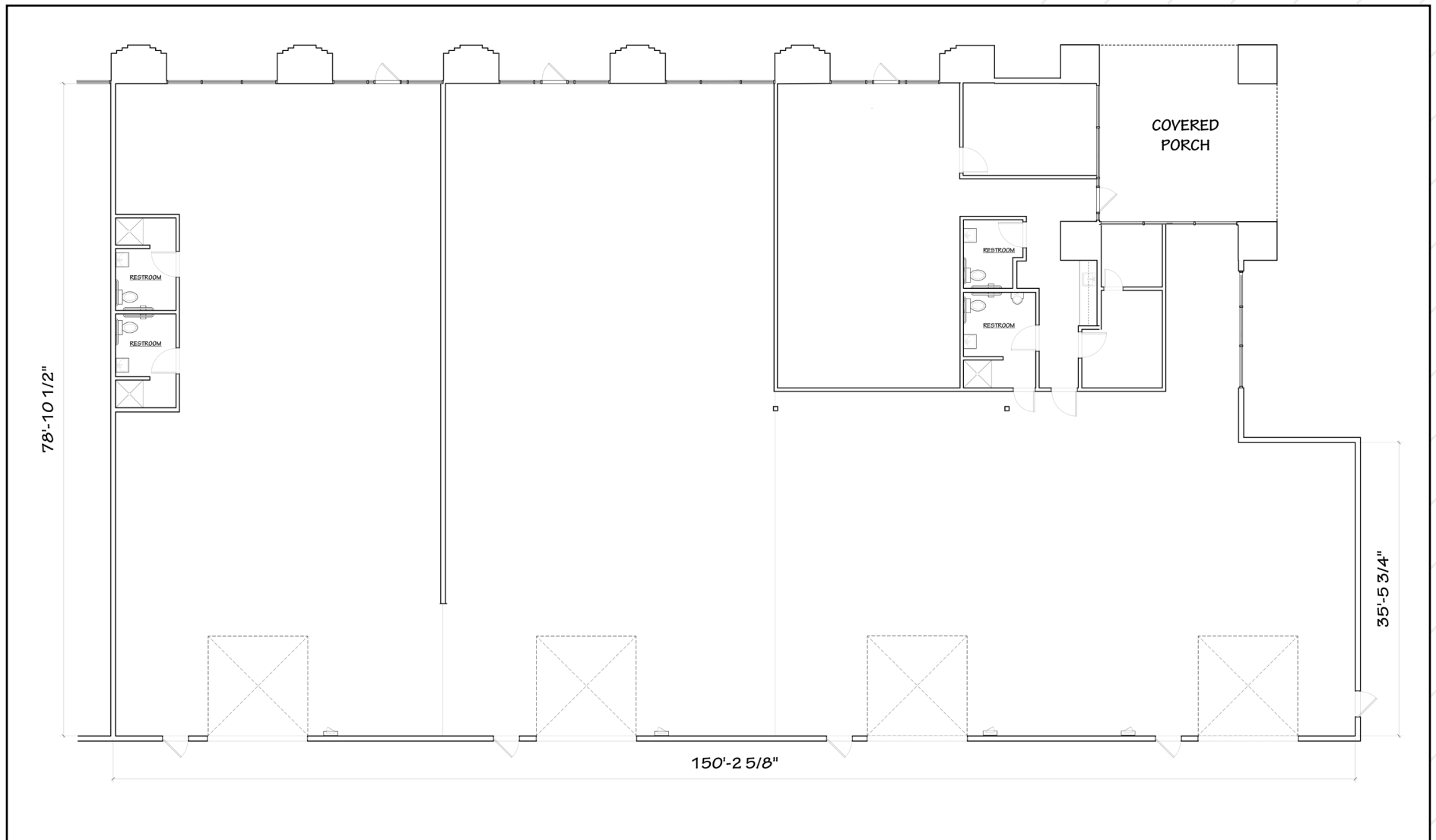
Floor Plan

- Suite A-7
±4,858 SF

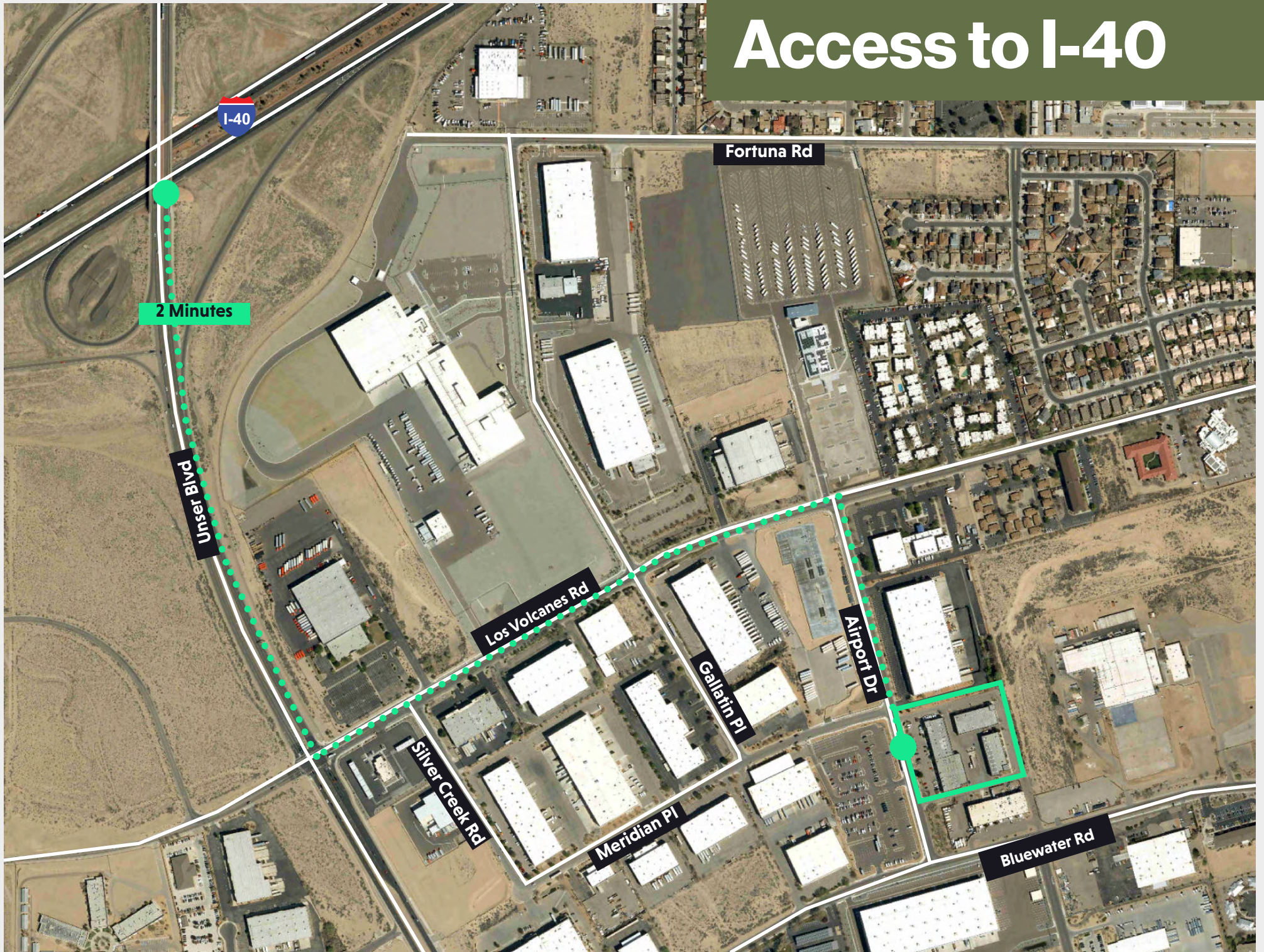


Floor Plan

- Suite C1 - C4
±10,965 SF



Access to I-40





Bruckner's
Since 1932

ABORIDE

KEITH

FedEx
Distribution Center

SITE

MERIDIAN BUSINESS PARK

NM
HEALTH SCIENCES

ABORIDE
Unser Transit Center

UNITED STATES POSTAL SERVICE

LEGACY
CHURCH

Smith's FOOD & DRUG STORES **FAMILY DOLLAR**

Unser Blvd NW

I-40

345

72nd St NW

Fortuna Rd NW

64th St NW

Estancia Dr NW

58th St NW



Bene Keith Way NW

Los Volcanes Rd NW

Los Volcanes Rd NW

Coors Blvd NW

60th St NW

59th St NW

Estancia Dr NW

Bluewater Rd NW

Airport Dr NW

Airport Dr NW

64th St NW

63rd St NW

60th St NW

Bluewater Rd NW

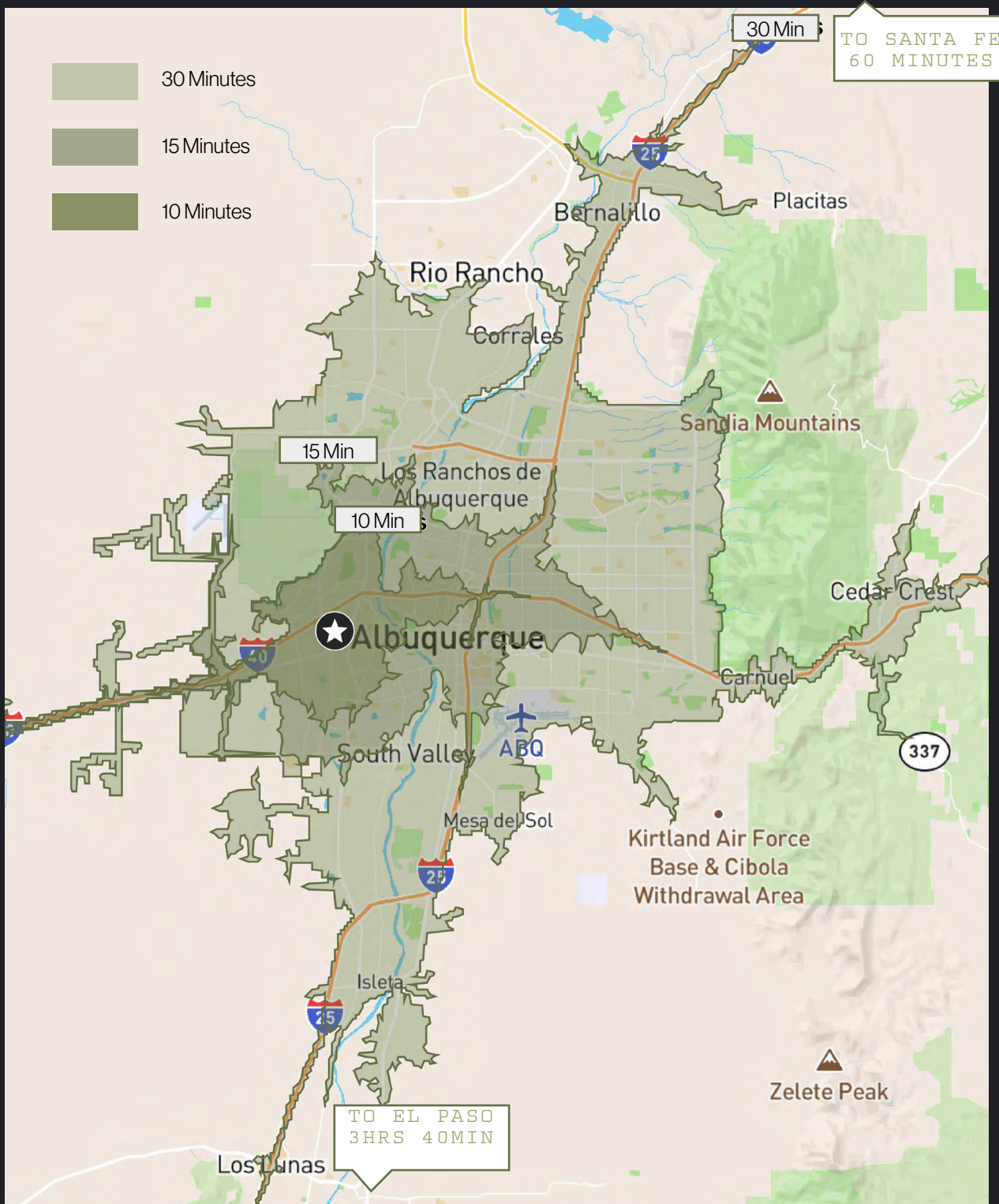
345

66

Central Ave SW

66

75th St NW



Drive Time Map

INTERSTATE I-40

2 Minutes

BIG I INTERCHANGE
I-25 / I-40

8 Minutes

ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB

12 Minutes

PASEO DEL NORTE
AND I-25

15 Minutes

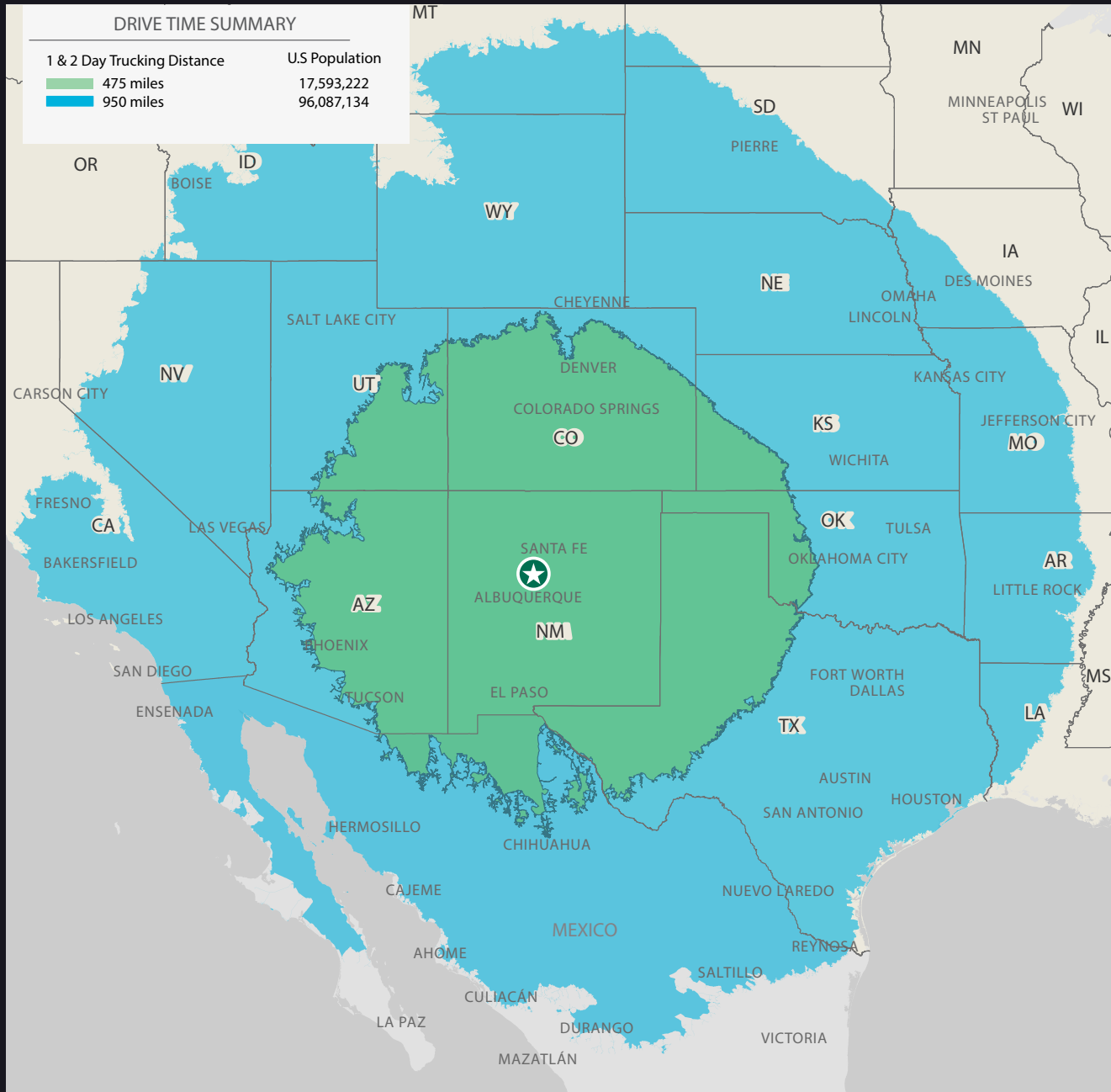
EL PASO, TX

3 hours and 40 minutes

SANTA FE, NM

60 Minutes

Truck Service Drive Time



One-Day Truck Service From Albuquerque

| CITY | Miles | Time (est) |
|----------------------|-------|-------------|
| El Paso, TX | 266 | 3 hr 50 min |
| Amarillo, TX | 288 | 4 hr 16 min |
| Colorado Springs, CO | 378 | 5 hr 29 min |
| Phoenix, AZ | 419 | 6 hr 31 min |
| Denver, CO | 448 | 6 hr 33 min |
| Tucson, AZ | 449 | 6 hr 36 min |

Two-Day Truck Service From Albuquerque

| CITY | Miles | Time (est) |
|--------------------|-------|--------------|
| Las Vegas, NV | 576 | 8 hr 34 min |
| Dallas, TX | 649 | 9 hr 46 min |
| Salt Lake City, UT | 667 | 9 hr 55 min |
| Los Angeles, CA | 787 | 11 hr 53 min |
| San Diego, CA | 772 | 12 hr 9 min |
| Little Rock, AR | 882 | 13 hr 9 min |
| Houston, TX | 841 | 13 hr 12 min |



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