

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

528

QUANTUM RD

VORTEX RD

Site Plan

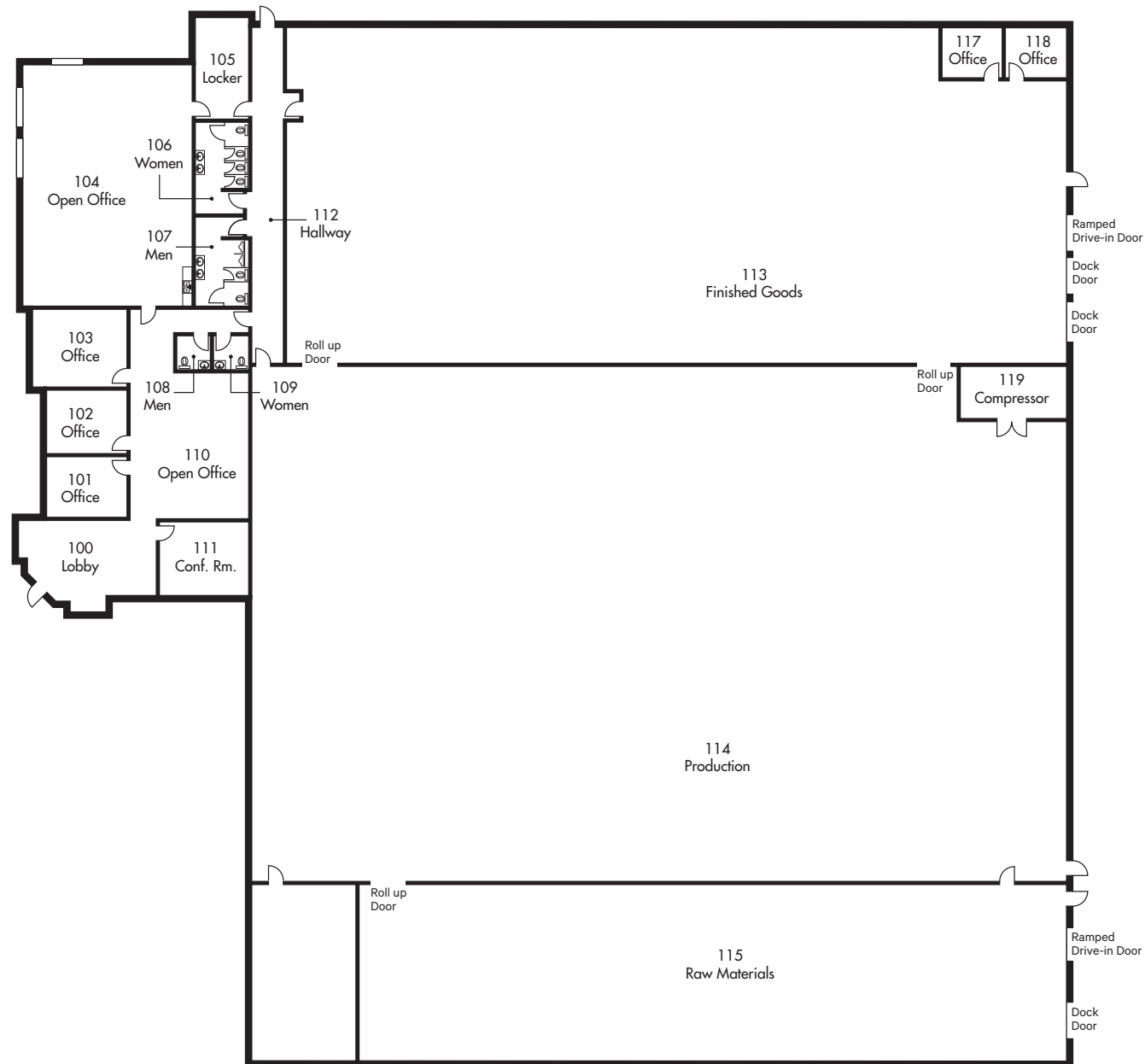
451 Quantum Rd
38,860± SF

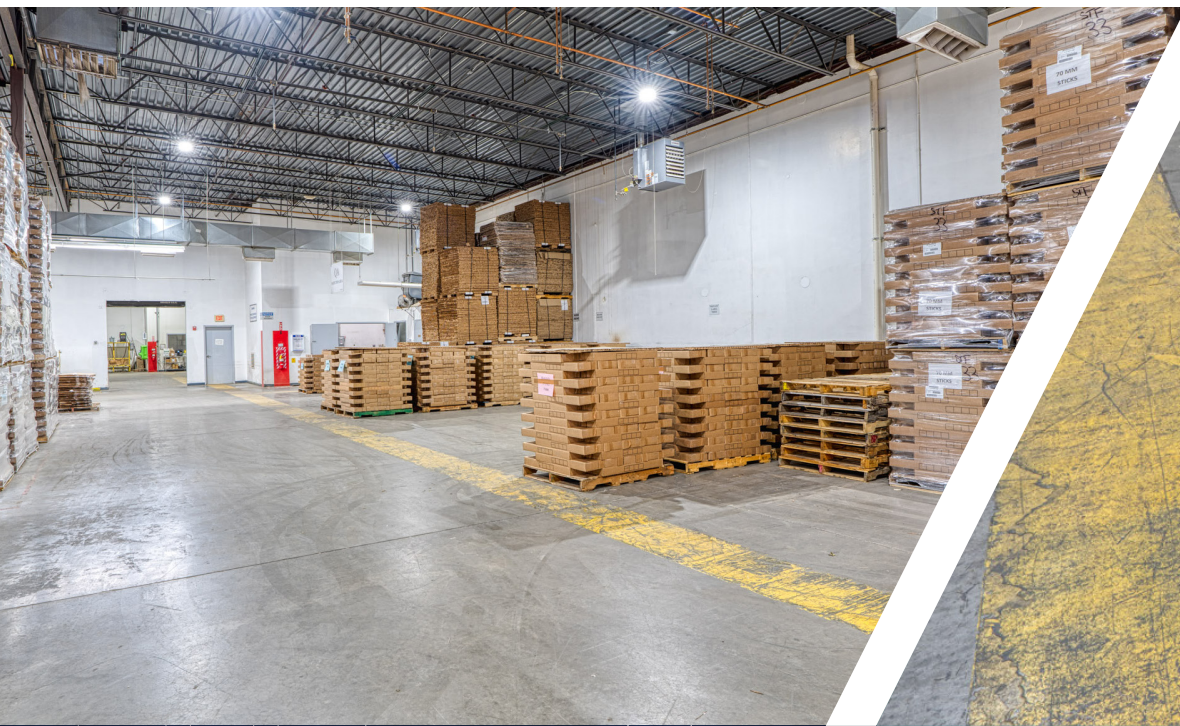
QUANTUM RD

Excess land available -
potential
opportunity for
laydown yard
or expansion of
up to 50,000 SF
building

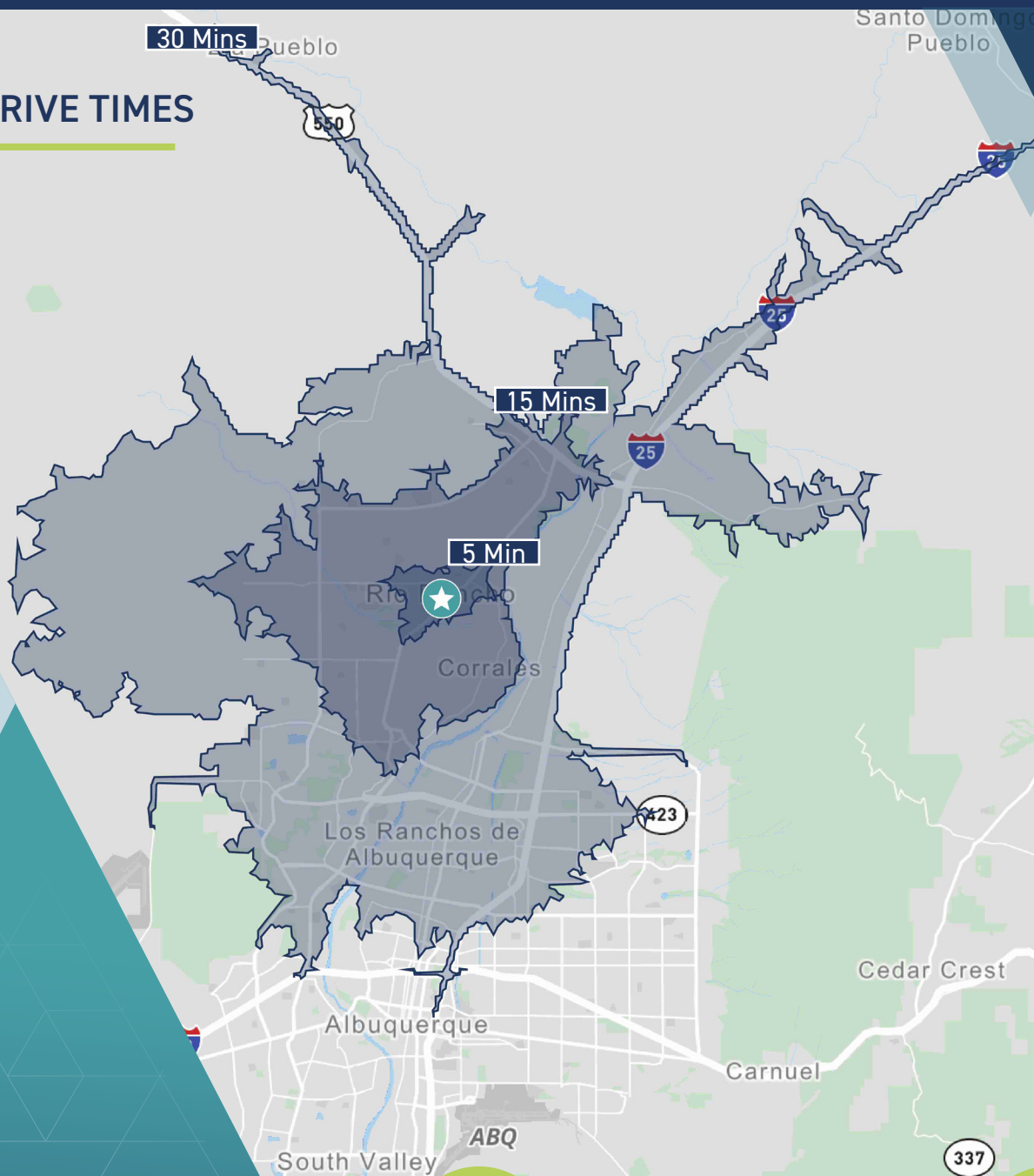
TURQUOISE DR

Floor Plan





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

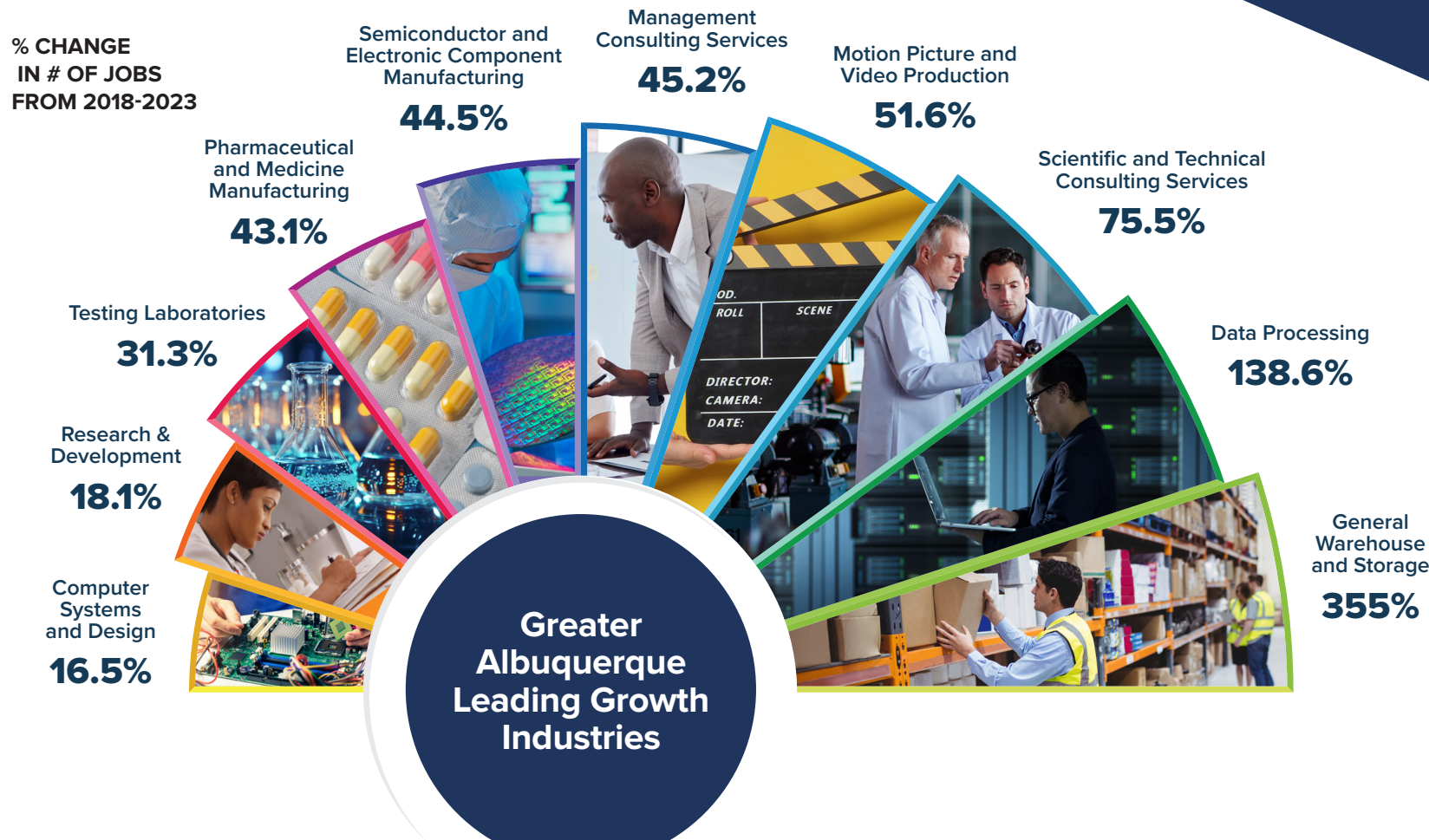
With an abundance of local talent, Greater Albuquerque offers opportunities for growth across numerous private-sector industries. In recent years, the private sector has experienced remarkable expansion in various distribution/warehouse industries.

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



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CBRE

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