West Mesa

Warehouse/Distribution near I-40 & Unser Blvd

520 AIRPORT DR NW
ALBUQUERQUE, NM 87121

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CBRE

Property Overview

Available

- **Suite A - 7**
  ±4,858 SF
  Office: ±1,454 SF
  Warehouse: ±3,404 SF

- **Suite C1 - C2**
  ±4,732 SF
  Office: ±1,615 SF
  Warehouse: ±3,117 SF

Lease Rate

- $15.00/SF/YR - Modified Gross

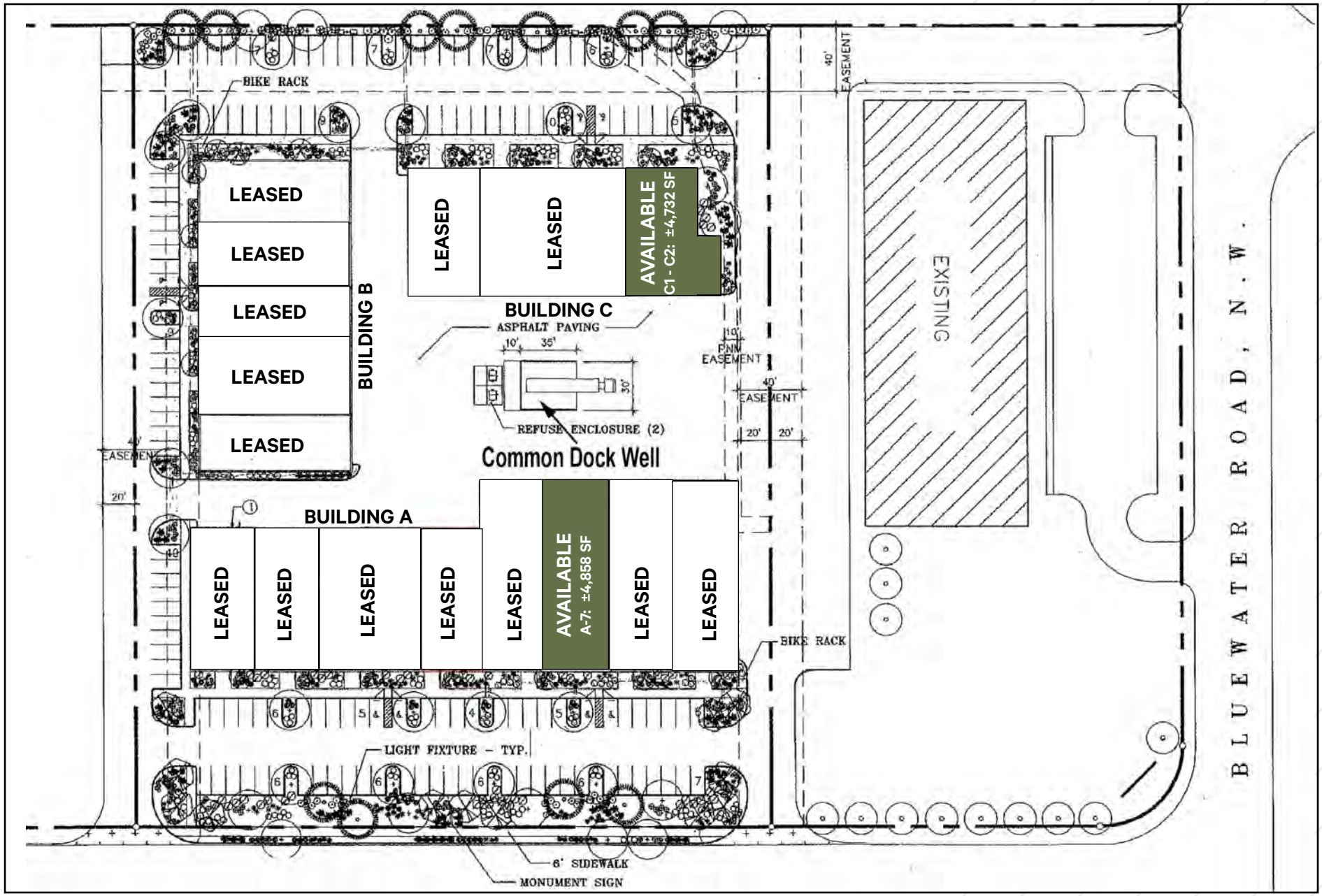
Highlights

- 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
- Fenced, secured Parking - Building C
- Zoning: NR-BP (Non-Residential, Business Park)

Building Specifications

Type	Detail	
Total Available SF	**A-7: ±4,858 SF**	**C1 - C2: ±4,732 SF**
Warehouse SF	±3,404 SF	±3,117 SF
Office SF	±1,454 SF	±1,615 SF
# of Dock Doors	Common area truck well - Two (2) positions	
# of Drive-In Doors	A-7: Two (2) drive doors	C1 - C2: Two (2) drive doors
Zoning	NR-BP (Non-Residential , Business Park)	
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	

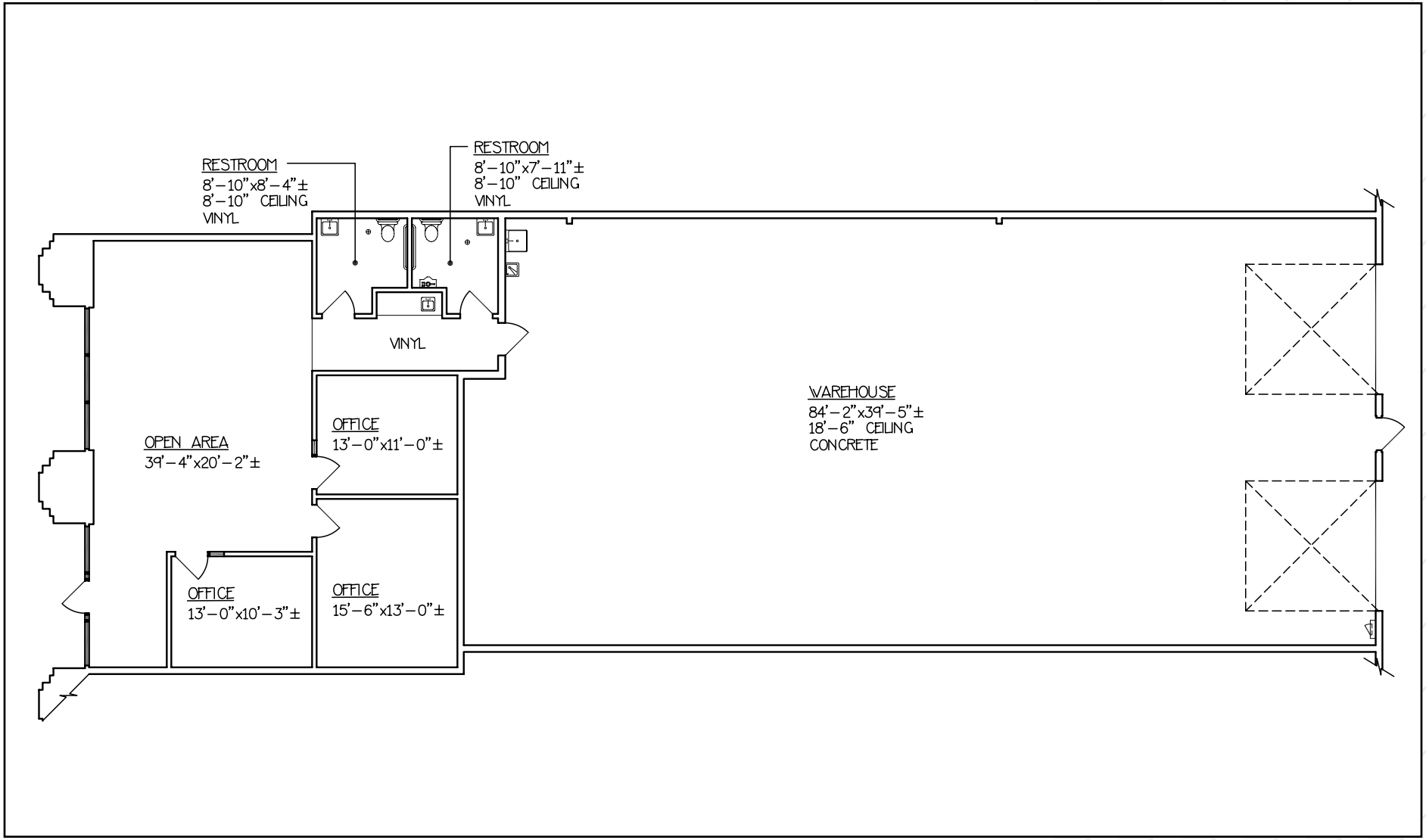
Site Plan


BIKE RACK
LEASED
LEASED
LEASED
LEASED
LEASED
BUILDING B
LEASED
LEASED
AVAILABLE
C1 - C2: ±4,732 SF
BUILDING C
ASPHALT PAVING
10'
35'
30'
REFUSE ENCLOSURE (2)
Common Dock Well
PNM EASEMENT
40' EASEMENT
20'
20'
40' EASEMENT
20'
BUILDING A
LEASED
LEASED
LEASED
LEASED
LEASED
AVAILABLE
A-7: ±4,858 SF
LEASED
LEASED
BIKE RACK
LIGHT FIXTURE – TYP.
6' SIDEWALK
MONUMENT SIGN
EXISTING
BLUEWATER ROAD, N.W.

Floor Plan

Suite A-7

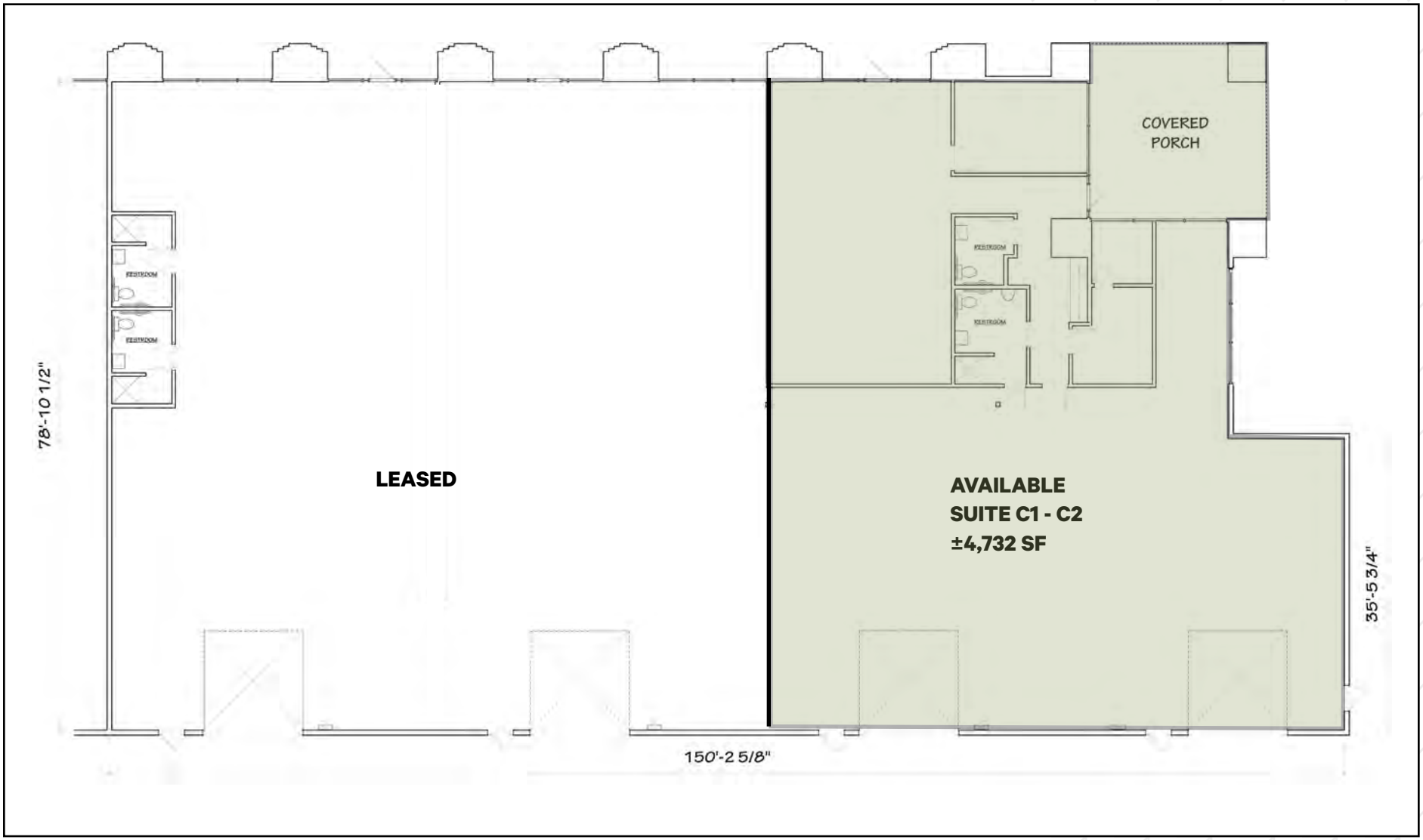
±4,858 SF



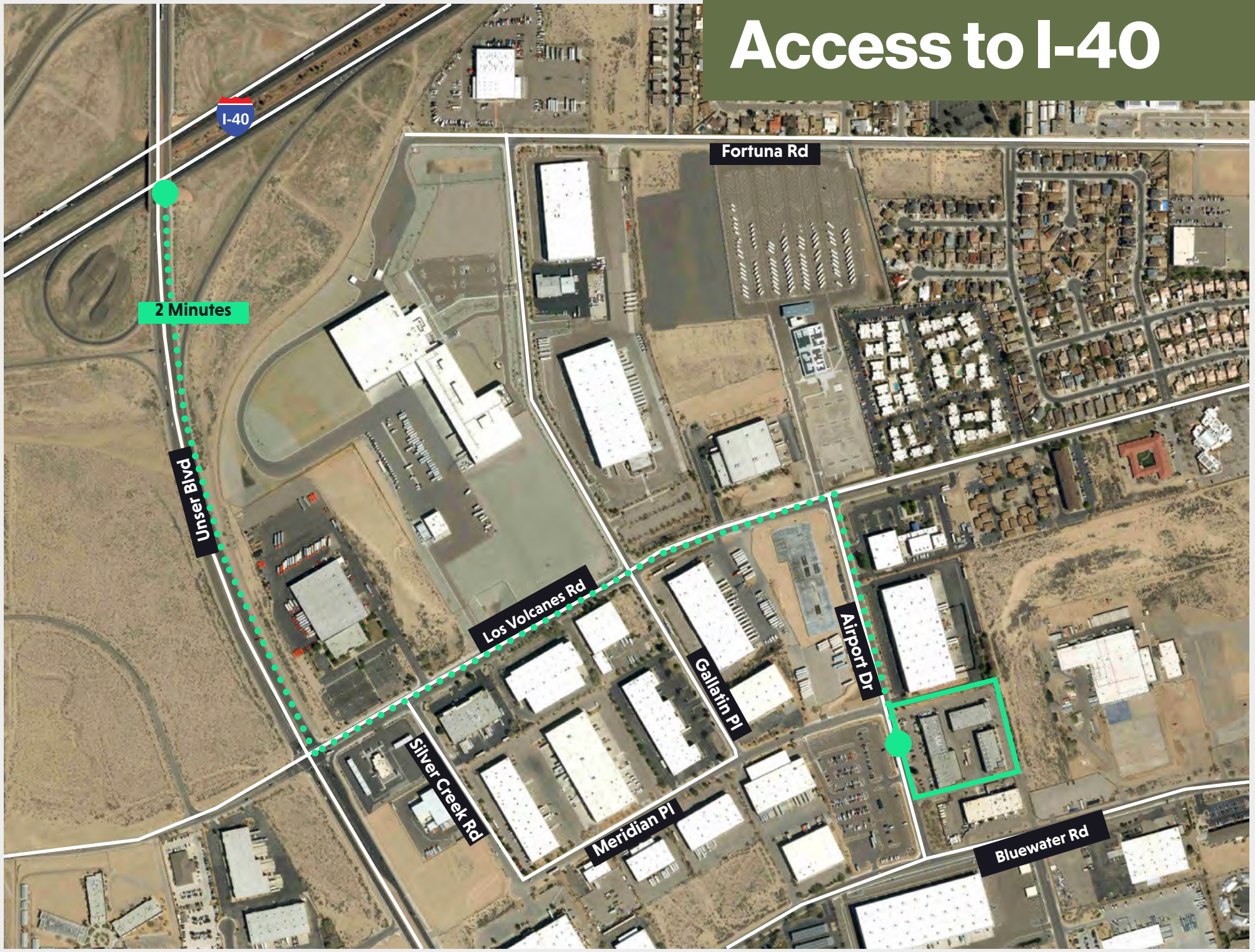
Floor Plan

Suite C1-C2

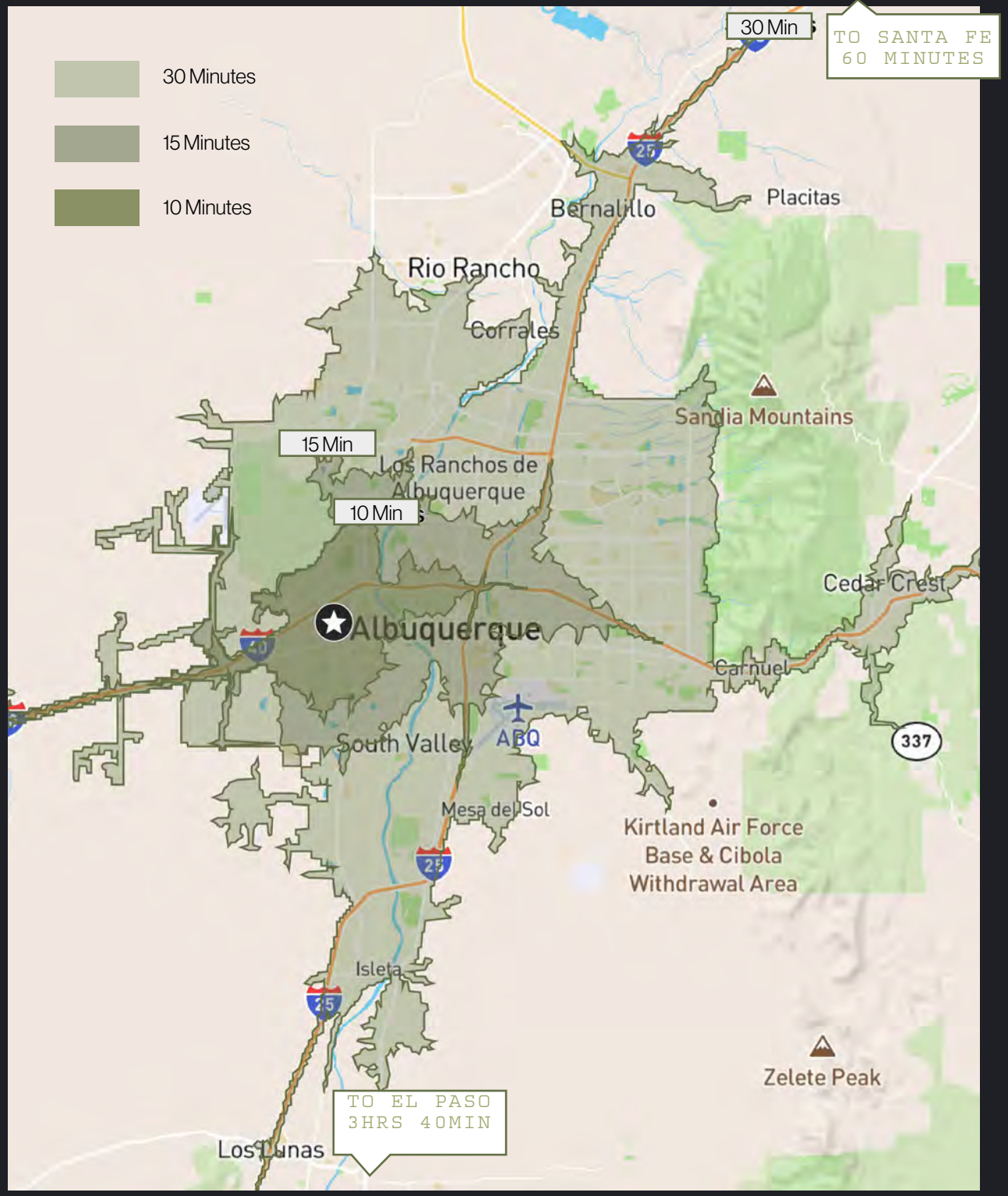
±4,732 SF



Access to I-40



I-40
Unser Blvd NW
345
Bruckner's
Since 1932
ABQRIDE
Ben E Keith Way NW
Fortuna Rd NW
72nd St NW
64th St NW
Estancia Dr NW
58th St NW
Los Volcanes Rd NW
Coors Blvd NW
60th St NW
59th St NW
62nd St NW
SITE
Airport Dr NW
Bluewater Rd NW
FedEx
Distribution Center
MERIDIAN BUSINESS PARK
Coca-Cola
pepsi
Thomas&Betts
Flagship
UNITED STATES POSTAL SERVICE
Smith's
FOOD & DRUG STORES
Walgreens
FAMILY DOLLAR
LEGACY
HEALTH SCIENCES
Unser Transit Center
Central Ave SW
66
63rd St NW
64th St NW
61st St NW



Drive Time Map

INTERSTATE I-40
2 Minutes

BIG I INTERCHANGE
I-25 / I-40
8 Minutes

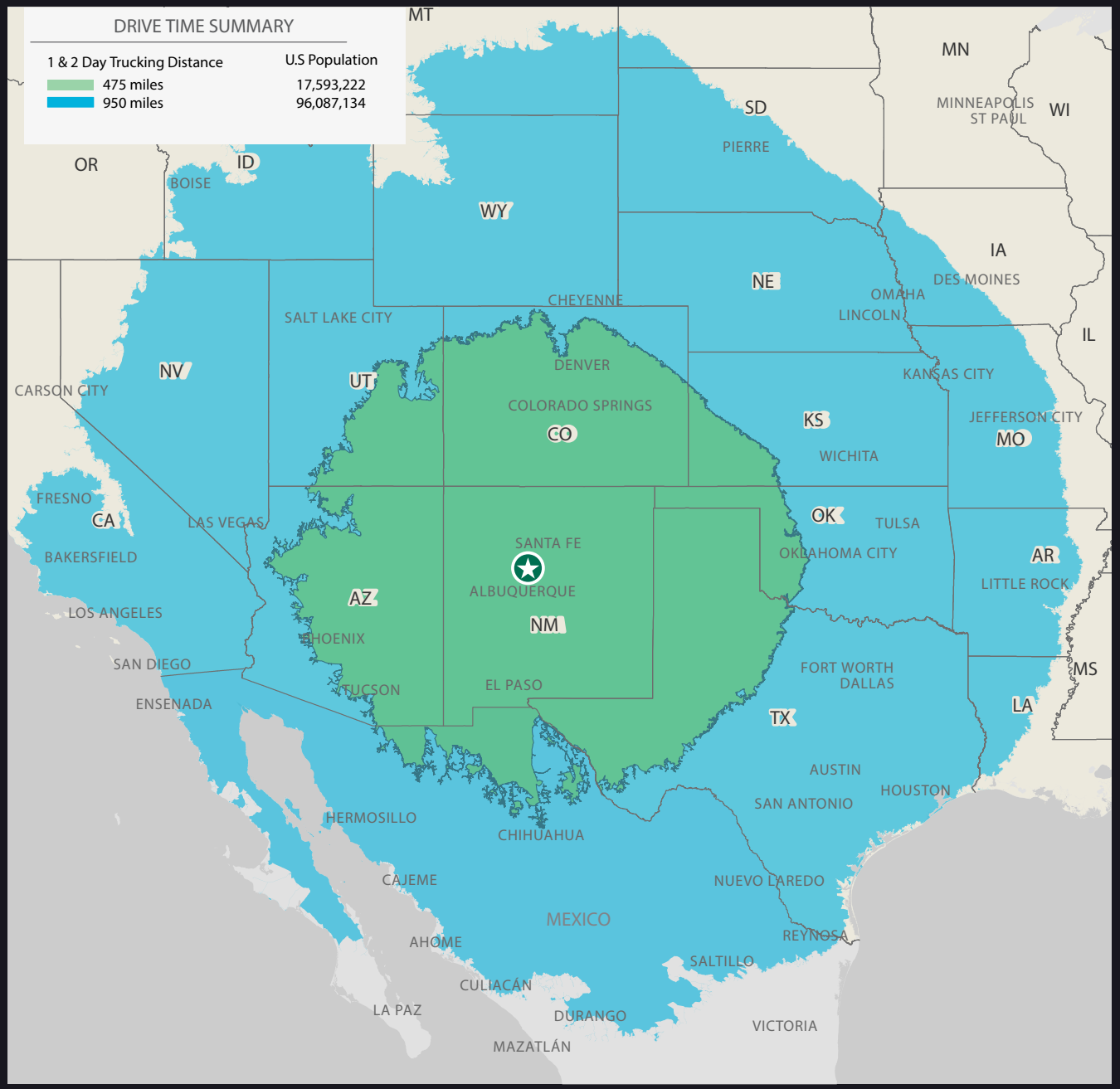
ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB
12 Minutes

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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