FOR SUBLEASE

Amazing opportunity to secure premium space and unlock extraordinary financial advantage. There's a potential ±$200,000 in rent savings compared to market rent 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

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

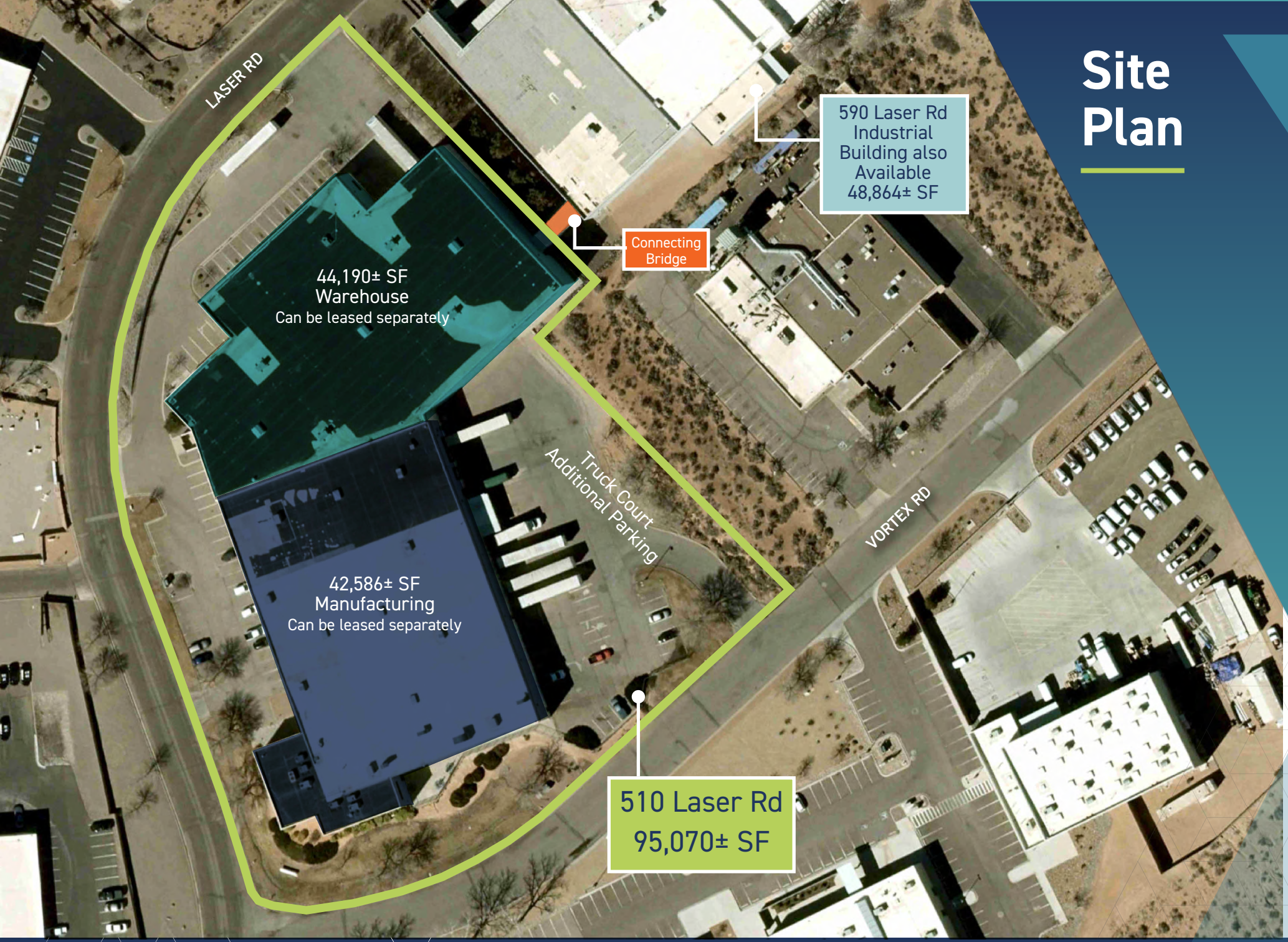
4.52±

ACRES

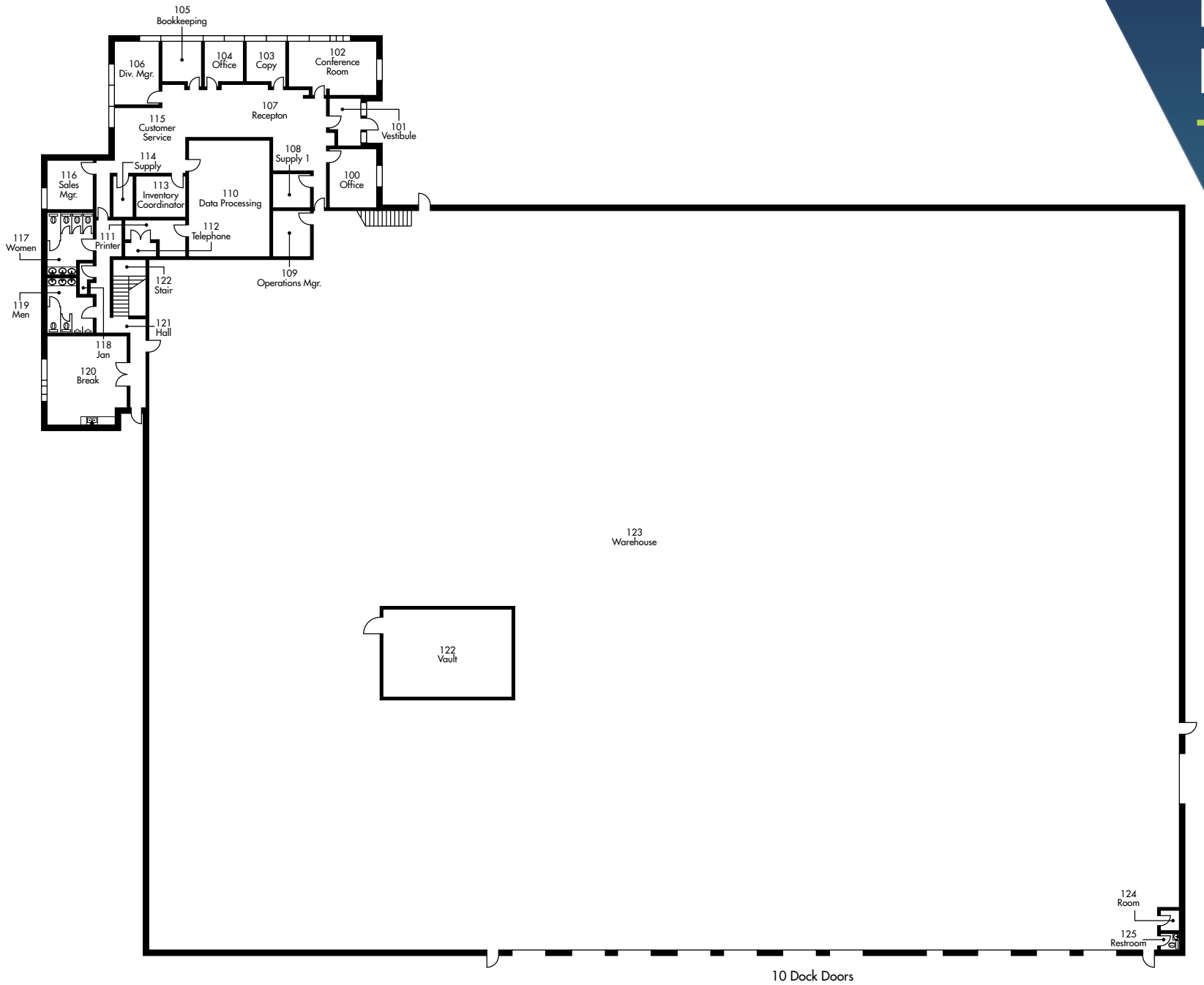
Contact Broker to discuss flexible lease rates

528
NORTHERN BLVD
VORTEX RD
Connecting Bridge
510 Laser Rd
95,070± SF
44,190± SF
Warehouse
Can be leased separately
42,586± SF
Manufacturing
Can be leased separately
590 Laser Rd
Industrial
Building also
Available
48,864± SF
LASER RD
528

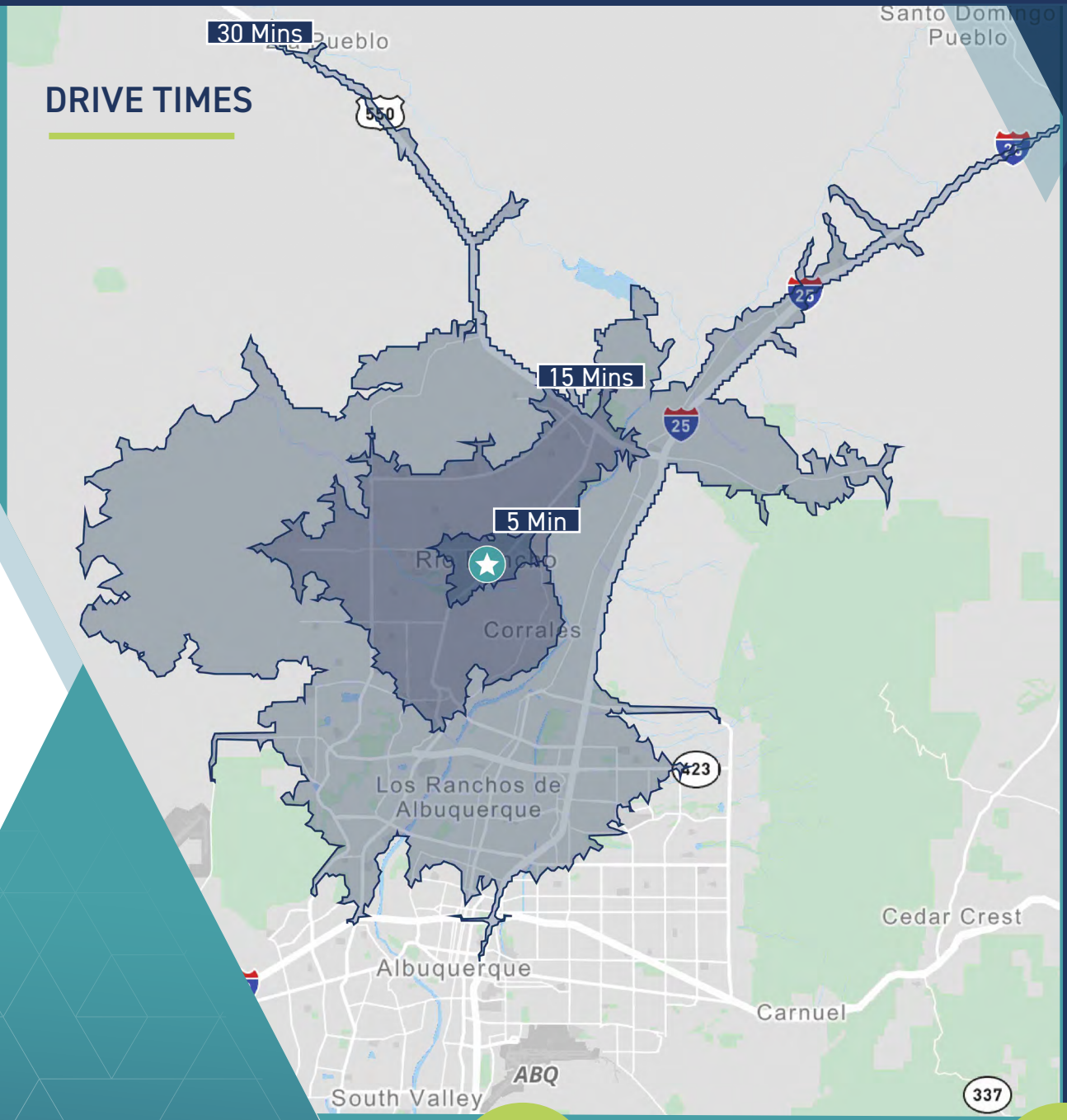
Site Plan


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


105
Bookkeeping
106
Div. Mgr.
104
Office
103
Copy
102
Conference
Room
107
Recepton
101
Vestibule
115
Customer
Service
108
Supply 1
114
Supply
116
Sales
Mgr.
113
Inventory
Coordinator
110
Data Processing
100
Office
112
Telephone
117
Women
111
Printer
122
Stair
109
Operations Mgr.
119
Men
121
Hall
118
Jan
120
Break
123
Warehouse
122
Vault
124
Room
125
Restroom
10 Dock Doors

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

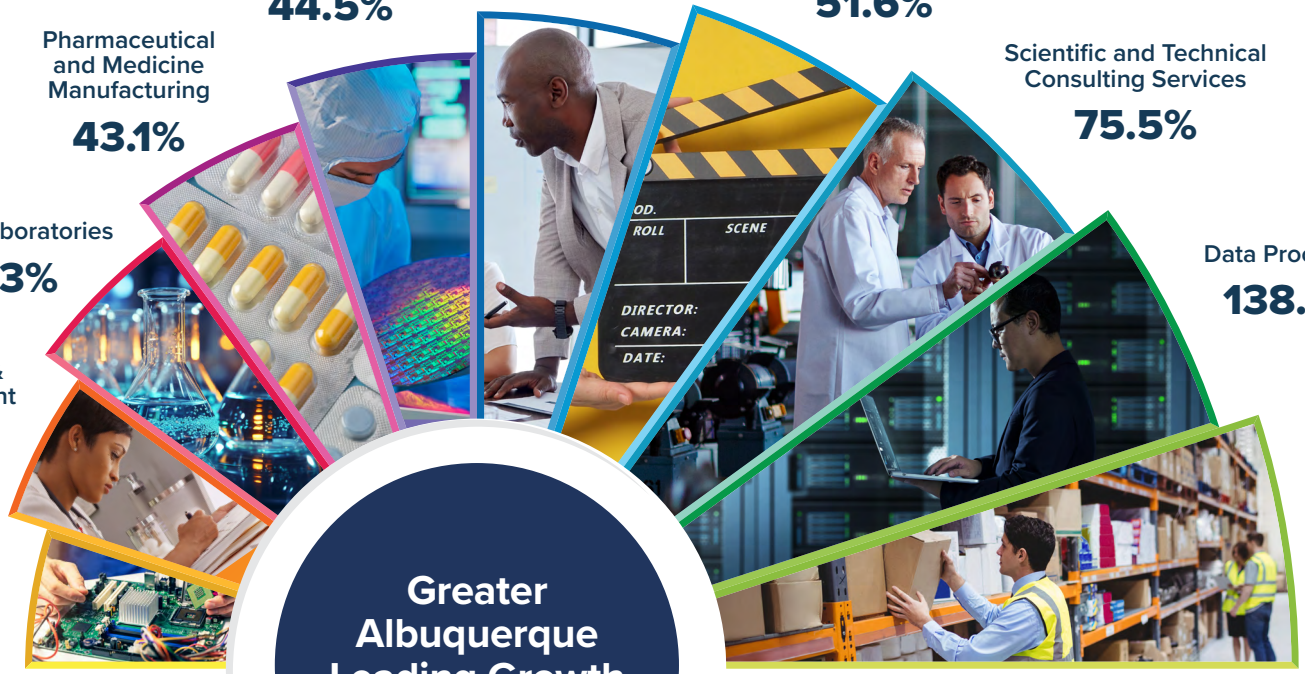
Leading Industries in Greater Albuquerque Region

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

% CHANGE IN # OF JOBS FROM 2018-2023



Computer Systems and Design **16.5%**

Research & Development **18.1%**

Testing Laboratories **31.3%**

Pharmaceutical and Medicine Manufacturing **43.1%**

Semiconductor and Electronic Component Manufacturing **44.5%**

Management Consulting Services **45.2%**

Motion Picture and Video Production **51.6%**

Scientific and Technical Consulting Services **75.5%**

Data Processing **138.6%**

General Warehouse and Storage **355%**

Greater Albuquerque Leading Growth Industries

510 Laser Rd NE

RIO RANCHO | NEW MEXICO

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