

FOR LEASE

4,776 SF - 50,241 SF



INDUSTRIAL WAREHOUSE

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

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ABRUVEST, LLC

LEASE SUMMARY

STARTING RENT	\$11/SF NNN
LEASABLE UNITS	4,776 SF - 50,241 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	3 Dock High & 2 Drive-In Doors (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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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.

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SITE PLAN





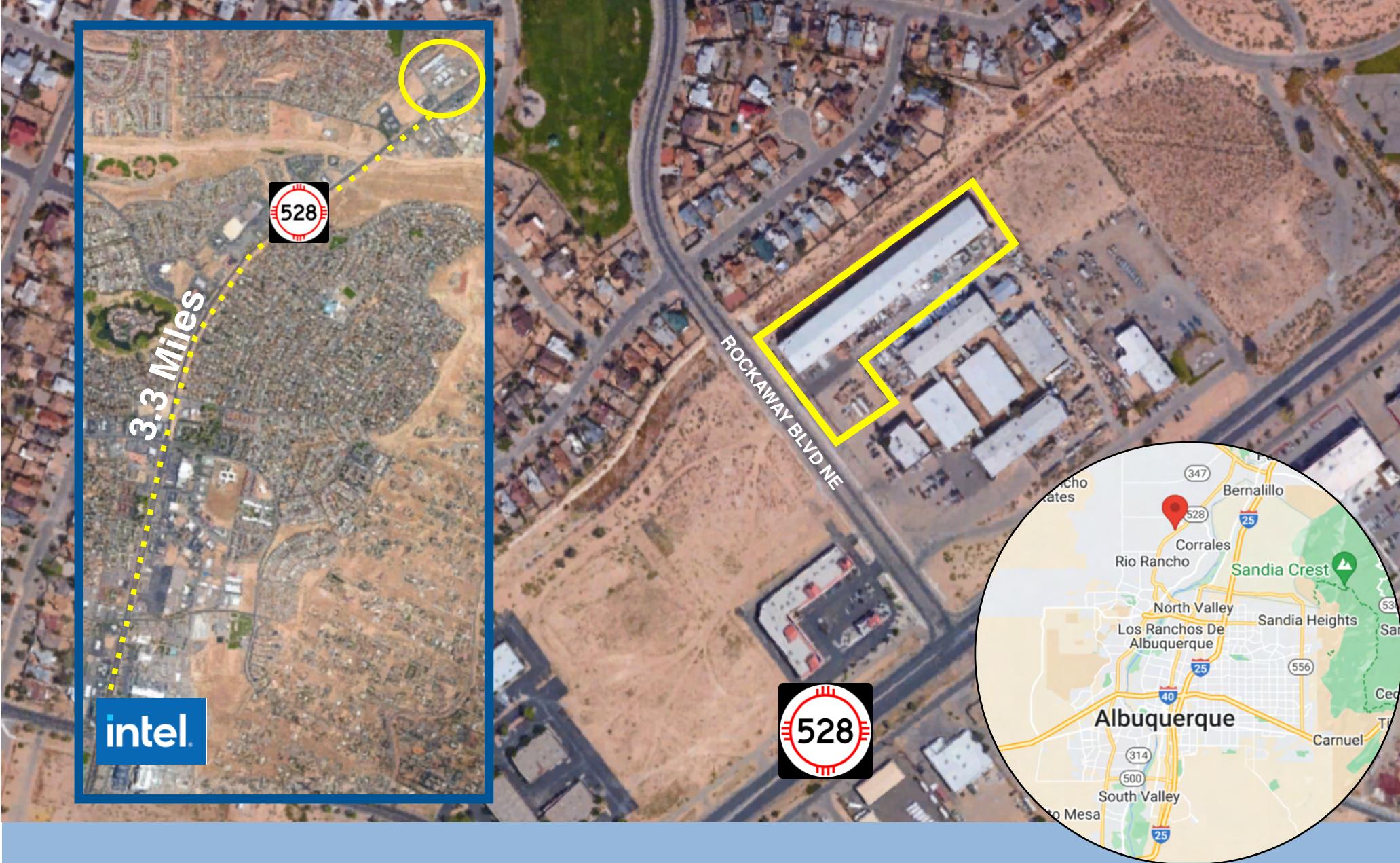
Proposed Units

Optional 0.7 Acre Yard/Parking

- ✓ 4,776 SF - 50,241 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

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