

For Sale]

Albuquerque Journal Campus



**±278,677 SF on
±27.88 Acres**

7777 Jefferson St. NE | Albuquerque, NM 87109

NALSunVista] Got Space™

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Property

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Executive Summary

NAI SunVista is proud to present the premier industrial and office campus located on ± 27.88 acres in the Journal Center. The property's central location ensures excellent access to major transportation corridors, making it a strategic hub for distribution, manufacturing, or corporate campus use.

This is the centerpiece of the Journal Center. This expansive property features a total of $\pm 278,677$ square feet of improvements, offering a versatile mix of warehouse, office, and service spaces designed to support a wide range of operational needs.

Constructed in two strategic phases—Phase I in 1982 and Phase II in 1986—the campus is equipped with robust infrastructure to accommodate large-scale industrial operations and corporate functions. Key amenities include:

- $\pm 278,677$ SF of total building area across multiple structures
- Rail access, enhancing logistical efficiency and connectivity
- Fleet service area, ideal for transportation, maintenance, and logistics operations
- On-site physical plant, supporting utility and infrastructure reliability
- Full-service cafeteria, providing convenient dining for employees
- Dedicated office space, allowing for seamless integration of administrative functions

This offering represents a unique opportunity for owner-users or investors seeking a well-appointed, centrally located campus with long-term functionality and expansion potential.



Physical Plant and Facility Systems

ELECTRICAL

The facility has a 12,470-volt, looped feed service from PNM. That provides redundant power to the site. The high voltage is distributed to two substations. Each substation has 2- 3,200 Amp main circuit breakers and one 3,200 Amp tie circuit breaker for power access from the redundant source.

AIR CONDITIONING

Cooling

The facility utilizes three 150,000-gallon underground water storage tanks to store water that has been chilled during the night to provide cooling to the campus during the day. The water is cooled by a 600-ton York chiller installed in 2016. Cooling water at night takes advantage of the low cost of electricity and the colder temperatures for a cost-efficient cooling system.

Heating

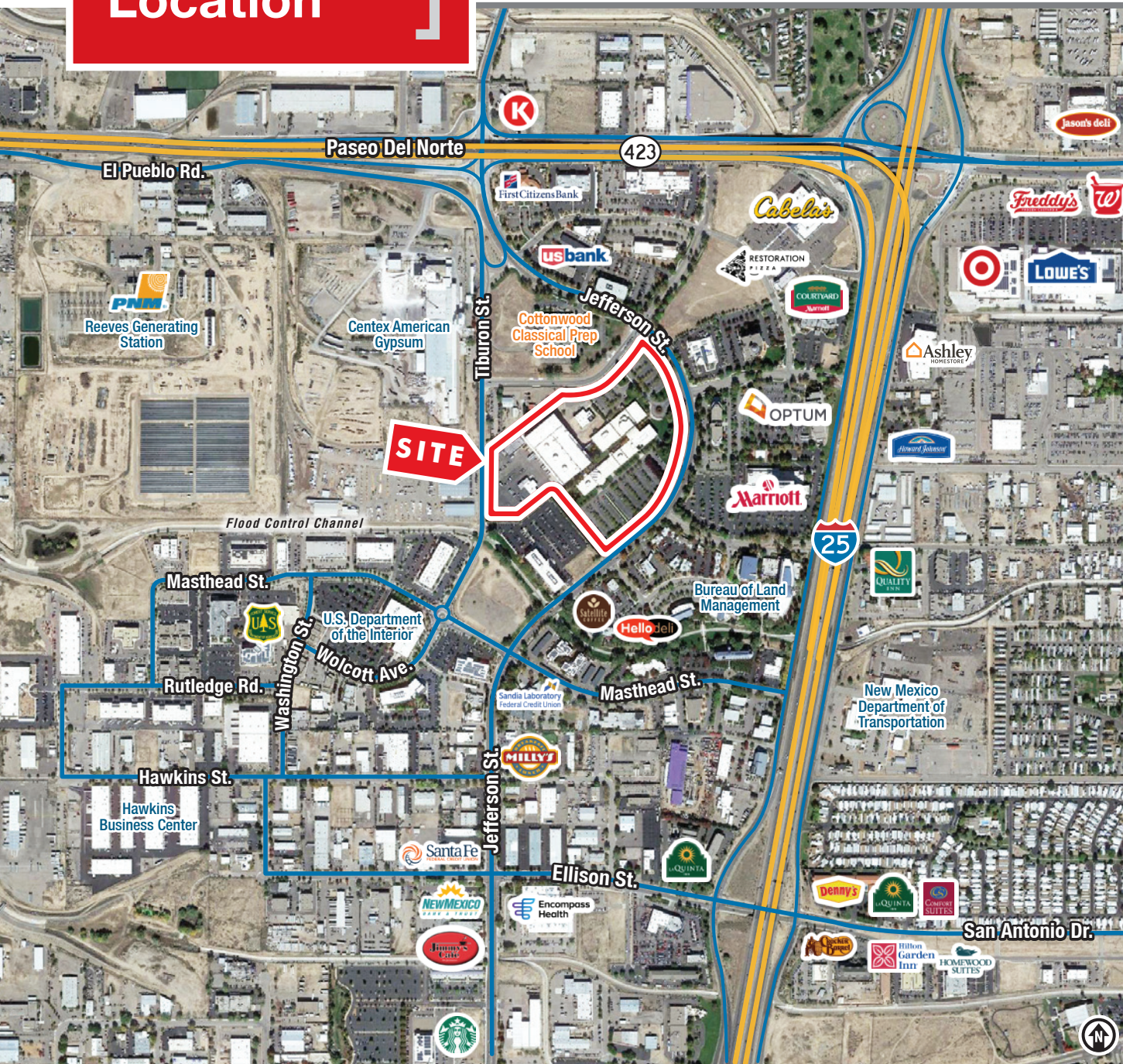
The facility utilizes a 10,000 BTU per hour Rite boiler. It was inspected and upgraded this year (2025) and it was noted that it now has another 20 years of operation.

COMPRESSED AIR

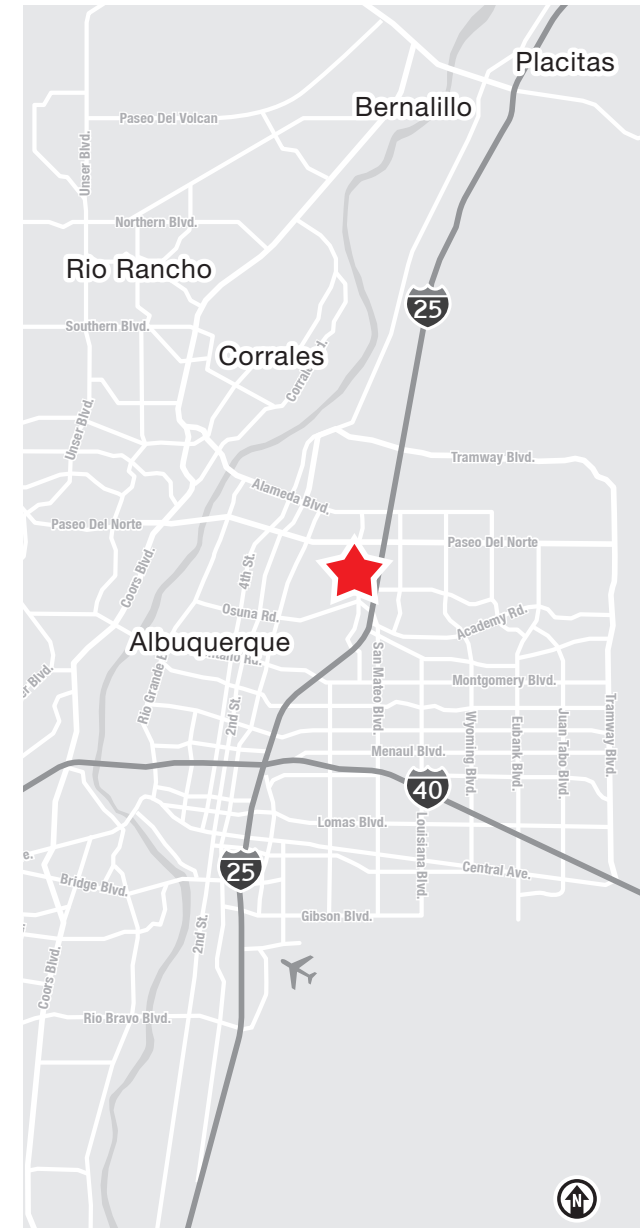
The plant has a primary Quincy 150 air compressor and a backup Quincy 100 air compressor to supply pressurized air throughout the production area.

Location

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ALBUQUERQUE METRO AREA





Journal Center

Journal Center Corporations business park in Albuquerque, is the benchmark for quality-master planned for today and tomorrow. The ±300-acre Journal Center's northern boundary is the six lane Paseo del Norte and east boundary is the eight lane Interstate 25, which provide vital links to the blooming west side and south side of Albuquerque. The Journal Center boasts an environment that is rich with thousands of trees, shrubs and seasonal plantings. Coupled with walking paths, diverse culinary options, class-A apartments, and dynamic retail, this is a preferred location. Corporations in Journal Center recognize the advantages of establishing business on a site protected by detailed Covenants and comprehensive Park Development Standards.

JOURNAL CENTER BUSINESS PARK LAND AREA

Phase 1:	±212 Acres
Phase 2:	±88 Acres
Total:	±300 Acres



BUILDING AREA BREAKDOWN

Office:	±126,777 SF
Industrial:	±124,453 SF
Physical Plant:	±12,366 SF
Fleet Service:	±7,429 SF
Food Service:	±7,152 SF

Total Buildings: ±278,677 SF

SITE LAND AREA

1	7777 Jefferson St.: ±17.01 Ac.
2	7802 Tiburon St.: ±10.87 Ac.
Total Acreage: ±27.88 Ac.	

PROPERTY FACTS

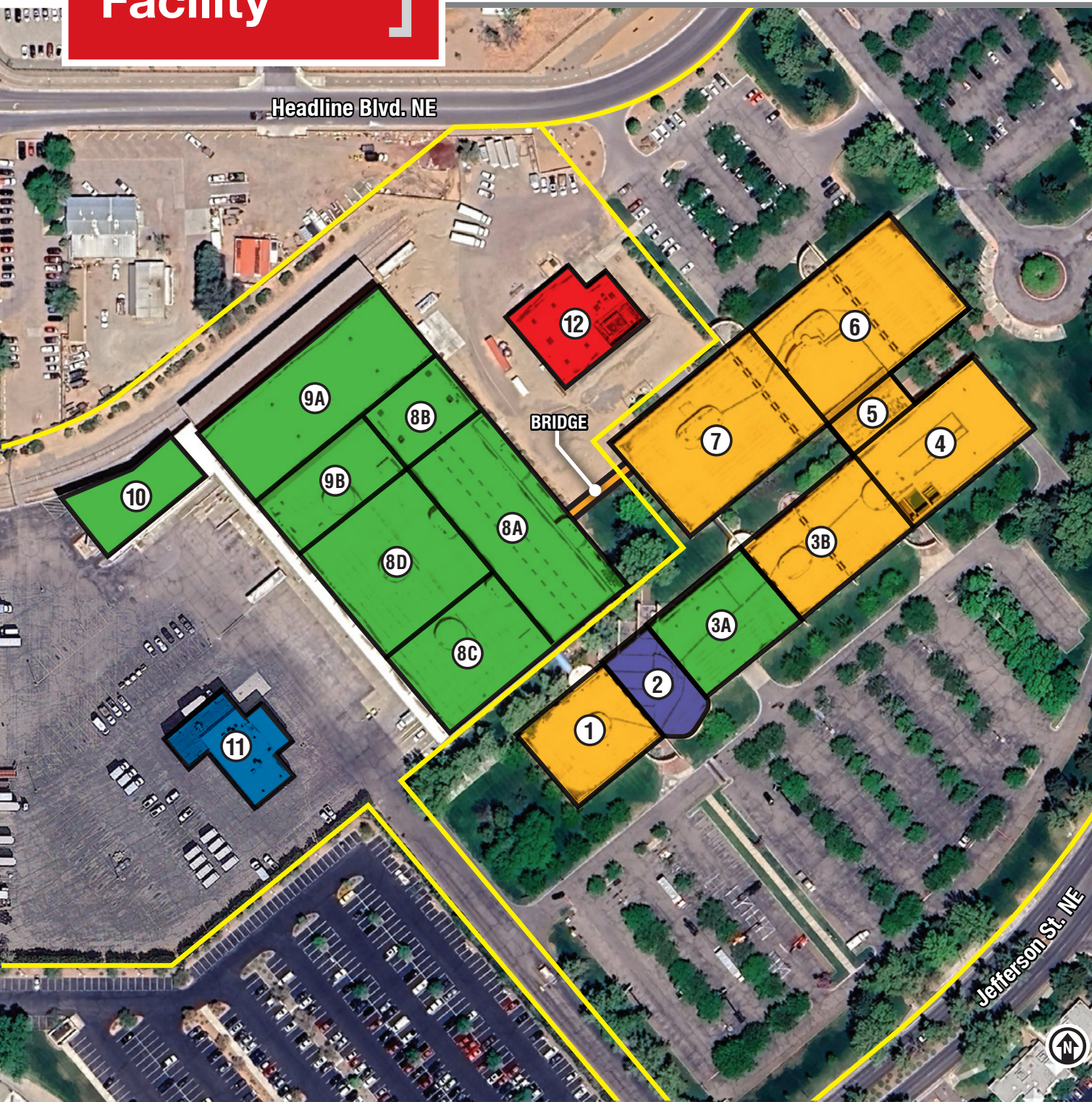
IDO Zoning: [NR-BP](#)

Year Built:

Production Building: 1982

Administration Building: 1986

2024 Property Taxes: \$158,602.61



SPACE BREAKDOWN

①	Circulation Building:	±10,194 SF
②	Cafeteria/Kitchen:	±7,152 SF
④	Accounting/HR (Lower Level):	±14,979 SF
④	Garage (Lower Level):	±501 SF
④	Executive Wing (Upper Level):	±16,541 SF
⑤	Lobby:	±4,000 SF
⑥	Journal Bldg. (Lower Level):	±23,508 SF
⑥	Auditorium (Upper Level):	±5,922 SF
⑦	Tribune Building:	±24,464 SF
⑧A	Press Room (36' Ceiling):	±22,900 SF
⑧B	Production Office (Upper Level):	±9,100 SF
⑧B	Paper Laydown (Lower Level):	±9,100 SF
⑧C	South Warehouse:	±13,440 SF
⑧D	North Warehouse:	±25,033 SF
⑨A	High-Bay Warehouse:	±25,146 SF
⑨B	Machine Shop:	±8,067 SF
⑩	Office/Warehouse:	±12,031 SF
⑪	Fleet Maintenance Building:	±7,429 SF
⑫	Physical Plant (Main Level):	±8,355 SF
⑫	Physical Plant (Lower Level):	±4,011 SF
Total		±278,677 SF

ALBUQUERQUE | NEW MEXICO

Located near the geographic center of New Mexico at the intersection of I-25 and I-40 and resting at the foot of the Sandia Mountains, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwest, with BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. Albuquerque is home to the International Balloon Fiesta, the world's largest gathering of hot-air balloons. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2024 Demographics)



564,818
City Population



240,894
Households



\$93,257
Avg. Household Income



\$54,893
Md. Disposable Income



22,362
Total Businesses



296,914
Total Employees



926,835
Albuquerque Metro Population



The Largest
City in the State



In the News

Ranked 6th in America's favorite cities list - *Travel + Leisure*
Ranks among America's best cities for global trade - *Global Trade Magazine*
The 5th most cost-friendly city to do business in the U.S. - *KPMG*

TOP 8 REASONS TO CHOOSE ALBUQUERQUE

- Low-risk location
- Skilled workforce
- Business incentives
- The metro area communities
- Quality of life
- Cost of living
- Innovation central
- On the cutting edge of technology



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico. UNM is a nationally-recognized Class 1 research institution. There are more than 2,000 hospital beds in the metro area.



EDUCATION | SKILLED WORKFORCE

Albuquerque is top in nation for cities with the most college graduates – more than 70,000 college students reside in metro area. The area also has one of the largest number of PhD's per capita in the nation.



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate, low cost of living, a qualified/productive workforce, aggressive incentives and efficient market access make Albuquerque an attractive choice.

OFFERED EXCLUSIVELY BY:



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