

West Mesa

Warehouse/Distribution near I-40 & Unser Blvd

520 AIRPORT DR NW
ALBUQUERQUE, NM 87121



Up to ±4,858 SF for Lease



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CBRE

6565 Americas Parkway NE

Suite 825

Albuquerque, NM 87110

+1505 837 4999

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CBRE



Property Overview

Available

- **Suite A - 3**
±3,600 SF
- **Suite A - 7**
±4,858 SF

Lease Rate

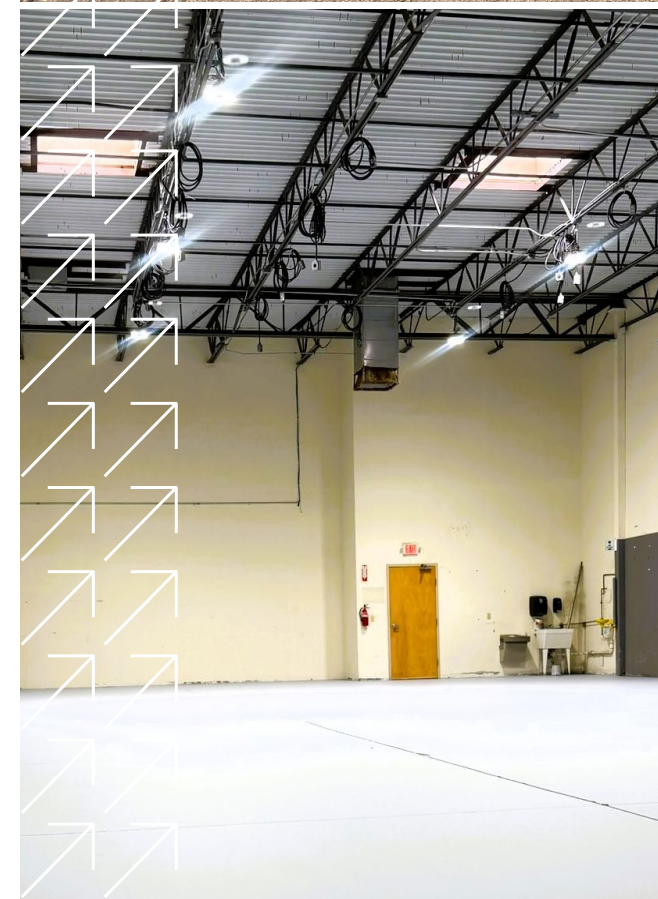
- \$15.00/SF/YR
Modified Gross

Highlights

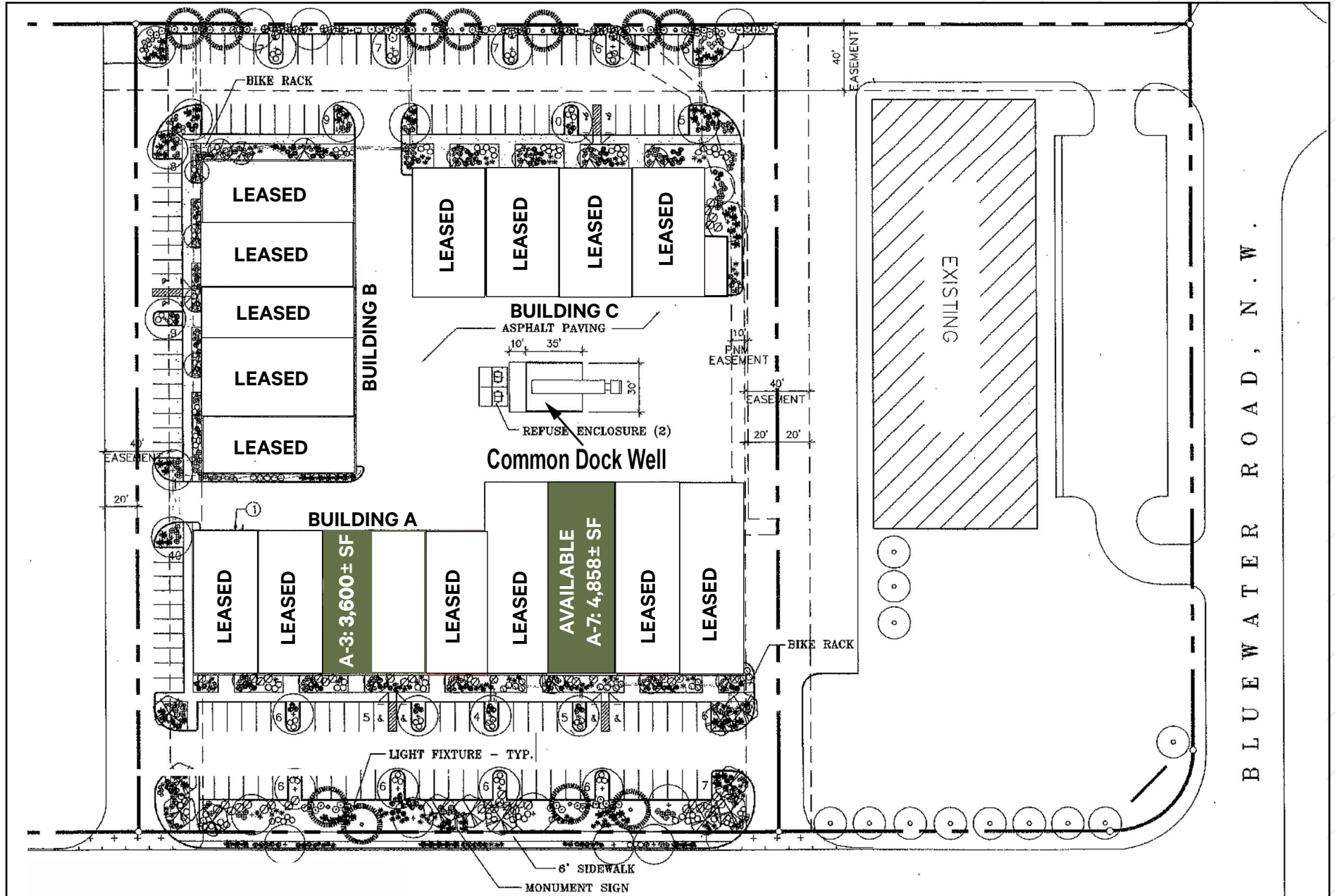
- Excellent access to I-40
- 18' - 21' clear ceiling height
- 3 phase/200 amp
- Drive-in doors
- Common area truck well
- Pneumatic lines in place
- Zoning: NR-BP (Non-Residential, Business Park)

Building Specifications

Type	Suite A-3	Suite A-7
Total Available SF	±3,070 SF	±4,858 SF
Warehouse SF	±2,054 SF	±3,404 SF
Office SF	±1,016 SF	±1,454 SF
# of Drive in Doors	Two (2) 10' X 12'	Two (2) 10' X 12'
# of Dock Doors	Common area truck well with two dock positions for loading and unloading.	
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	Suites A-3 & A-7 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	See Broker	
Sprinkler System	None	
Security Systems	Hardwired cameras	
Internet	Yes	
Lot Size	±4.8 Acres	
Total Building Size	± 34,797 SF Building A	
Year Built	2003	
Submarket	West Mesa	



Site Plan



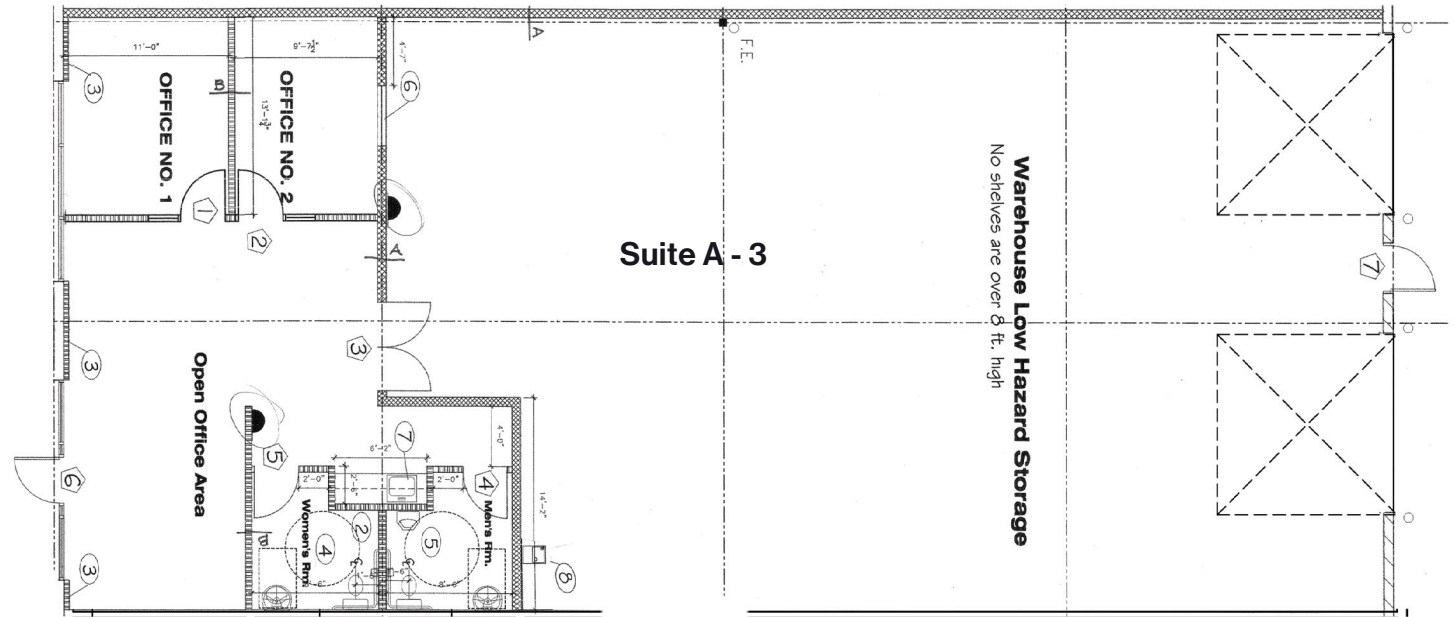
Warehouse Low Hazard Storage
No shelves are over 8 ft. high

- **Suite A - 3**
±3,600 SF
Office: ±1,016 SF
Whse: ±2,054 SF

±3,600 SF

Office: ±1,016 SF

Whse: $\pm 2,054$ SF



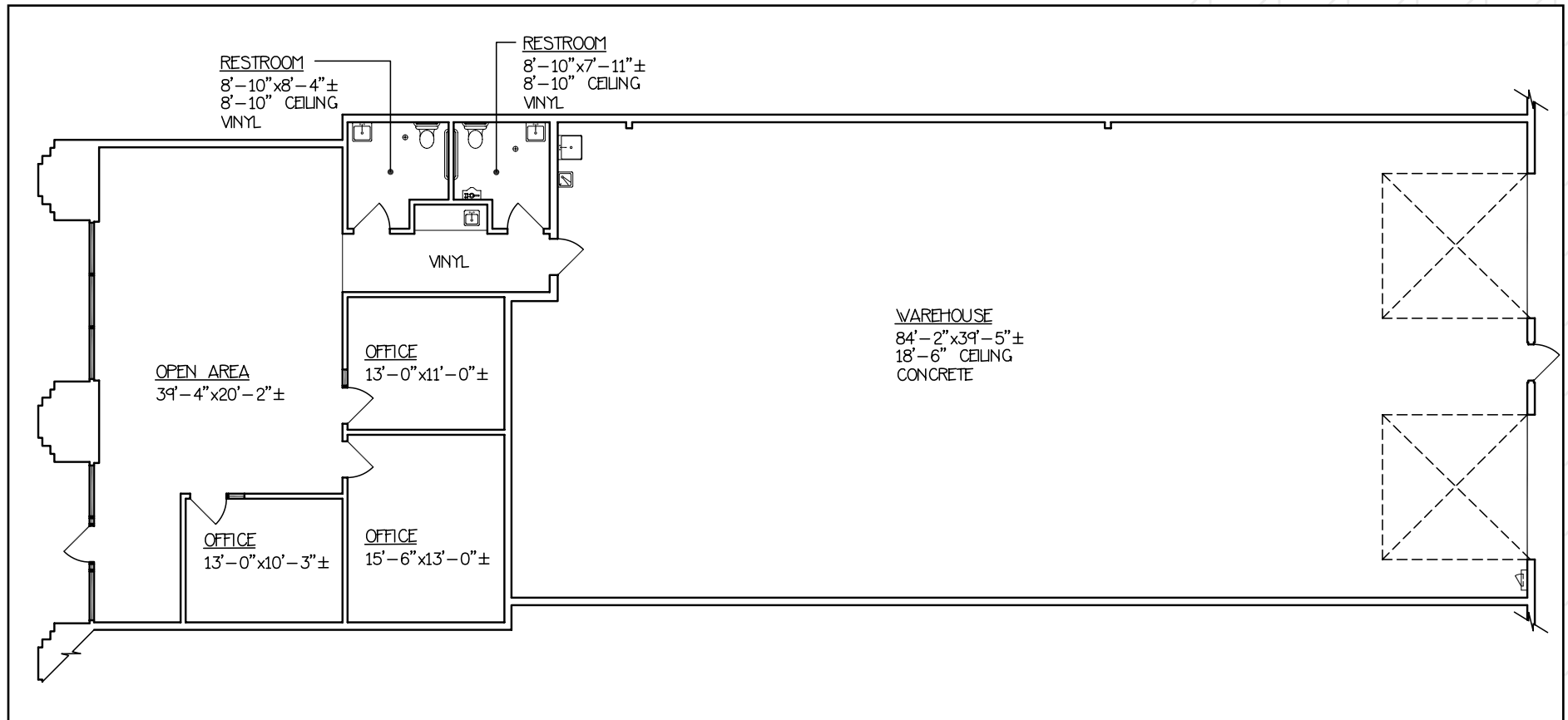
Floor Plan

- **Suite A - 7**

±4,858 SF

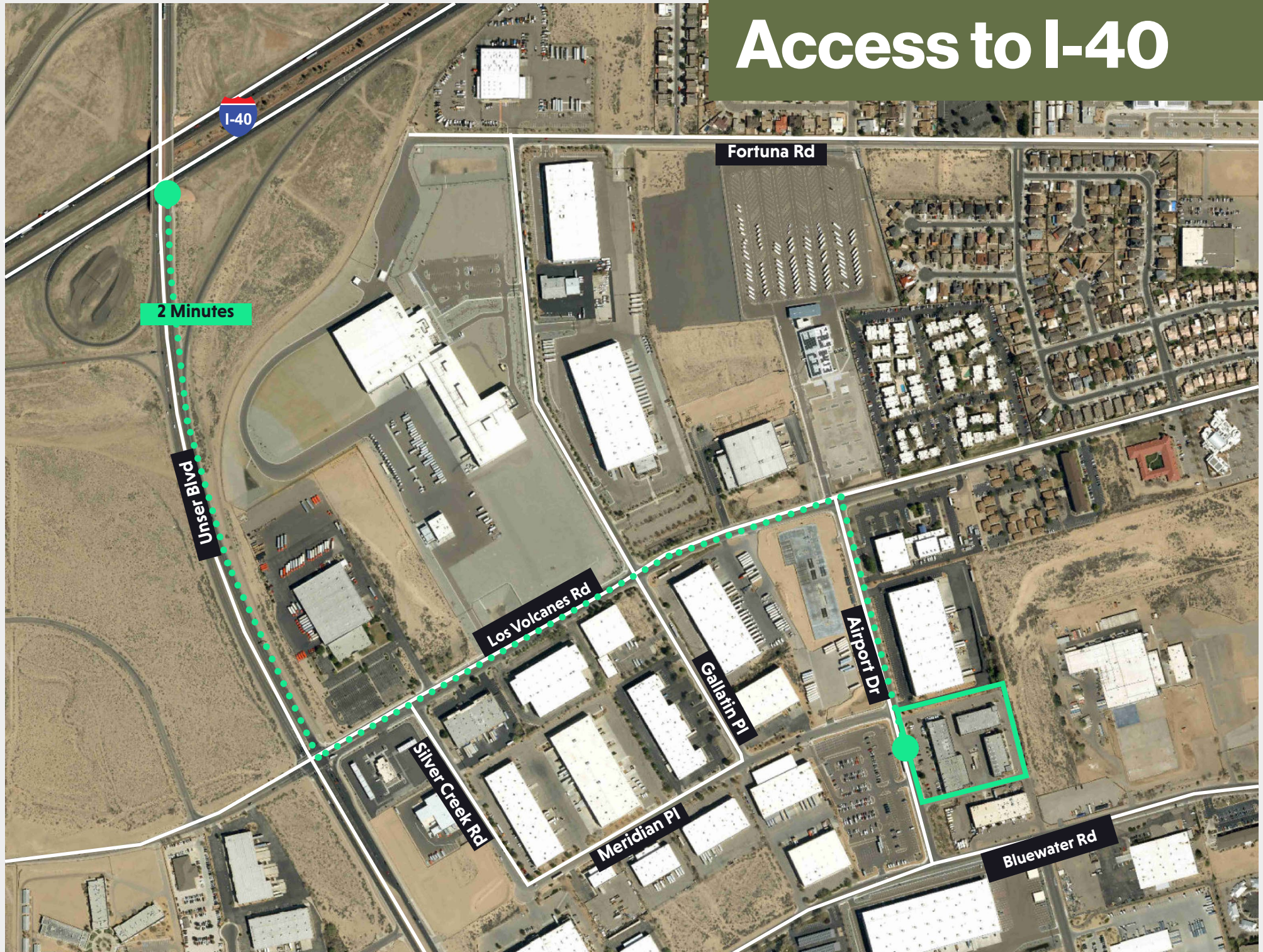
Office: ±1,454 SF

Whse: ±3,404 SF





Access to I-40





Bruckner's
Since 1932

ABQRIDE

KEITH

FedEx
Distribution Center

MERIDIAN BUSINESS PARK



Ray's Flooring

UNITED STATES POSTAL SERVICE

Thomas & Betts

Flagship

UNITED STATES POSTAL SERVICE

Smith's
FOOD & DRUG STORES



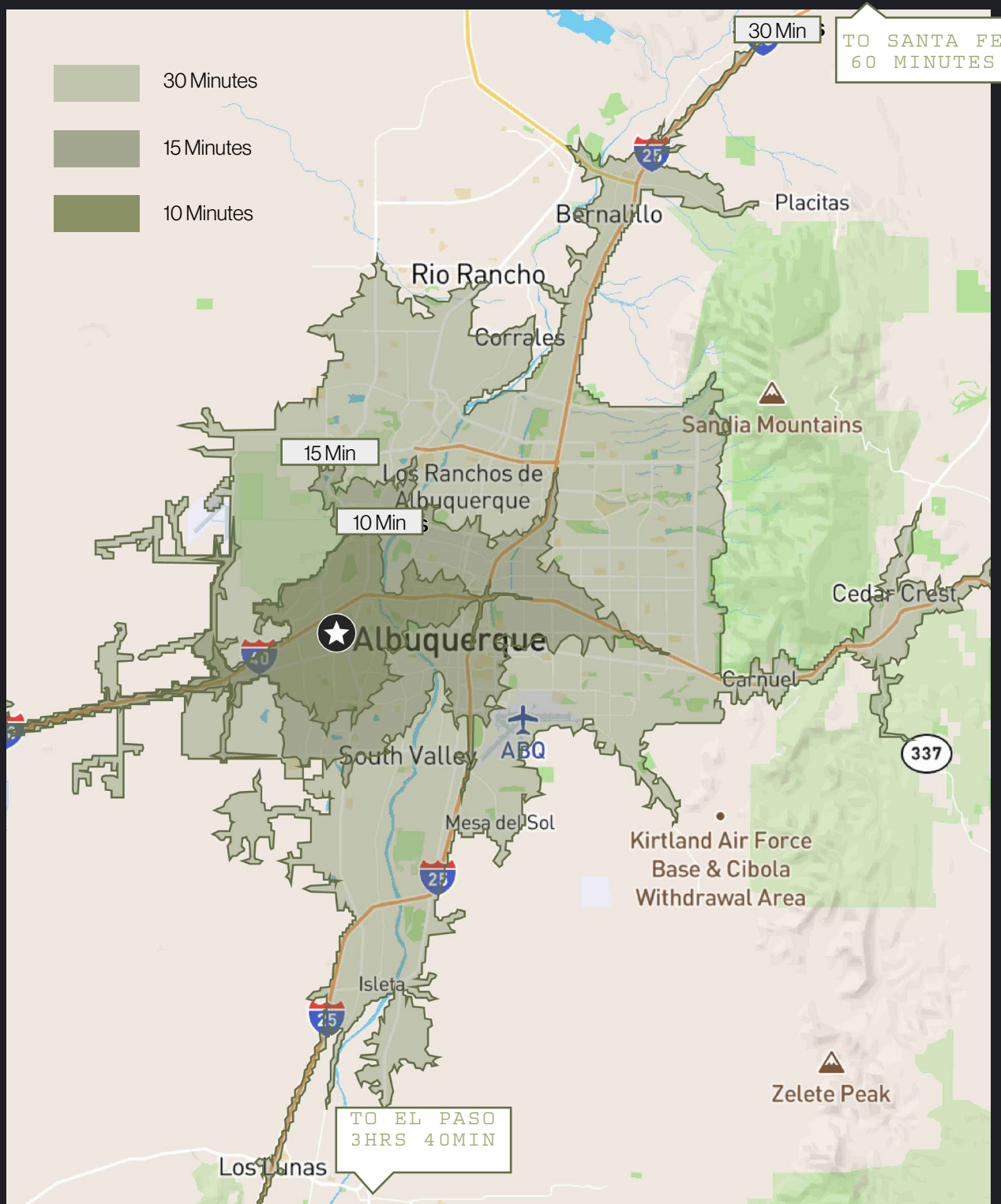
FAMILY DOLLAR



LEGACY

NM
HEALTH SCIENCES

ABQRIDE
Unser Transit Center



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

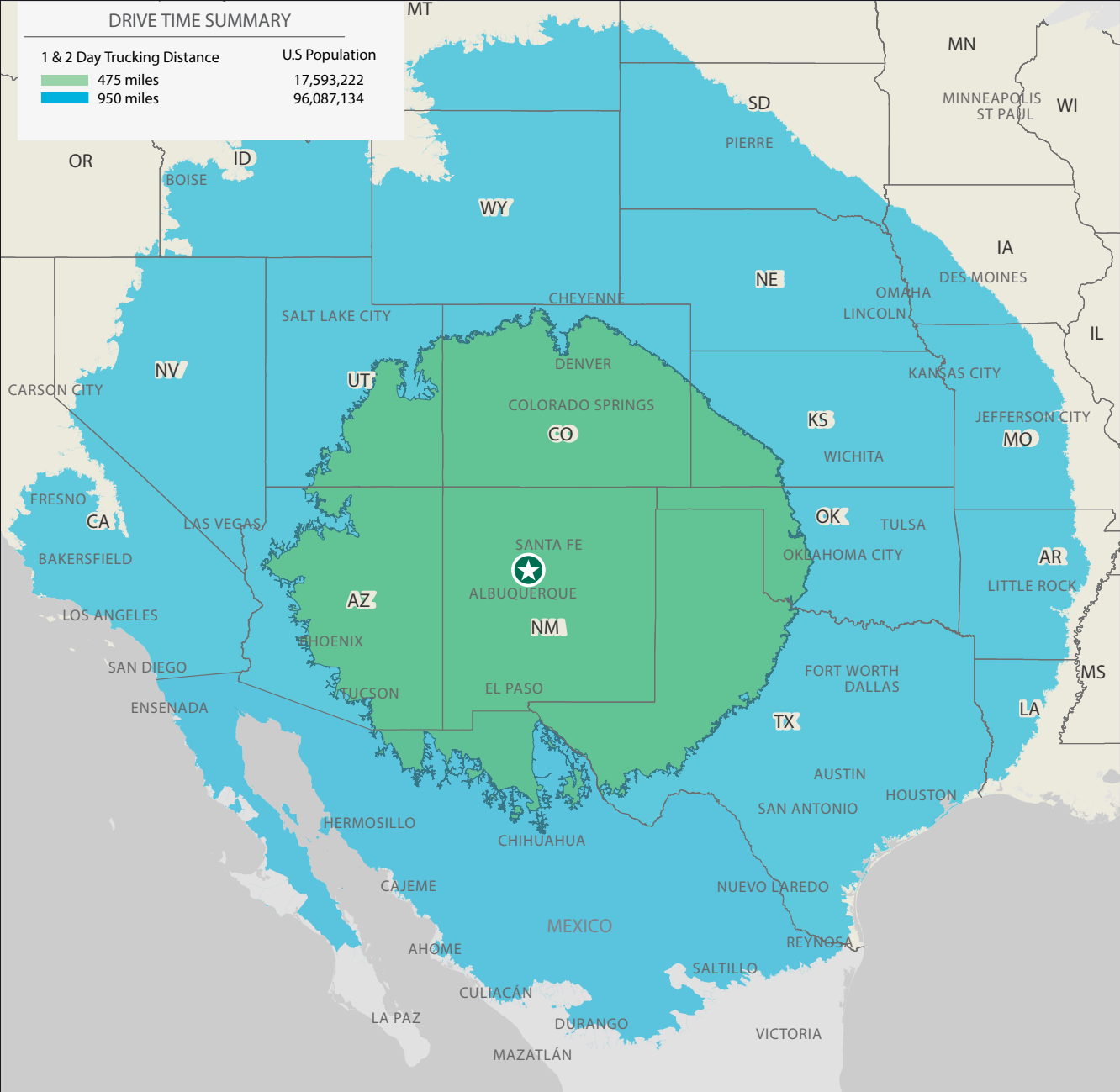
EL PASO, TX

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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