

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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CBRE



Property Overview

Available

- **Suite A - 7**
±4,858 SF
Office: ±1,454 SF
Warehouse: ±3,404 SF
- **Suite A - 9**
±3,708 SF
Office: ±786 SF
Warehouse: ±2,922 SF
- **Suite C1 - C4**
±10,965 SF
Office: ±2,500 SF
Warehouse: ±8,465 SF

Lease Rate

- \$15.00/SF/YR
Modified Gross

Highlights

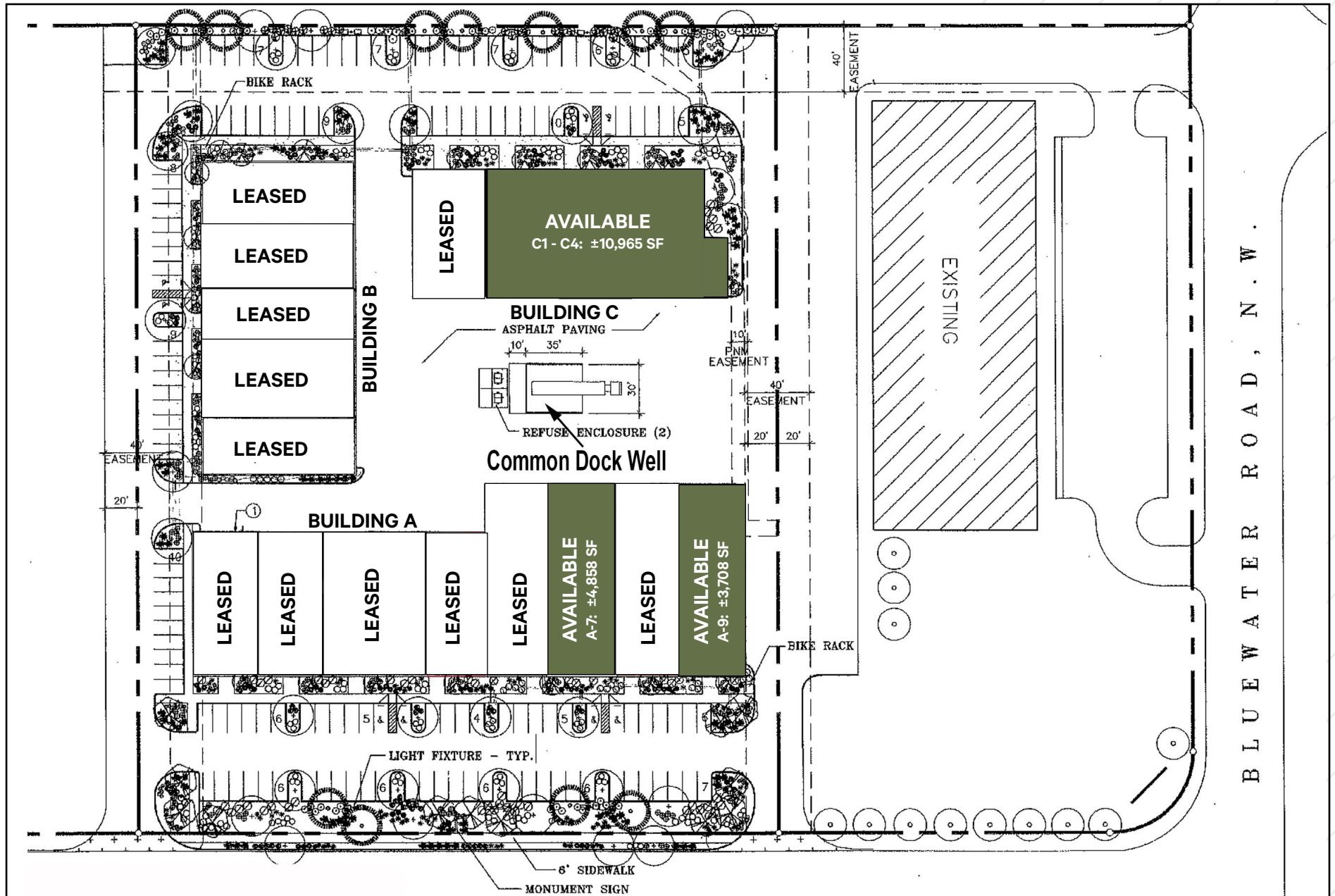
- Excellent access to I-40
- 18' - 21' clear ceiling height
- Warehouse: evaporative cooling and suspended gas heat
- Office: refrigerated air
- 3 phase/200 amp
- Drive-in doors and common area truck well
- Pneumatic lines in place in Suite A-7
- Zoning: NR-BP (Non-Residential, Business Park)

Building Specifications

Type	Detail		
Total Available SF	A-7: ±4,858 SF	A-9: ±3,708 SF	C1 - C4: ±10,965 SF
Warehouse SF	±3,404 SF	±2,922 SF	±8,465 SF
Office SF	±1,454 SF	±786 SF	±2,500 SF
# of Dock Doors	Common area truck well		
# of Drive-In Doors	A-7: Two (2) drive doors	A-9: One (1) drive door	C1 - C4: Four (4) 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		

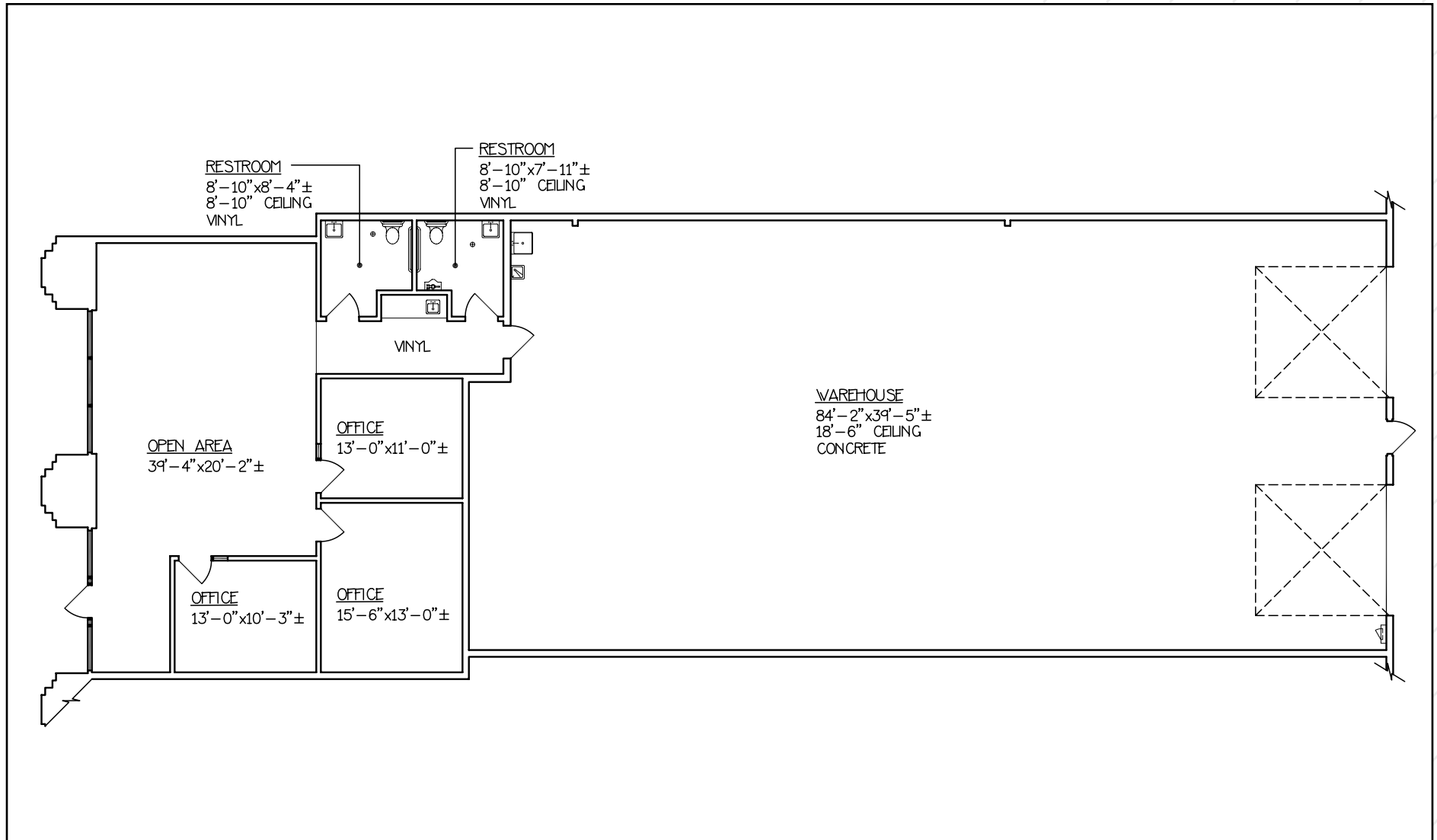


Site Plan



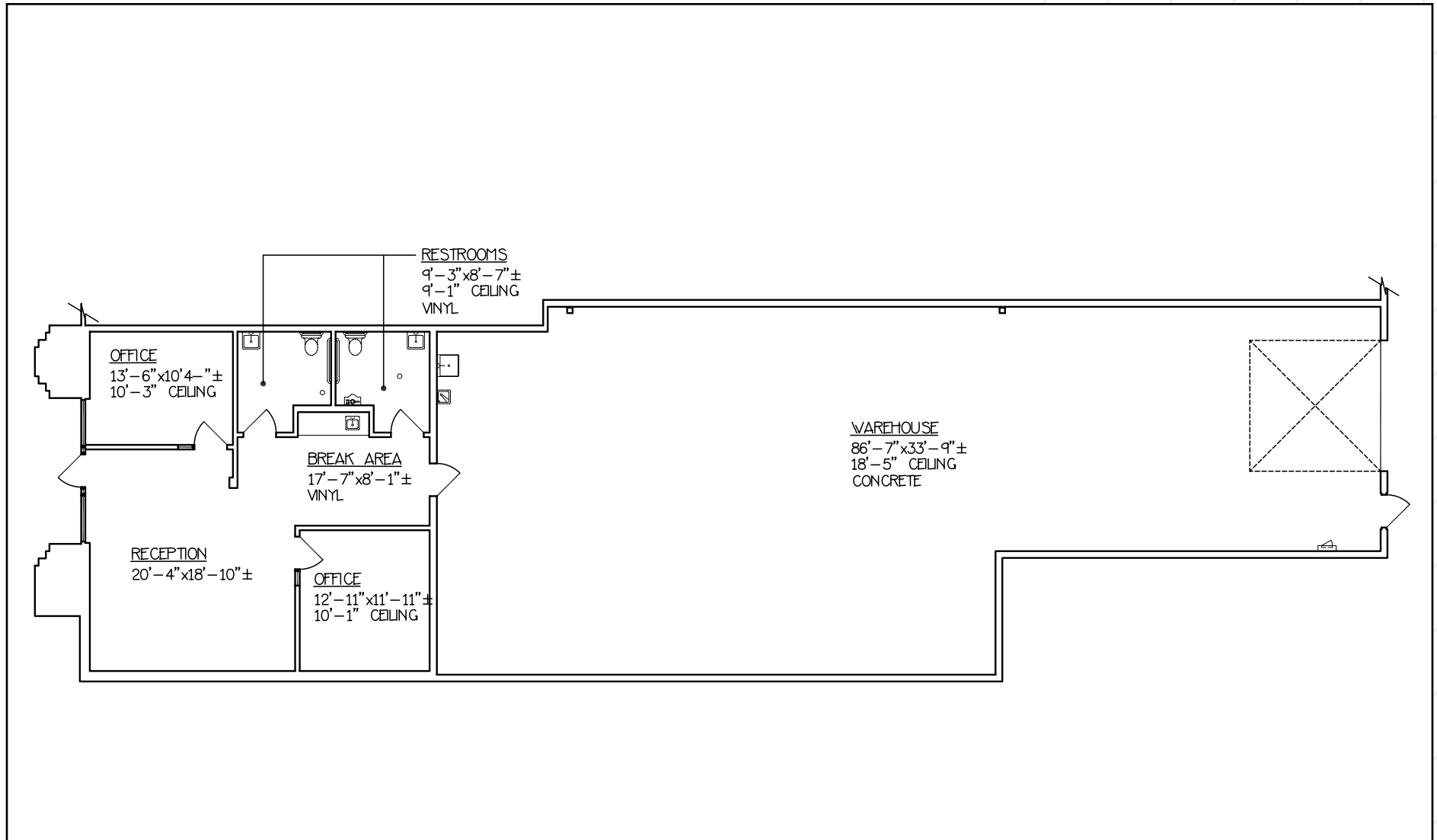
Floor Plan

- Suite A-7
±4,858 SF



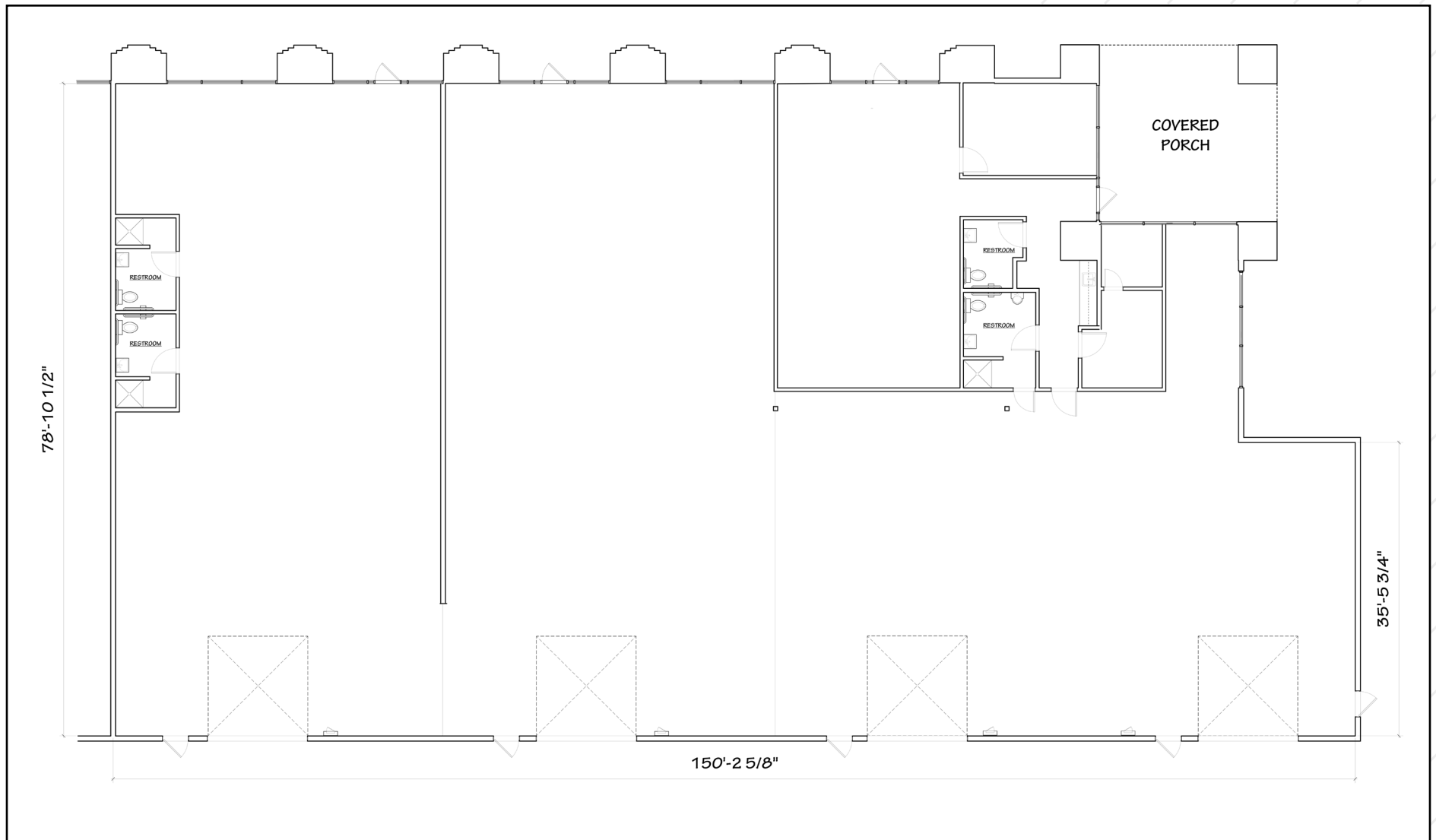
Floor Plan

- Suite A-9
±3,708 SF

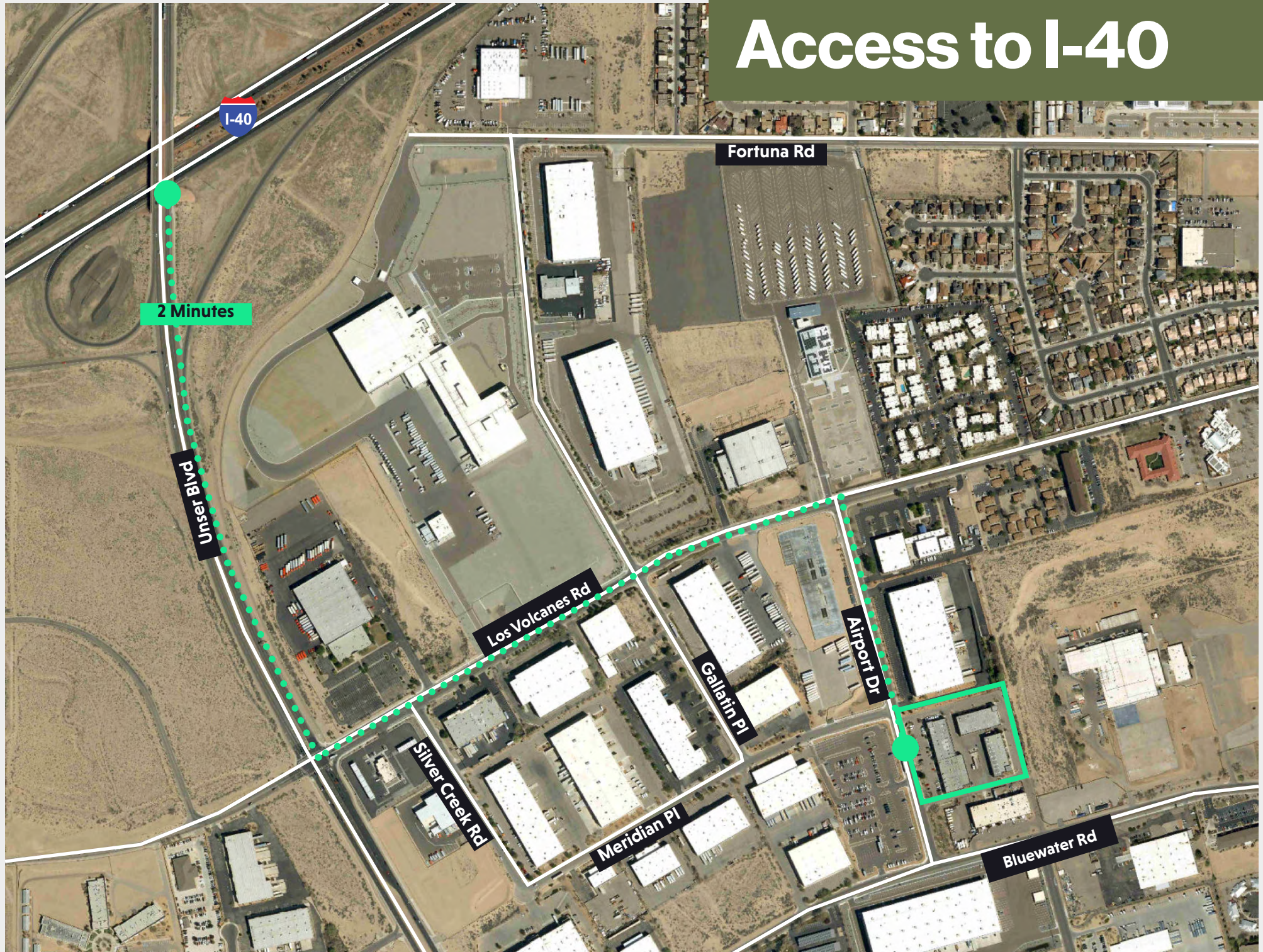


Floor Plan

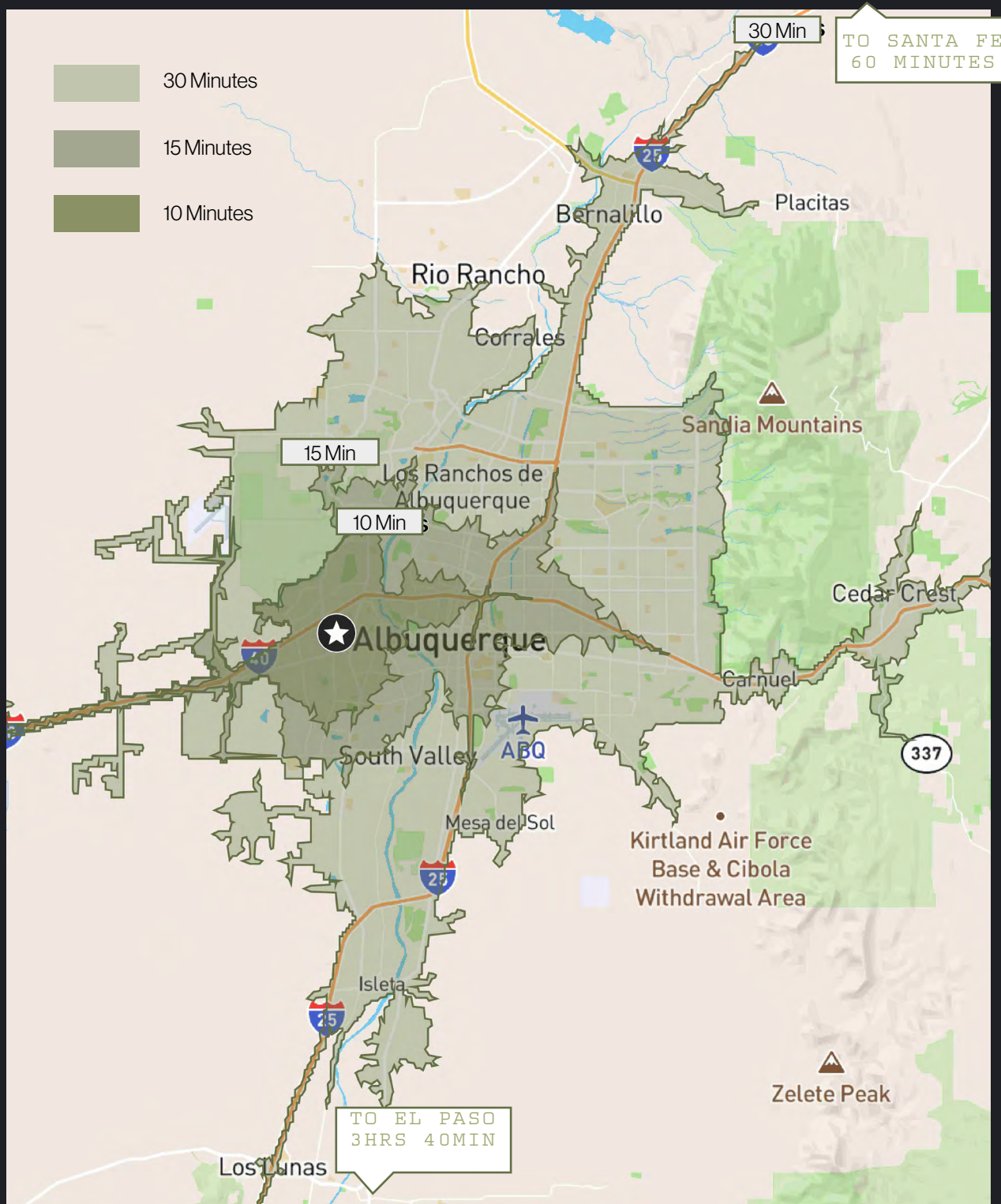
- Suite C1 - C4
±10,965 SF



Access to I-40







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

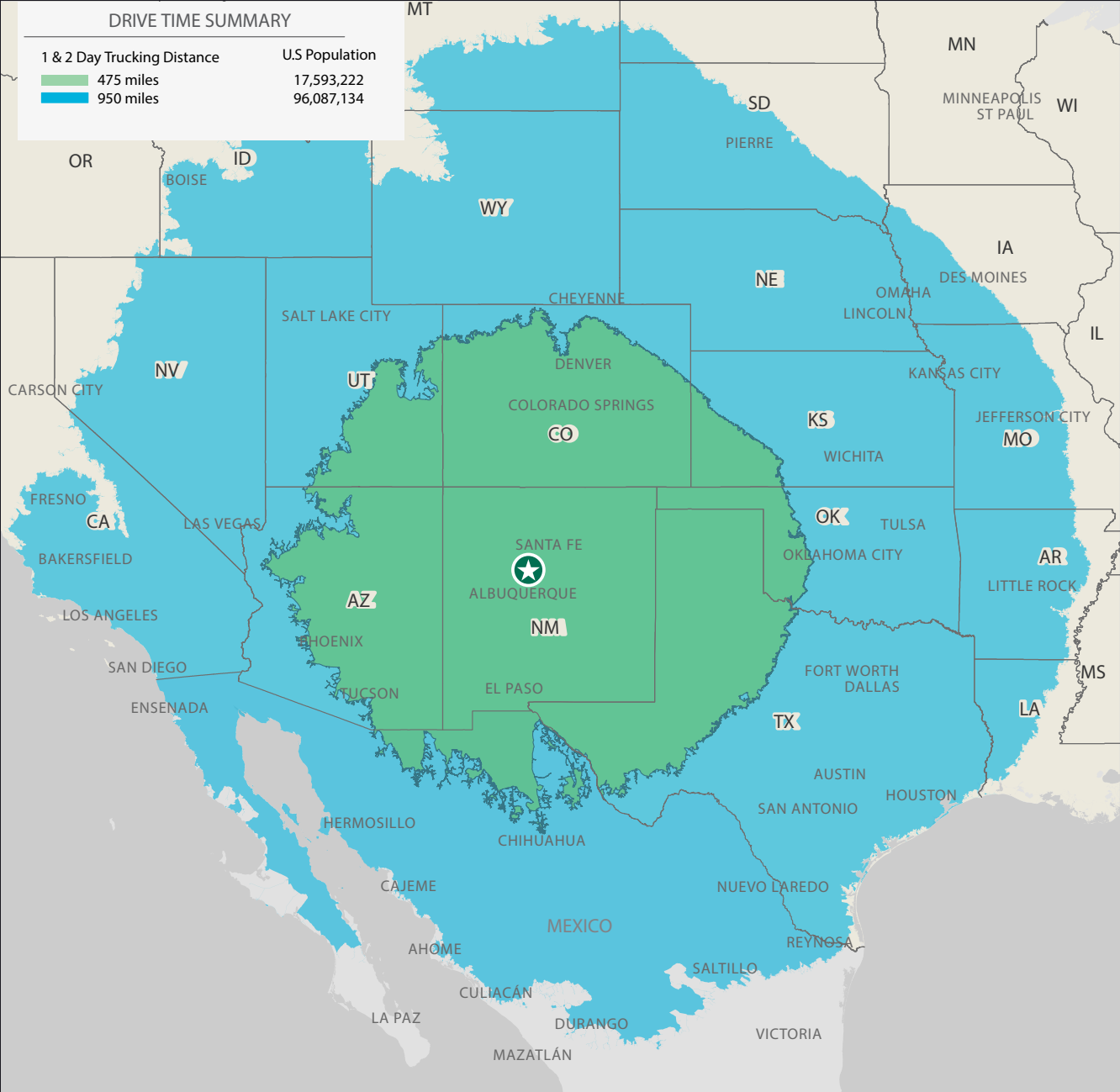
EL PASO, TX

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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