

LOS MORROS BUSINESS PARK

Industrial for Lease | Los Lunas, NM



Logo-Nav.svg



INDUSTRIAL | READY TO OCCUPY | AVAILABLE NOW

470 Sandsage, Los Lunas, NM

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 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.

SITE INFORMATION



Available for Lease

Available Space: 25,000 SF (250x100)

Lease Rate: \$11.25/SF/YR NNN

Building Details: 480 3-Phase Power
24-30' Ceilings

Expandable for Additional +/- 20,000 SF

Covered Dock & Drive-In Doors Available

Fire Suppression Sprinkler System

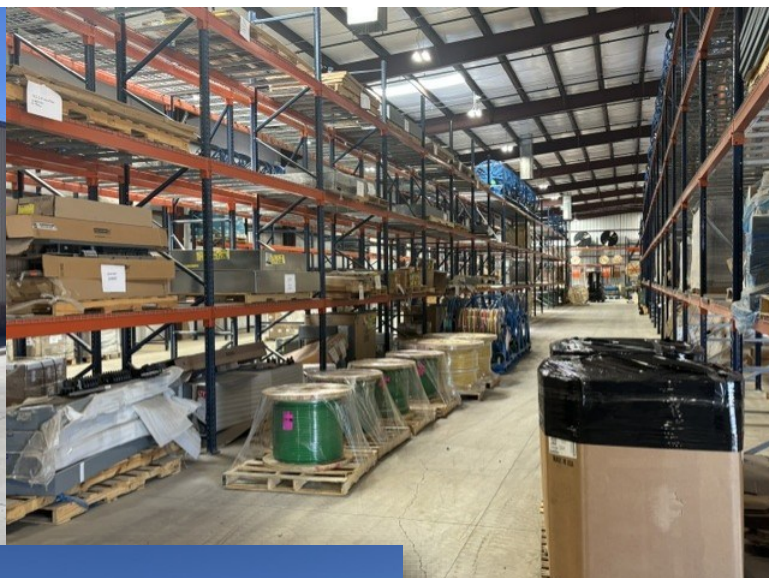


Tim MacEachen, CCIM SIOR

timmac@rio-re.com

505.239.5555

LOS MORROS BUSINESS PARK | LOS LUNAS, NM



Highlights

- Turnkey development packages available
 - Fiberoptic Lines
 - Fully improved roadways
 - All underground utilities available to rough graded pads
 - Only 17 miles from Albuquerque city limits and 15 miles to Albuquerque International Sunport
 - Mixed used zoning, restrictive covenants, land design guidelines
- Los Lunas is home to Huning Ranch, a master-planned community with 400+ planned homes.
 - Accurate Machine Tool & Technology, Walmart Distribution Center, Walmart Super Store, Fresenius Medical Care, Wall Colmonoy, various automotive dealers, banks and retail make Los Morros an attractive investment opportunity.
 - Facebook has started construction on their \$60 billion datacenter. Facebook has invested in two \$250 million construction projects that will employ approximately 1,000 workers, bringing an economic boom to the area.
 - Upcoming retail and housing plans are in development, indicating a bustling future for the village with plenty of opportunities for economic growth.

Tim MacEachen, CCIM SIOR

timmac@rio-re.com

505.239.5555