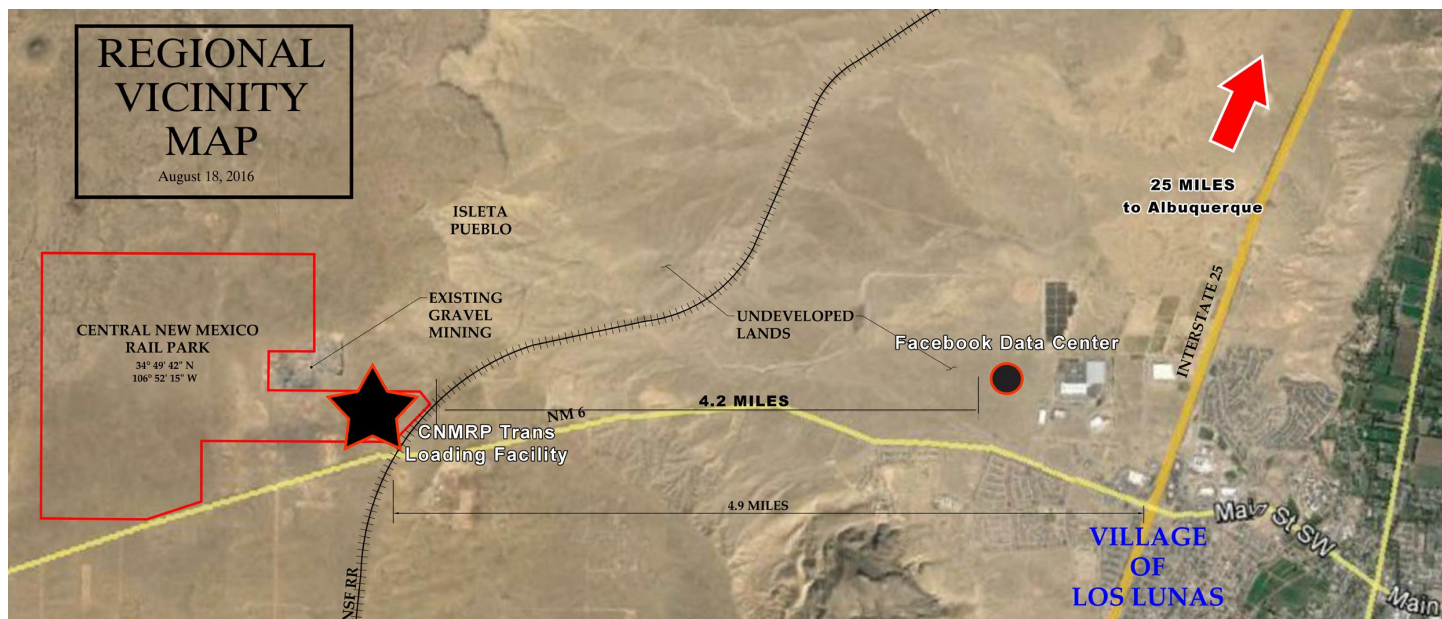


FOR SALE, LEASE & BUILD TO SUIT

1,400 Acre Rail-Served Industrial Park near Albuquerque, NM



Central New Mexico Rail Park is uniquely situated in the Free Trade Zone eligible network to provide the most expedient access to the nation's highway and rail systems.

CNMRP's direct access to US Interstate 25 and US Interstate 40, through US Highway 6 and located just 3 miles from BNSF's Transcontinental line, providing unmatched access to Albuquerque, Los Angeles, the nation and globe.

CERTIFIED BNSF PREFERRED SITE

Life is great...



505.296.6388

7615 Indian School Rd. NE | Albuquerque, NM 87110

www.rio-re.com

Tim MacEachen, CCIM SIOR

timmac@rio-re.com

505.239.5555

THE PROJECT

The size and topography of the site can serve any size rail operations including unit trains up to 10,000 feet. This industrial park will offer sites to purchasers from 5 to 1,400 + acres to meet the needs of today's logistics, transportation & manufacturing businesses.

Land Size: 1,385 Acres

Zoning: Commercial

Annexed in to the Village of Los Lunas

All Utilities to Park

6 Miles West of Interstate 25

Rail Served Business Park

Rail Switch to Development in Place

25 Minutes to Albuquerque International Airport

Tracts from 40 Acres to 1,420 Acres Available

Call Broker for Pricing



LOCATION

Located in Los Lunas, NM in business friendly

Valencia County

- Close Proximity to the BNSF fueling facility in Belen, NM

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ZONING | USAGE

The site is large enough to accommodated multiple uses within the park. The site plan allows for manufacturing/warehouse/distribution companies with industry siding to their property to access to team track. There will be trans-load and multi-modal facilities.

Zoned Commercial, permissible uses include:

- Industrial
- Manufacturing
- Fabrication
- Assembly
- Wholesaling
- Distribution
- Storage
- Warehousing

Rail Services Include:

- Transload Capabilities
- Car Storage
- Industry Spurs Available

THE REGION

Regional activity includes the \$50 billion Facebook Data Center .

Near the Facebook Data Center is located adjacent to a 500-acre Los Morros Business Park which has nationally recognized tenants that include Wal-Mart Distribution Center, WalColmony, Fresnitus Medical Equipment, Niagra Bottling Company and many more!

Housing is expanding on new construction near CNMRP which will support new local workforce.

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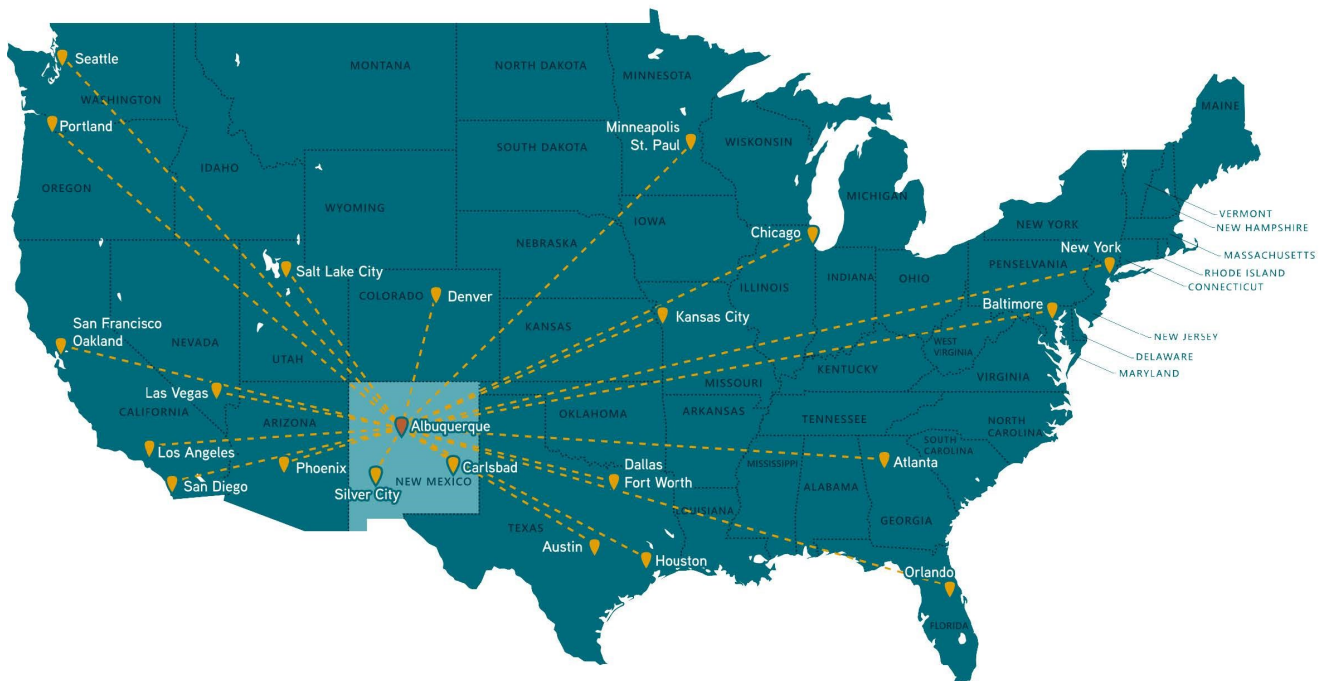
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NEW MEXICO'S INTERSTATE & AIR

- Albuquerque is bisected by I-25 and I-40, this interchange is the busiest in New Mexico, handling an excess of 300,000 vehicles per day.
- Both interstates are essential logistic routes as I-40 connects from California to North Carolina and I-25 begins in Wyoming and ends in Mexico.
- The Albuquerque metro area includes Bernalillo, Sandoval, Torrance and Valencia Counties
- Since 2000 the metro population has grown by 27%



Albuquerque is served by 8 major commercial airlines and 4 regional airlines that provide non-stop service to 24 different cities.

In 2016 the ABQ Sunport had:

- Over 4.7 million passengers
- Over 60,000 tons of cargo
- 133,914 take-offs & landings

Albuquerque Sunport shares its runways with Kirtland Airforce Base, who provide aircraft training and rescue service for the metro area.

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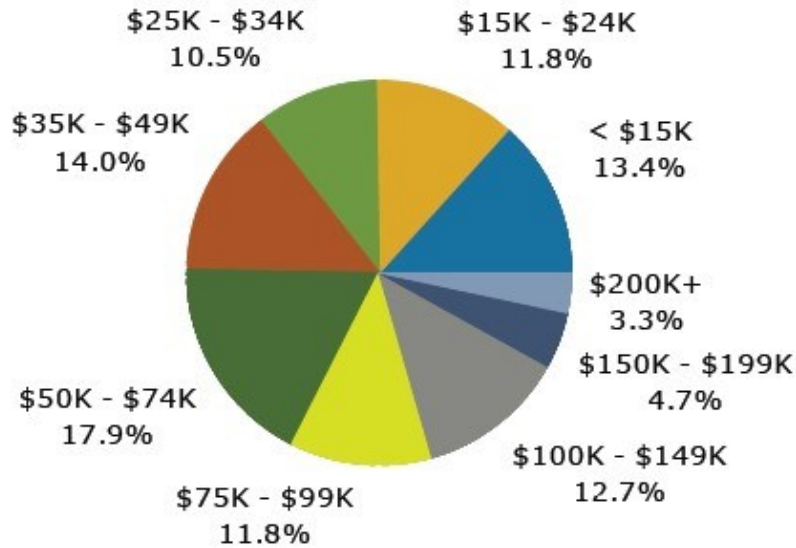
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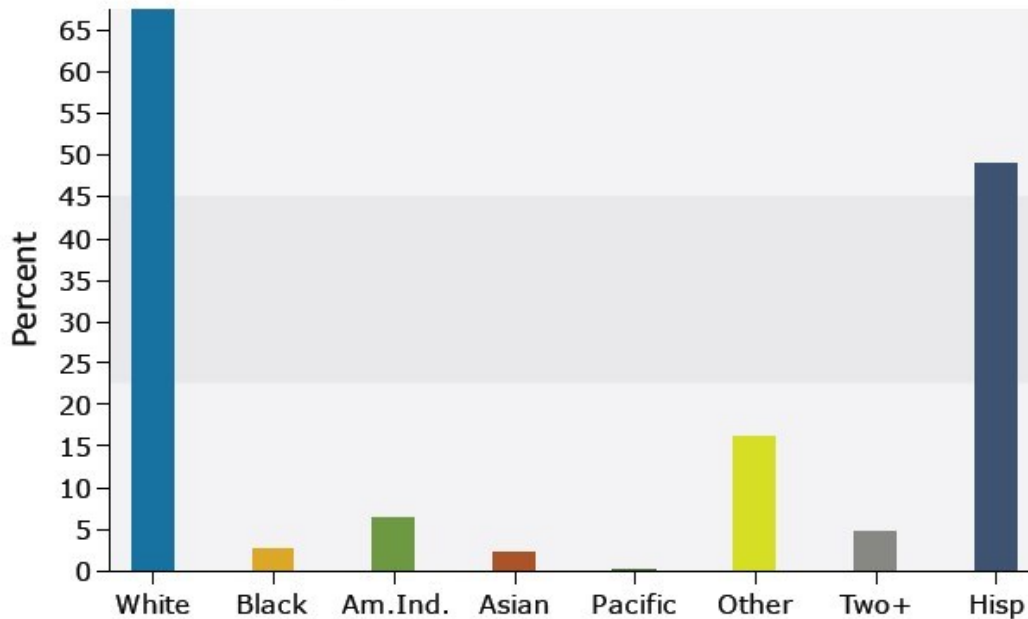
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ALBUQUERQUE & SURROUNDING AREA

2017 Household Income



2017 Population by Race



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The information contained herein is obtained from sources deemed reliable, however, Broker does not guarantee the accuracy of the information. If square footage is a consideration, parties are advised to measure the property.

