

FOR LEASE



48,864± SF Rio Rancho Manufacturing/Warehouse

590 LASER RD NE | RIO RANCHO, NM 87124

CBRE

Prime Greater Albuquerque Industrial Building

590 Laser Rd NE offers a unique opportunity for manufacturing/distribution user. This highly functional property is strategically located just minutes from Highway 528, a major arterial route.

PROPERTY HIGHLIGHTS

- Heavy power - 3-phase, 1,000 kVA to building
- 14' - 23' clear height
- 33' X 40' column spacing
- Three 8'X10' dock high doors
- One 10'X10' drive in door
- SU zoning - City of Rio Rancho
- Evaporative cooling, suspended gas heat in warehouse
- HVAC in office
- Anticipated Available Date: September 1, 2025
- **Adjacent industrial building, 510 Laser Rd, also available (95,070± SF), combined 143,934± SF. Inquire with broker for details.**



48,864±
TOTAL SF

\$11.50/SF
NNN LEASE RATE

4,064± SF Office
14,000± SF Manufacturing
30,800± SF Warehouse

2.81±
ACRES



590 Laser Rd
48,864± SF

Connecting
Bridge

510 Laser Rd
Industrial
Building also
Available
95,070± SF

Site Plan

590 Laser Rd
48,864± SF

LASER RD

NORTHERN BLVD

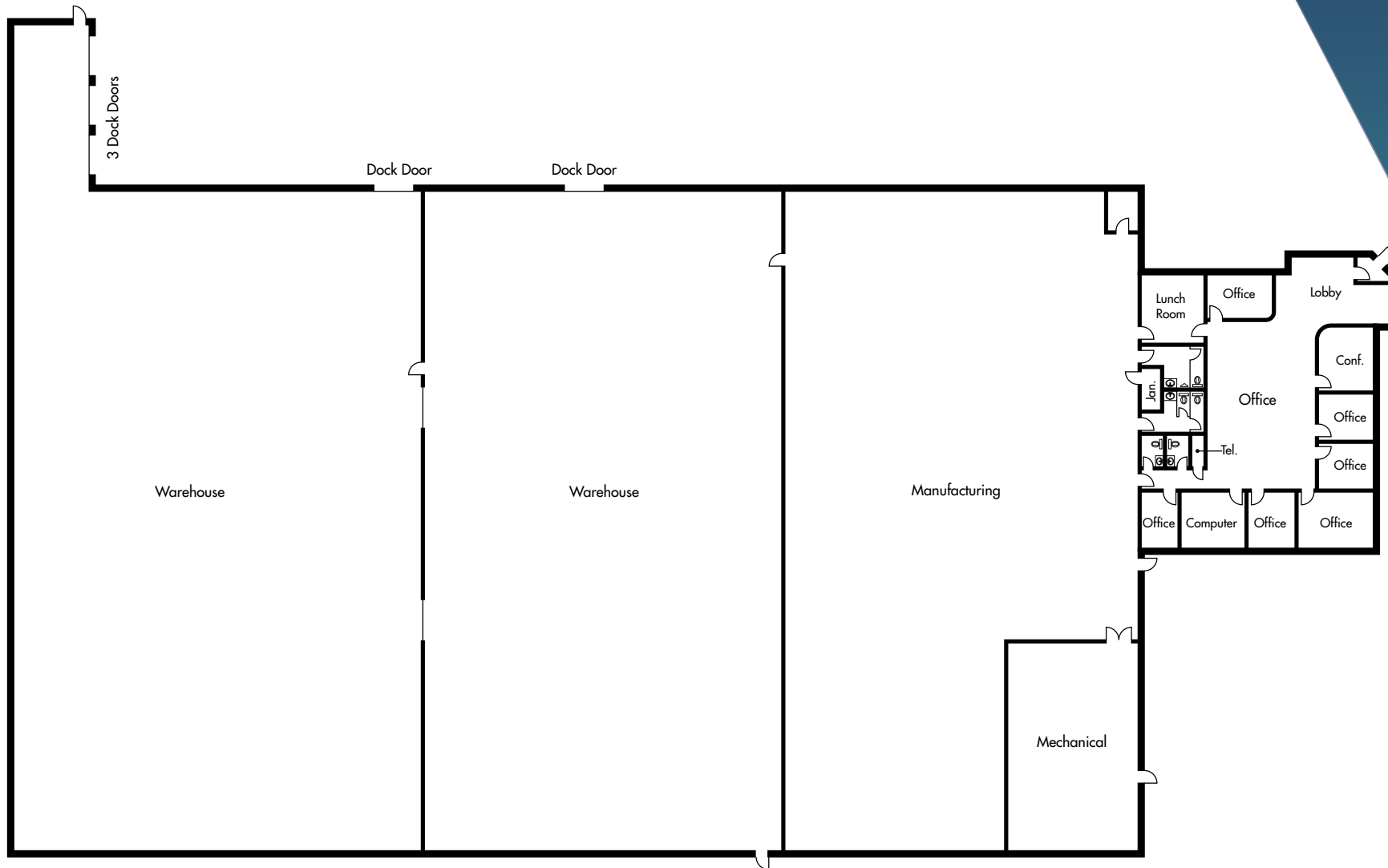
510 Laser Rd
Industrial
Building also
Available
95,070± SF

Connecting
Bridge

VORTEX RD

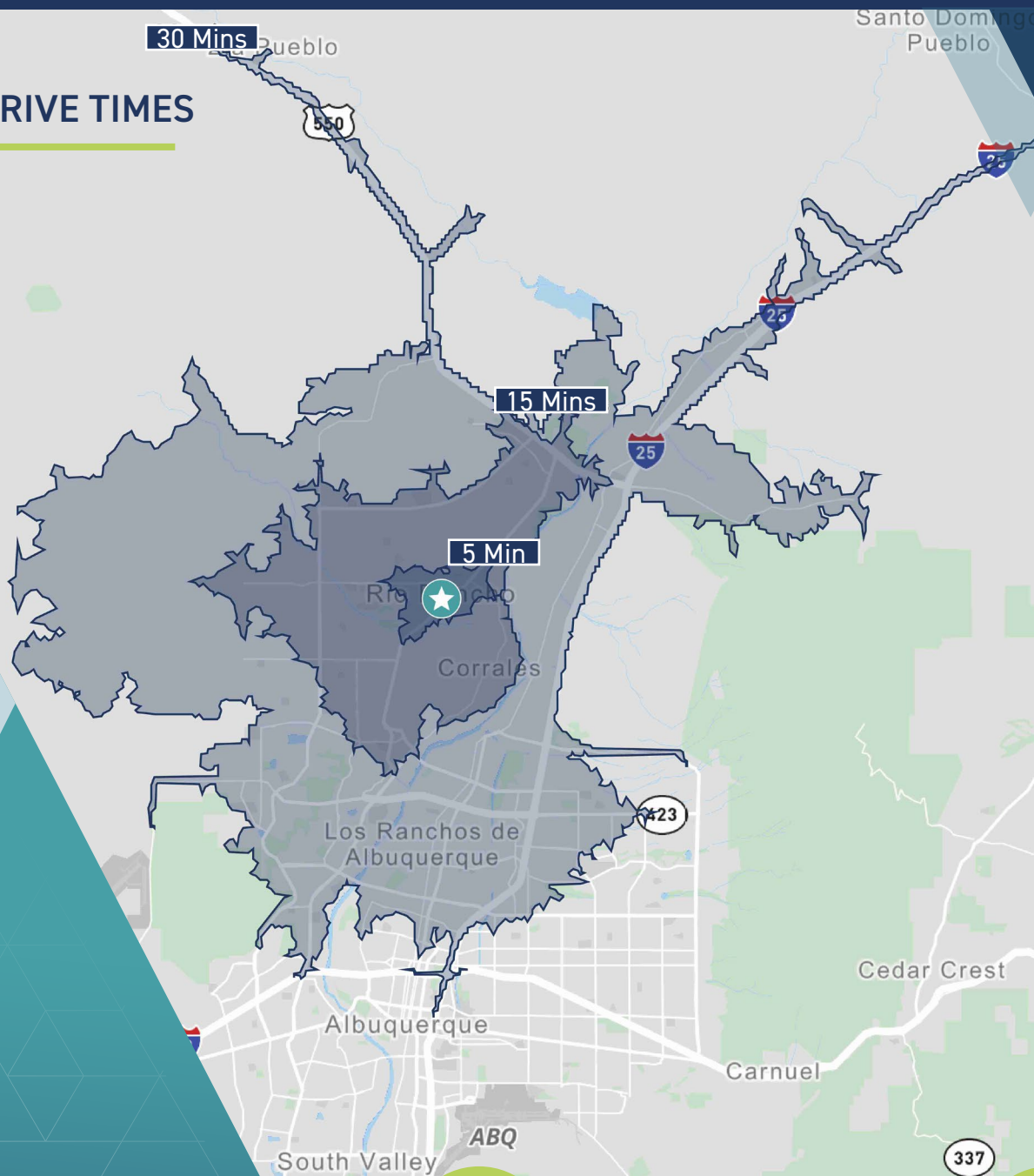


Floor Plan





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

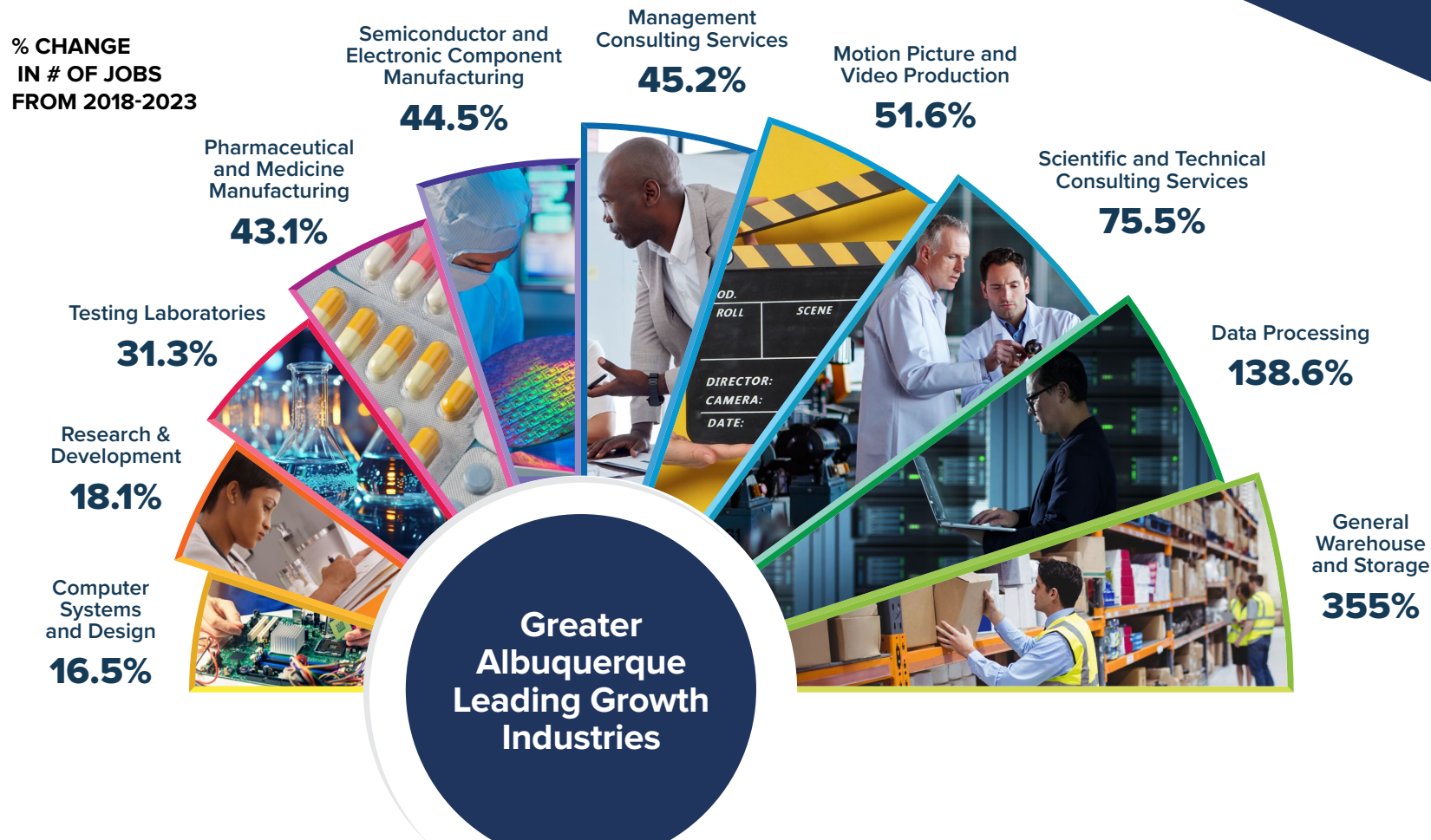
With an abundance of local talent, Greater Albuquerque offers opportunities for growth across numerous private-sector industries. In recent years, the private sector has experienced remarkable expansion in various manufacturing and distribution/warehouse industries.

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



590 Laser Rd NE

RIO RANCHO | NEW MEXICO



CONTACTS

Brecken Mallette, SIOR

Senior Associate

+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

© 2024 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.