



FOR SUBLEASE

Flexible Term

Starting at 12-mos through 12-31-29

Aggressive Lease Rates

**38,860± SF Rio Rancho
Distribution/Warehouse**

451 QUANTUM RD NE | RIO RANCHO, NM 87124

CBRE

Prime Greater Albuquerque Distribution/Warehouse

451 Quantum Rd NE offers a unique opportunity to sublease a distribution/warehouse user looking for functional space in the Rio Rancho/Greater Albuquerque market. This property is located just minutes from Highway 528, a major arterial route, and only 20 minutes to Interstate 25. The property boasts large truck court, dock and drive in doors, heavy power, and additional land for yard/overflow truck parking.

PROPERTY HIGHLIGHTS

- 3-phase 1200 amp electrical service
- 20'3" - 21'10" clear height
- 32'6" X 38' and 50' X 38' column spacing
- Three dock high doors
- Two drive in door
- SU zoning - City of Rio Rancho
- Evaporative cooling, suspended gas heat in warehouse
- HVAC in office
- **Adjacent vacant land area offers potential opportunity for lay down yard or expansion. Inquire with broker for more information.**



38,860±
TOTAL SF

4,700± SF Office
34,160± SF Warehouse

3.35±
ACRES

Contact Broker to
discuss flexible
lease rates



Excess land
available for
laydown yard or
expansion

451 Quantum Rd
38,860± SF

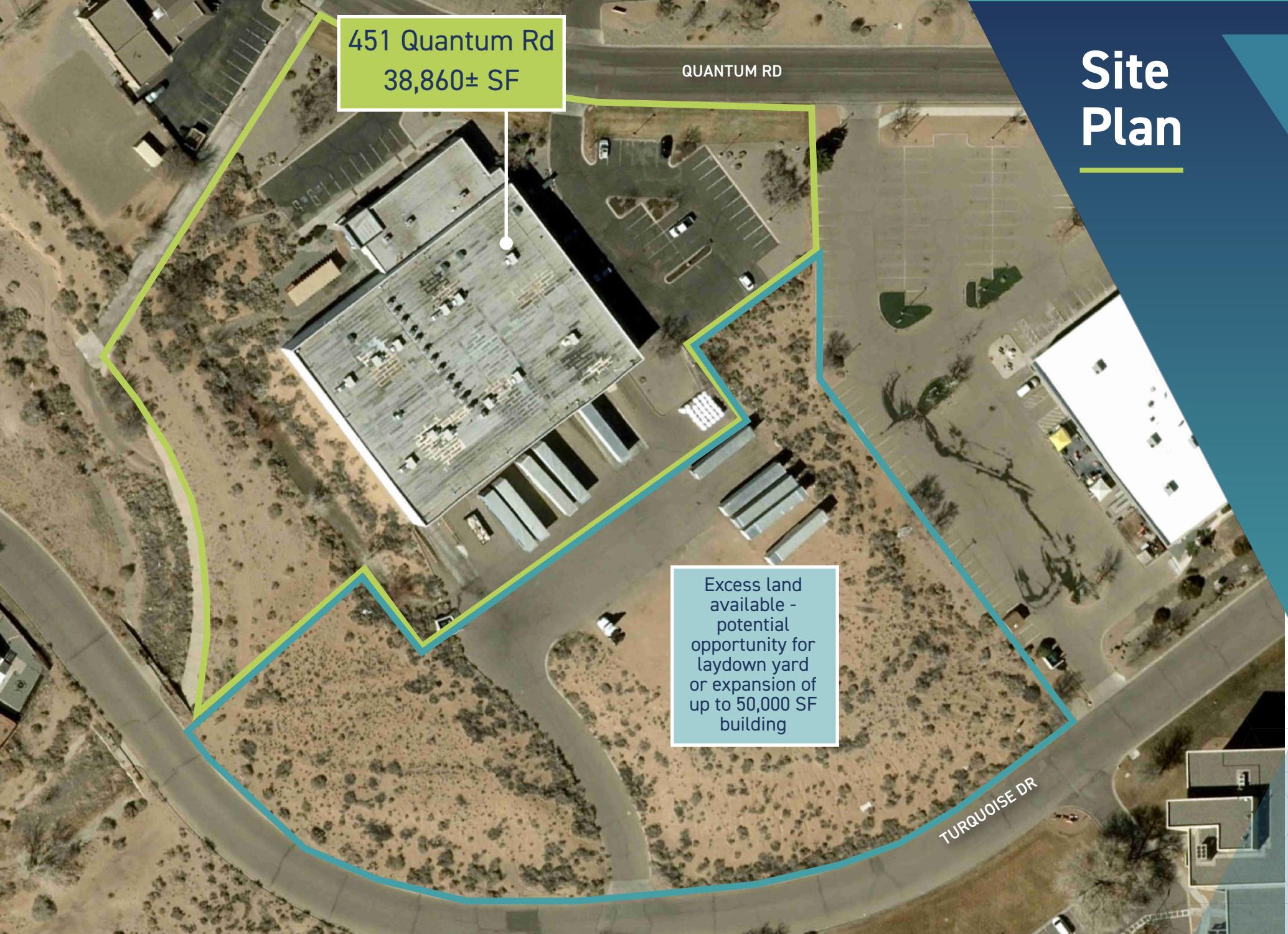
528

QUANTUM RD

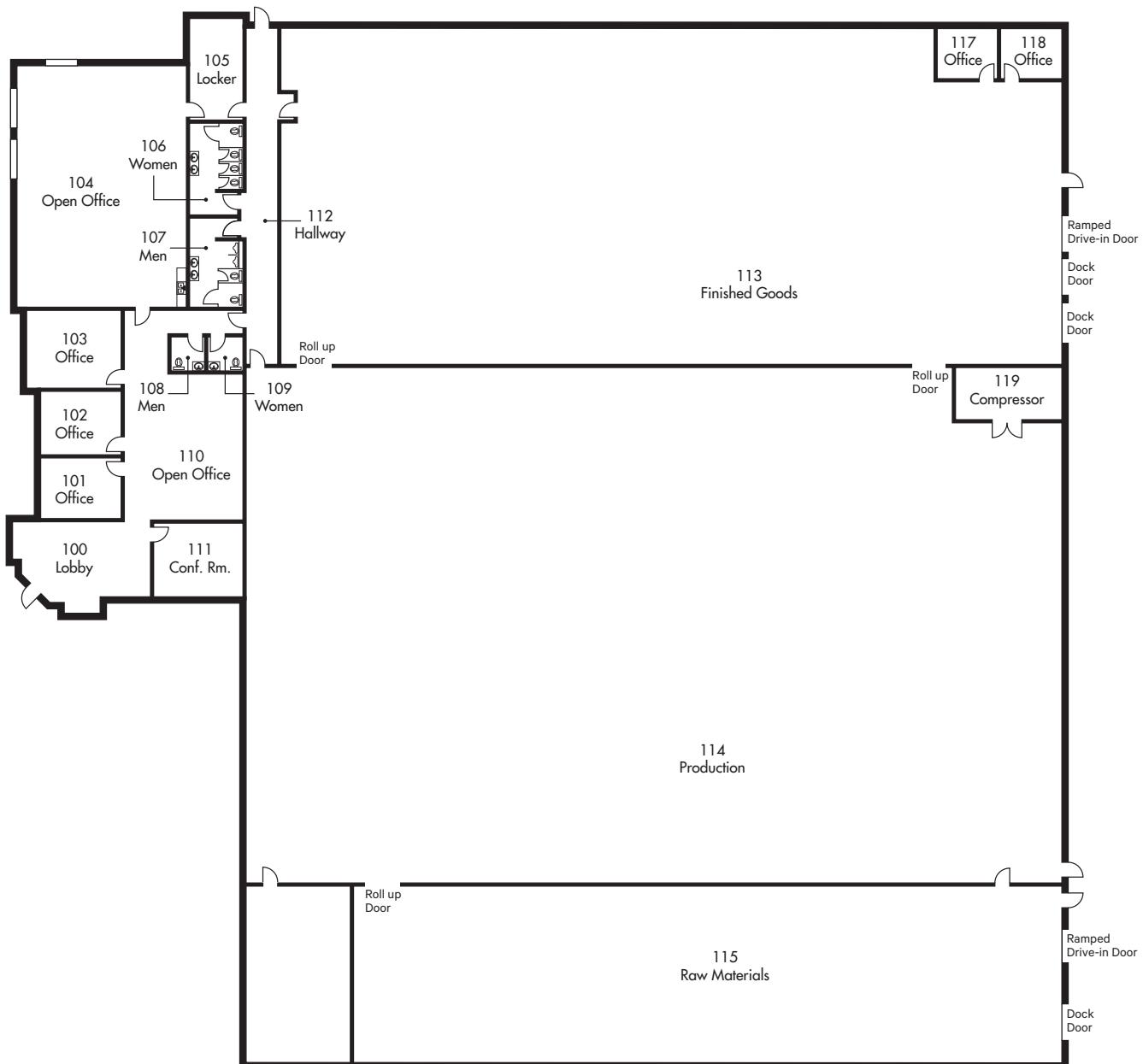
VORTEX RD

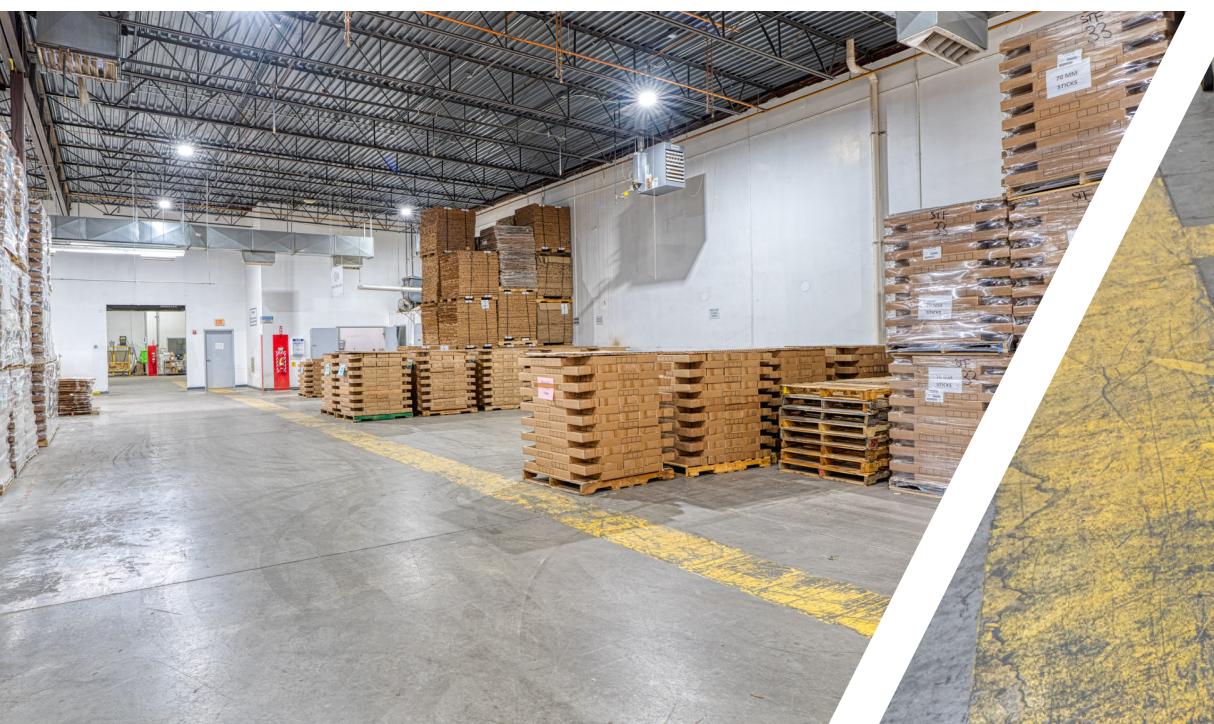
528

Site Plan



Floor Plan





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 distribution/warehouse industries.



355% change in # of general warehouse and storage jobs from 2018 2023, the highest change among other industries

Lightcast 2024

40% of the population is prime working age

Lightcast 2024

451 Quantum Rd NE

RIO RANCHO | NEW MEXICO



CONTACTS

Brecken Mallette, SIOR
Vice President
+1 505 837 4914
brecken.mallette@cbre.com

Jim Smith, CCIM, SIOR
First Vice President
+1 505 837 4923
jsmith@cbre.com

Cindy Campos
Associate
+1 505 837 4969
cindy.campos@cbre.com

CBRE
+1 505 837 4999
6565 Americas Parkway NE
Suite 825
Albuquerque, NM 87110
www.cbre.com/abq

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.