

**FOR SUBLEASE**

Flexible Term

Starting at 12-mos through 12-31-29

**Aggressive Lease Rates**

# 95,070± SF Rio Rancho Manufacturing/Warehouse

510 LASER RD NE | RIO RANCHO, NM 87124

**CBRE**



# Prime Greater Albuquerque Industrial Building

510 Laser Rd offers a unique opportunity to sublease a manufacturing/distribution user. This highly functional property is strategically located just minutes from Highway 528, a major arterial route. It boasts heavy power capacity, generous ceiling heights in the warehouse, and is zoned for industrial use.

## PROPERTY HIGHLIGHTS

- Heavy power - 3-phase, 500 kVA to building
- 20'6" - 21'9" clear height in manufacturing area
- 24'0 - 25'6" clear height in warehouse
- 38' X 44' column spacing
- Ten dock high doors
- Two drive-in doors
- SU zoning - City of Rio Rancho
- Evaporative cooling, suspended gas heat in warehouse
- HVAC in office
- 44,190± SF warehouse can be leased separately
- **Adjacent industrial building, 590 Laser Rd, is also available (48,864± SF), combined 143,934± SF. Inquire with broker for details.**



95,070±  
TOTAL SF

4.52±  
ACRES

8,294± SF Office  
42,586± SF Manufacturing  
44,190± SF Warehouse

Contact Broker to  
discuss flexible  
lease rates





528

528

NORTHERN BLVD

VORTEX RD

Connecting  
Bridge

510 Laser Rd  
95,070± SF

590 Laser Rd  
Industrial  
Building also  
Available  
48,864± SF

44,190± SF  
Warehouse  
Can be leased separately

42,586± SF  
Manufacturing  
Can be leased separately

LASER RD



# Site Plan

LASER RD

590 Laser Rd  
Industrial  
Building also  
Available  
48,864± SF

Connecting  
Bridge

44,190± SF  
Warehouse  
Can be leased separately

Truck Court  
Additional Parking

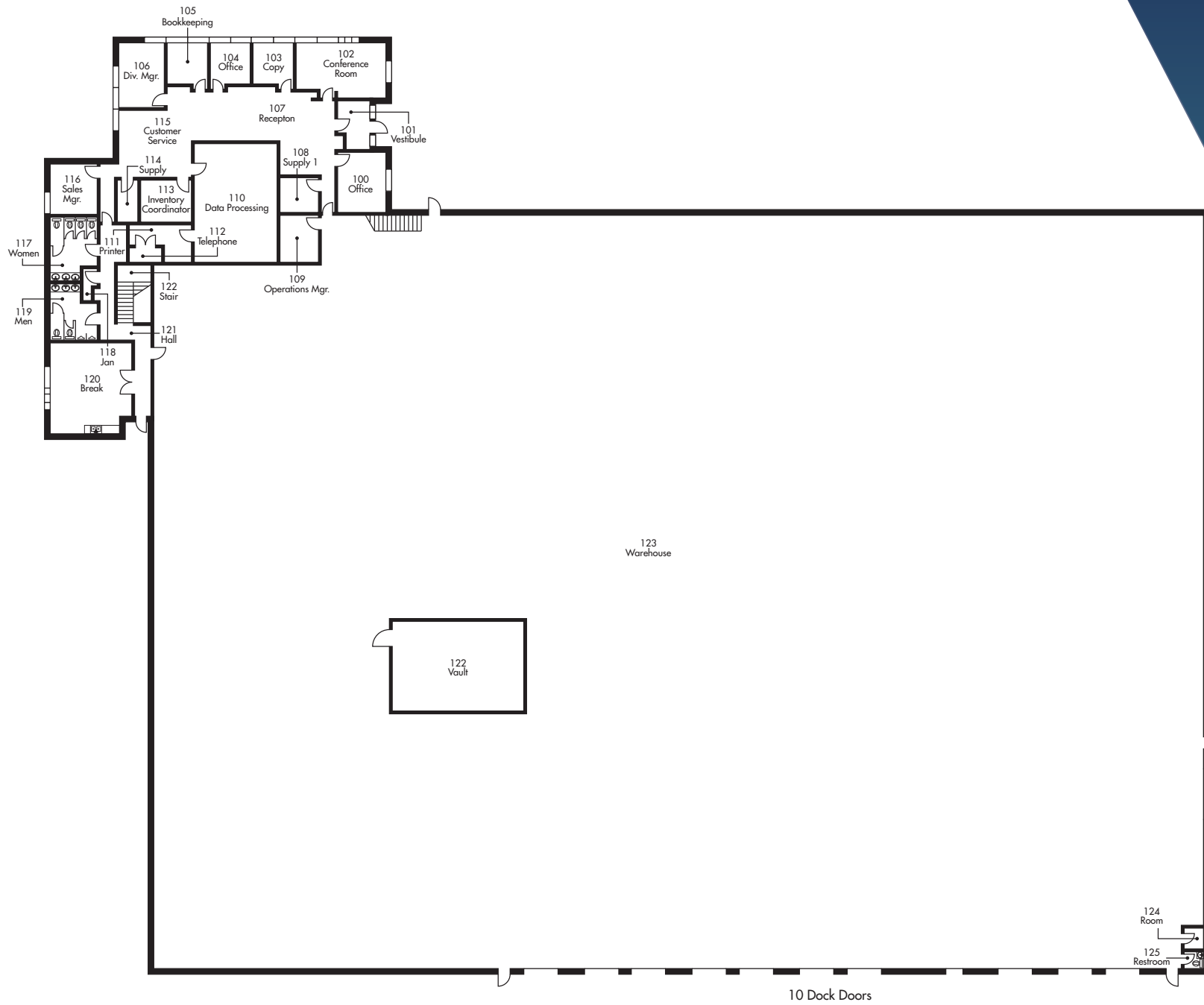
VORTEX RD

42,586± SF  
Manufacturing  
Can be leased separately

510 Laser Rd  
95,070± SF



# Floor Plan

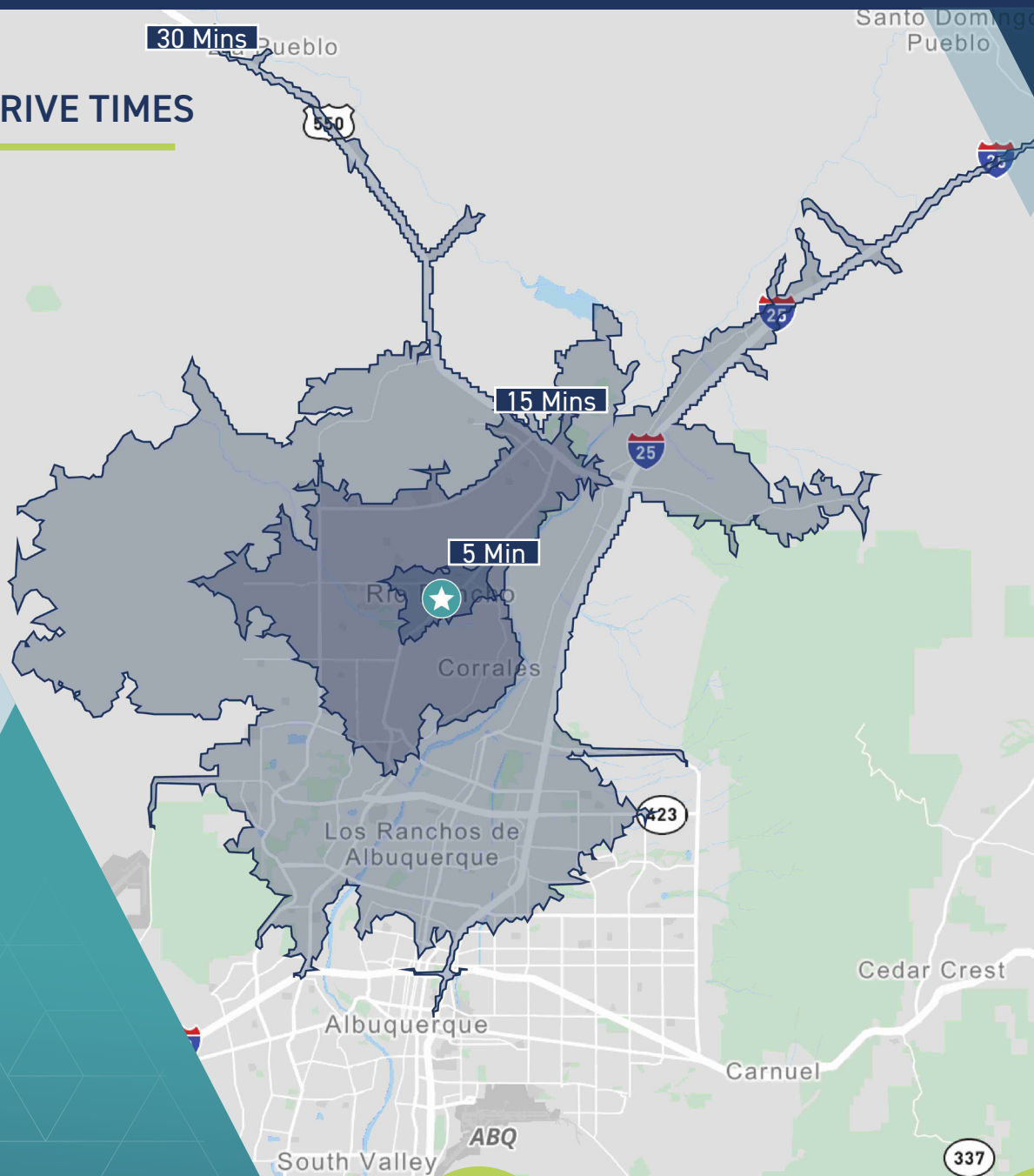








## DRIVE TIMES



## Location

Rio Rancho, NM is the third largest city and fastest growing community in the State of New Mexico and is a part of the Greater Albuquerque MSA. It also serves as the economic hub for Sandoval County. Rio Rancho has been named one of the best places to live in the country with a vibrant economy, excellent schools and a highly educated workforce. The residential neighborhoods have been developed with an emphasis on open space, parks and recreation.

Manufacturing and technology companies choose Greater Albuquerque Region/ Rio Rancho for it's high concentration of highly-skilled workers, business-friendly environment and incentives that drive growth.



**20 MINUTES**  
TO INTERSTATE 25



**1 MINUTE**  
TO HIGHWAY 528



# Why Rio Rancho?

Rio Rancho is home to many of the regions top employers including Intel, AerSale, Presbyterian and the University of New Mexico. Large companies and manufacturers locate in Rio Rancho for a range of reasons including:



Cooperative and pro-development government



Large pool of highly skilled workers



Affordable, new housing



Excellent public and private schools



Emphasis on higher education options  
Two college campuses in Rio Rancho



Low risk of natural disaster



Excellent quality of life with emphasis on  
outdoor activities and community open space

111,577

POPULATION

\$109,519

AVG HH INCOME

34.8%

BACHELOR'S DEGREE+

126,589

2029 PROJECTED  
POPULATION



# Leading Industries in Greater Albuquerque Region

With an abundance of local talent, Greater Albuquerque offers opportunities for growth across numerous private-sector industries. In recent years, the private sector has experienced remarkable expansion in various manufacturing and distribution/warehouse industries.

**3rd** highest count of jobs for Semiconductor and Electrical Equipment Manufacturing

(Metro Areas 500k-1M, NAICS 3344)

**40%** of the population is prime working age

Lightcast 2024





# 510 Laser Rd NE

RIO RANCHO | NEW MEXICO



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