

# 531 Gallatin

## Office/Warehouse at Unser Blvd & I-40

±23,100 SF for Lease

531 GALLATIN PLACE NW  
SUITE A  
ALBUQUERQUE, NM 87121



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**CBRE**





# Property Overview

## Available

- ±23,100 SF Total
  - ±21,582 SF Warehouse
  - ±1,518 SF Office

## Lease Rate

- \$12.50/SF/YR +NNN
- Estimated CAM Charges: \$2.15/SF

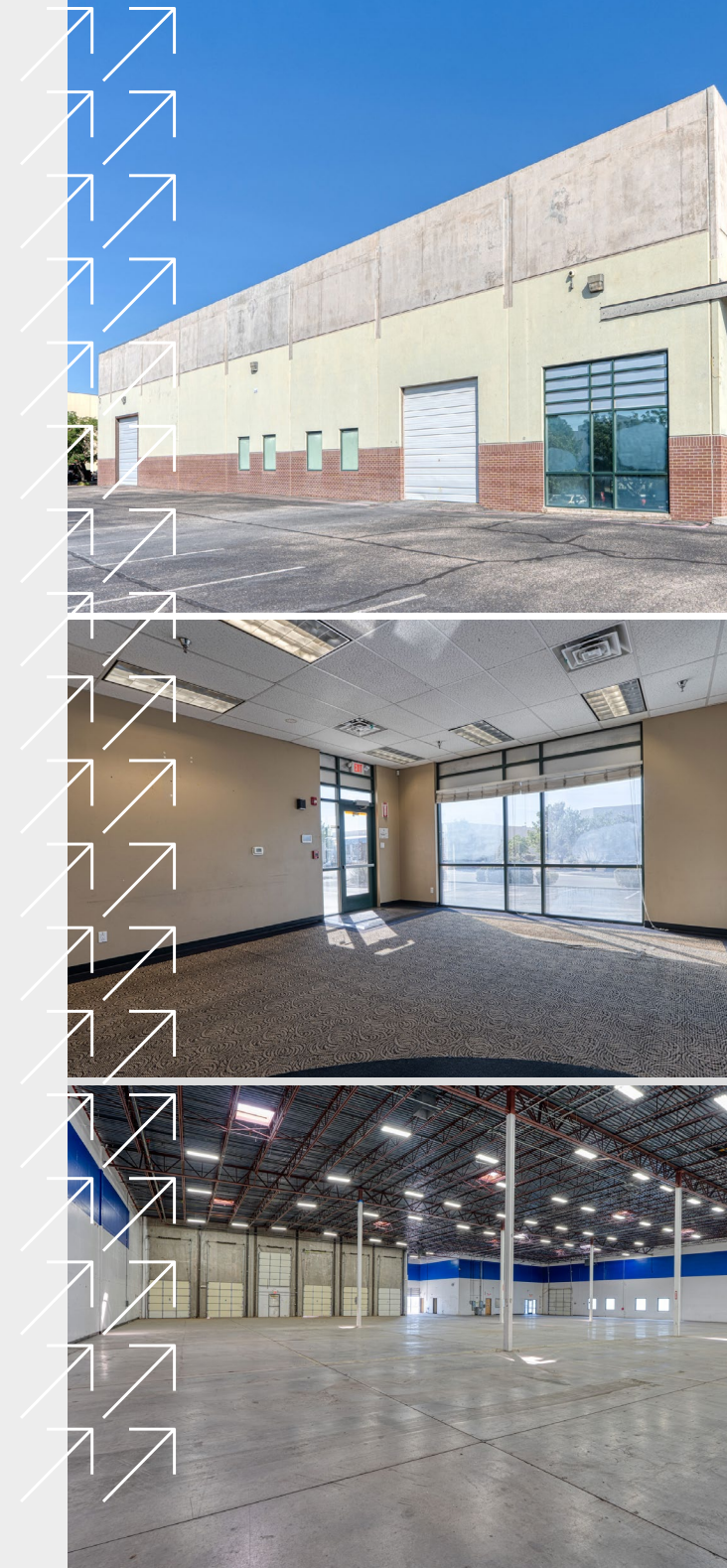
## Highlights

- Easy access to I-40 providing access to all quadrants of the City
- Located proximate to one of only 7 river crossings connecting west and east Albuquerque
- Skylights and windows in warehouse
- Ample parking with paved lot
- HUB Zone qualified (2028)



# Building Specifications

Type	Details
Total Available SF	±23,100 SF
Warehouse SF	±21,582 SF
Office SF	±1,518 SF
Zoning	NR-BP (Non-Residential Business Park)
HubZone Qualified	Yes (2028)
Clear Height	24' Clear Height
Electrical	3-phase, 277/480 volts, 225 amps & 120/208v, 200 amps
# of Dock Doors	Five (5) - Size: 9'X10' two with hydraulic edge of dock levelers
# of Drive-In Doors	Three (3) - Size: 12'x12'
Heating and Cooling	Office: HVAC   Warehouse: Evaporative coolers and suspended gas space heaters
Column Spacing	39' X 39'
Lighting	LED
Truck Court	Yes (±140' Ft)
Parking	Total parking spaces: 160   Parking ratio: 2.24/1000
Trailer Parking	2
Yard/Outdoor Storage	No
Sprinkler System	Wet
Security Systems	No
Internet	Yes
Lot Size	± 4.71 Acres
Total Building Size	± 71,320 SF
Year Built	1998
Submarket	West Mesa



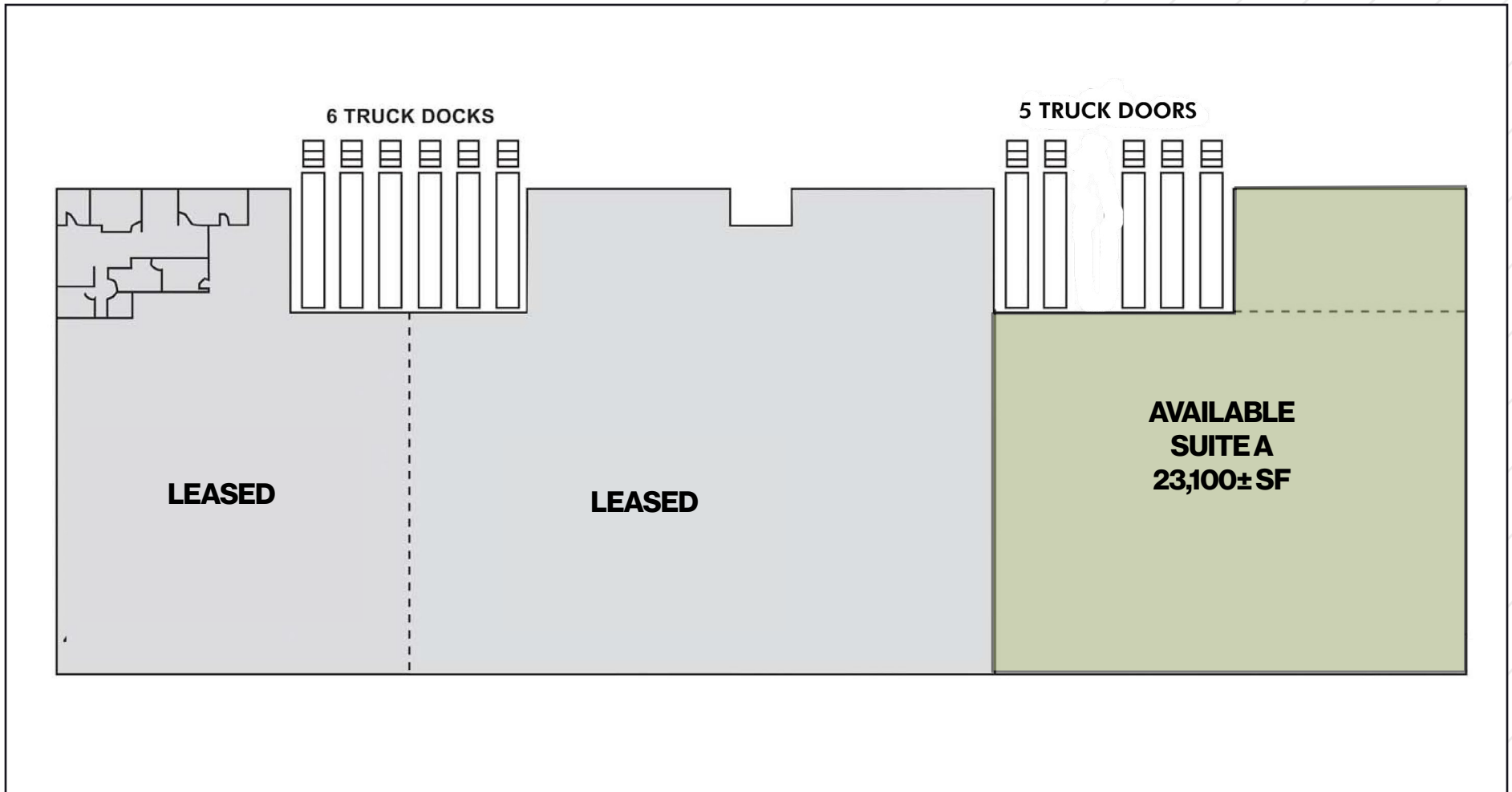
# Site Plan





# Floor Plan

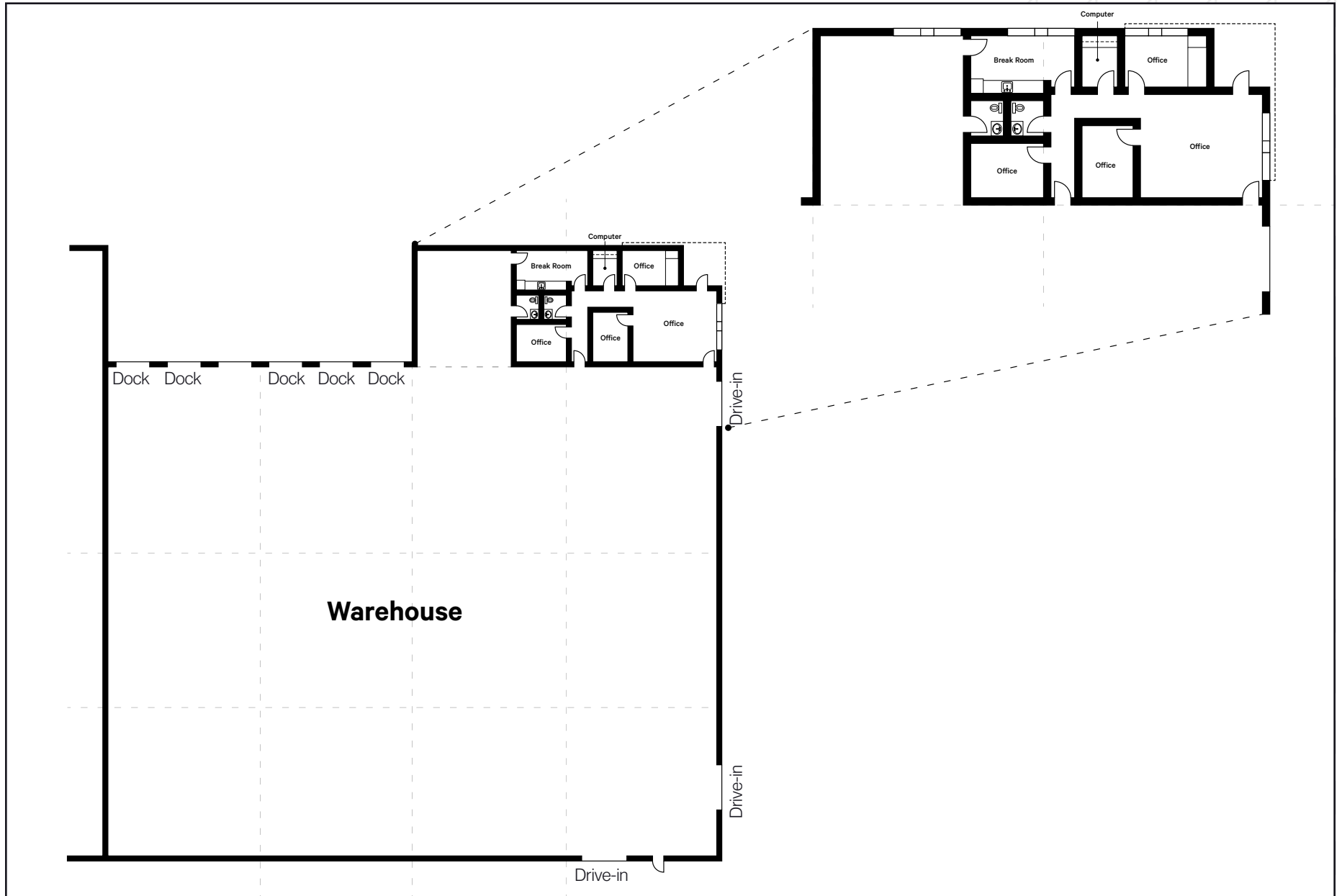
±23,100 SF





# Floor Plan

±23,100 SF

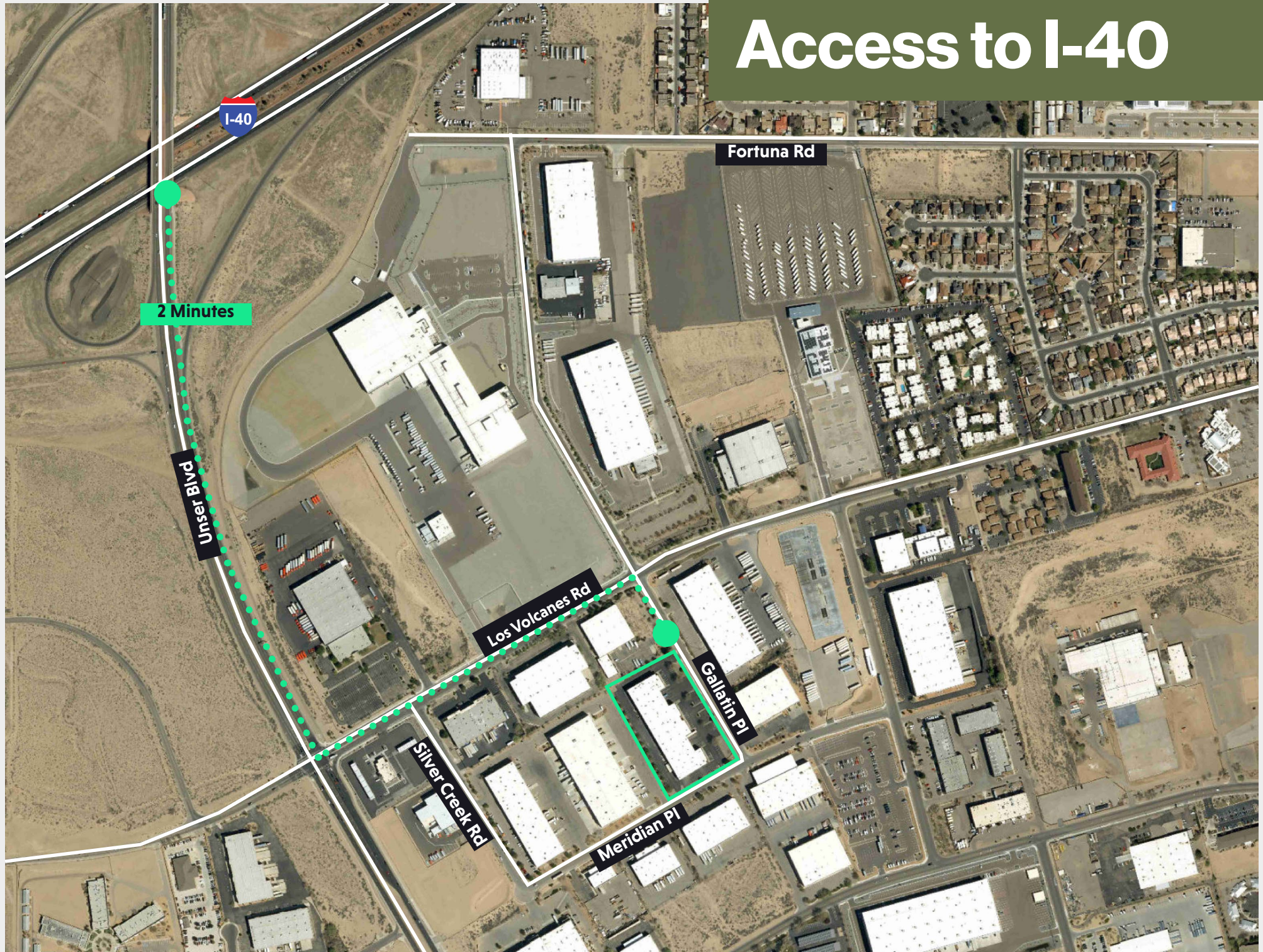








# Access to I-40







**SITE**

**Bruckner's**  
Since 1932

**ABQRIDE**

**KEITH**

**FedEx**  
Distribution Center

**MERIDIAN BUSINESS PARK**





**UNITED STATES POSTAL SERVICE**







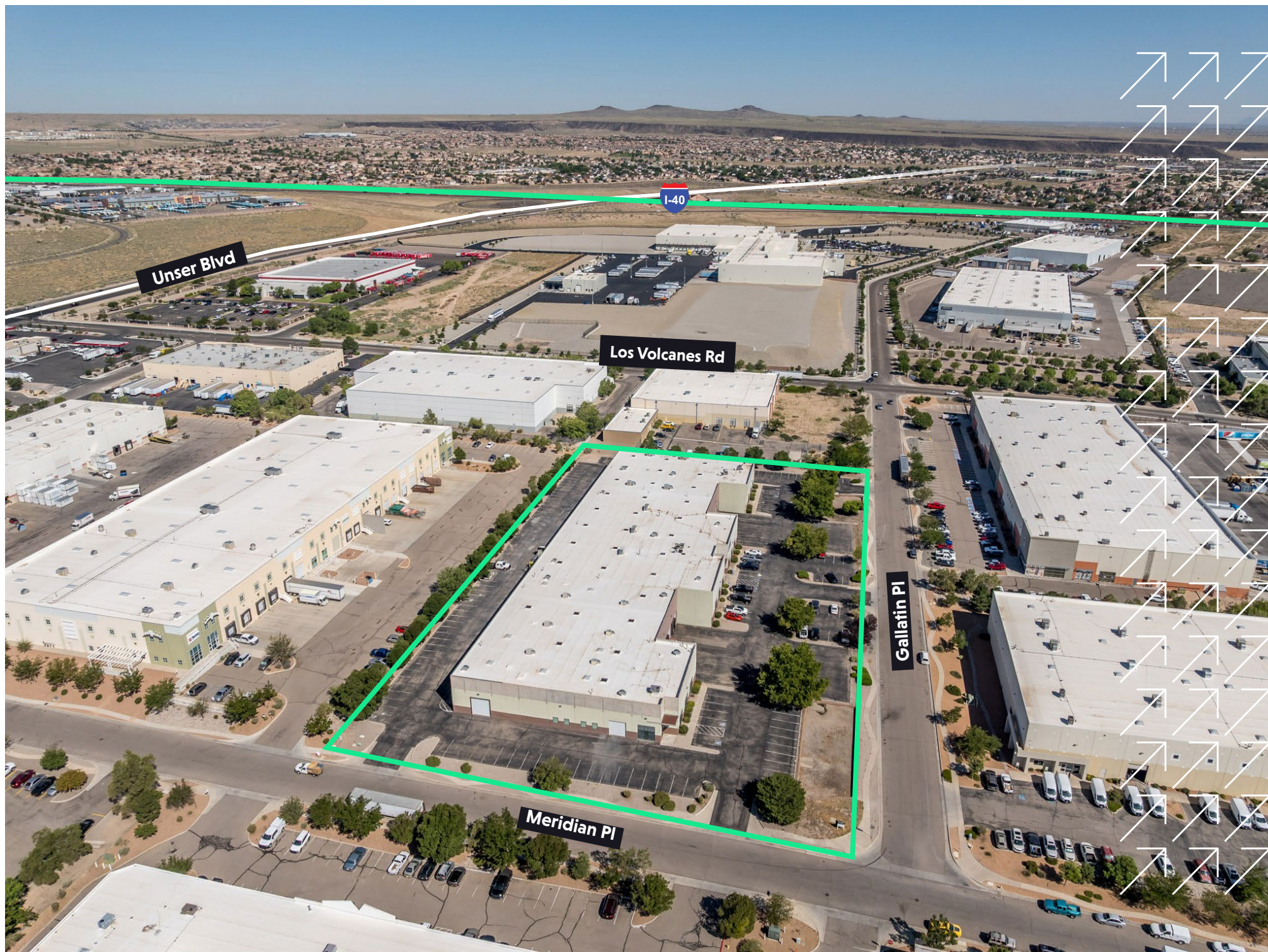
**NM**  
**HEALTH SCIENCES**

**ABQRIDE**  
Unser Transit Center

**LEGACY**  
CORP







Unser Blvd

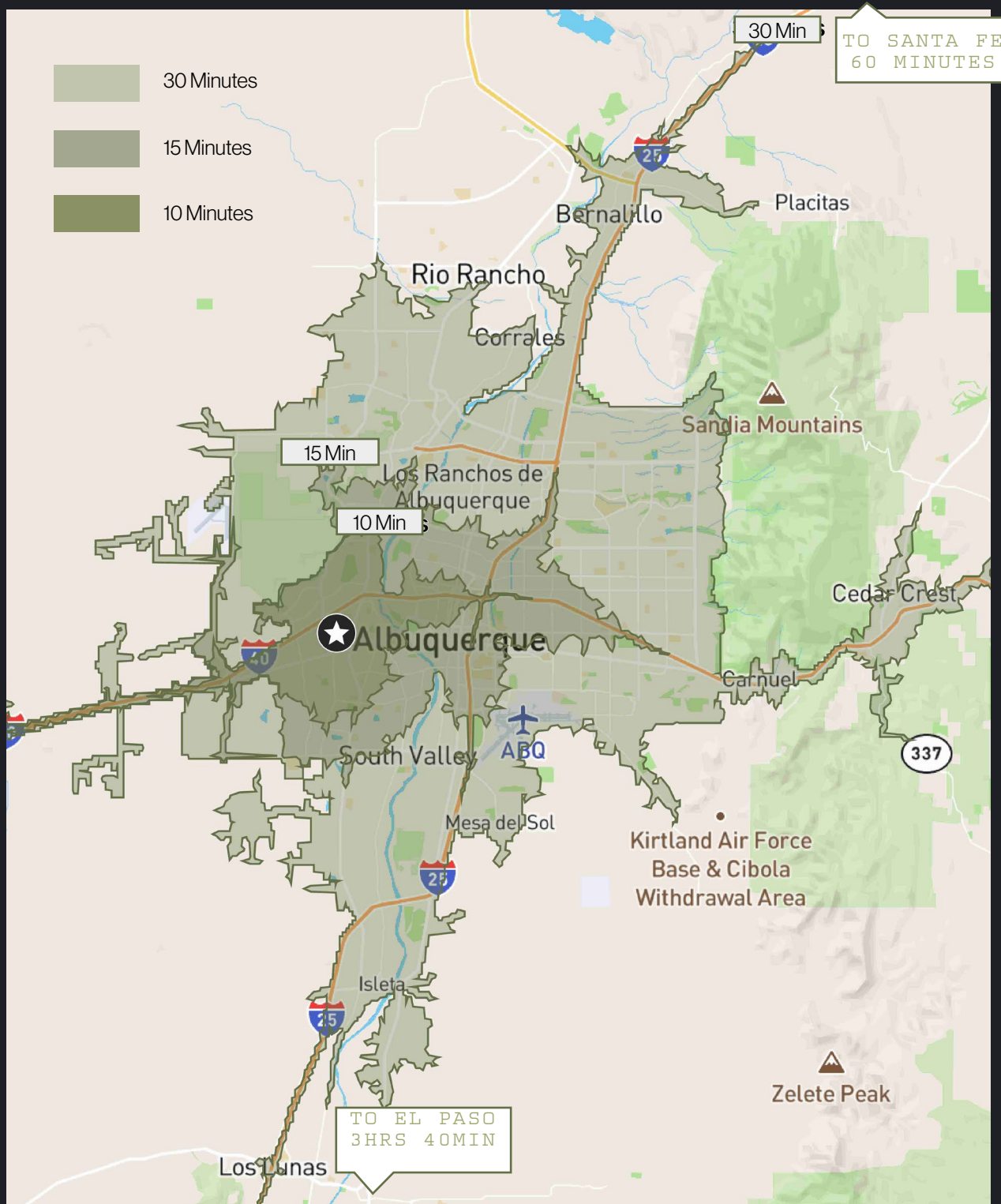
I-40

Los Volcanes Rd

Gallatin Pl

Meridian Pl





# Drive Time Map

INTERSTATE I-40

**2 Minutes**

BIG I INTERCHANGE  
I-25 / I-40

**8 Minutes**

ABQ INTERNATIONAL  
AIRPORT & KIRTLAND AFB

**12 Minutes**

PASEO DEL NORTE  
AND I-25

**15 Minutes**

EL PASO, TX

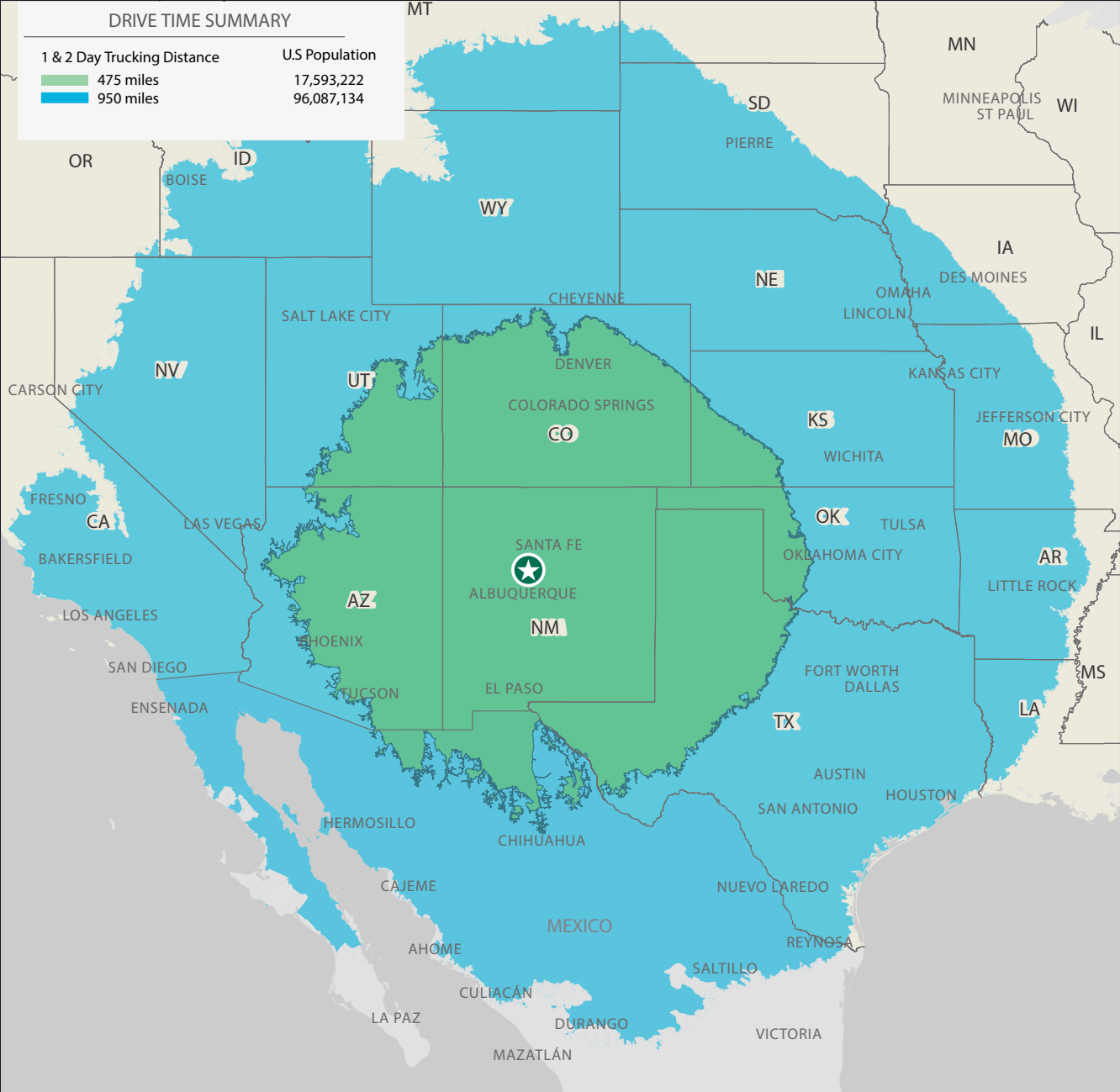
**3 hours and 40 minutes**

SANTA FE, NM

**60 Minutes**



# Truck Service Drive Time



## One-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

## Two-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min



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Submarket***

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