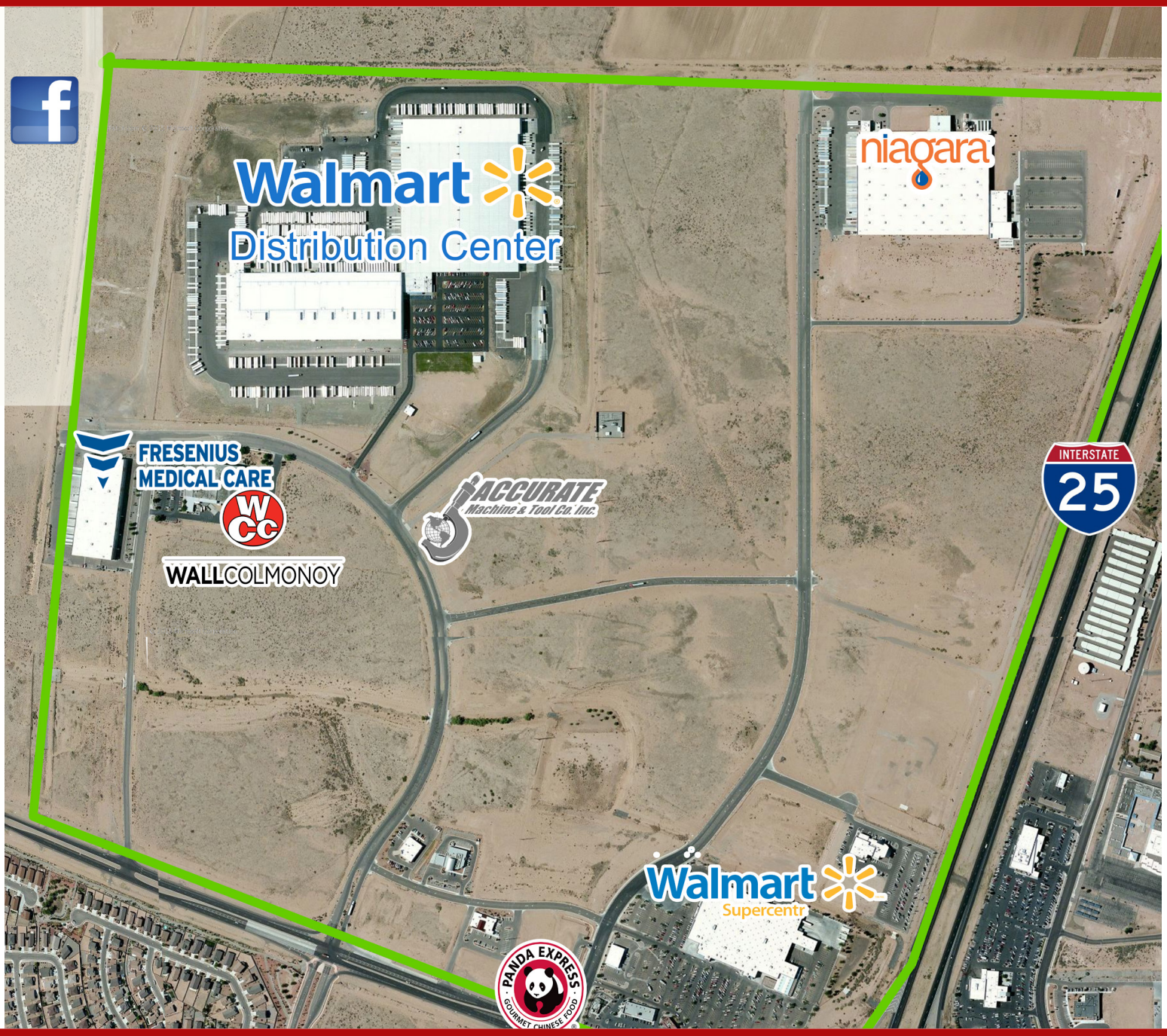
Los Morros Business Park

A fully integrated mixed use district



OFFICE | COMMERCIAL | MEDICAL | RETAIL | LIGHT INDUSTRIAL

Life is great...

RIO

505.296.6388

7615 Indian School Rd. NE | Albuquerque, NM 87110

www.rio-re.com

SITE INFORMATION



Available For Sale or Lease

Industrial Sites:

- Acres Available: 10-50
- Site Price: $3.50-4.50/ SF

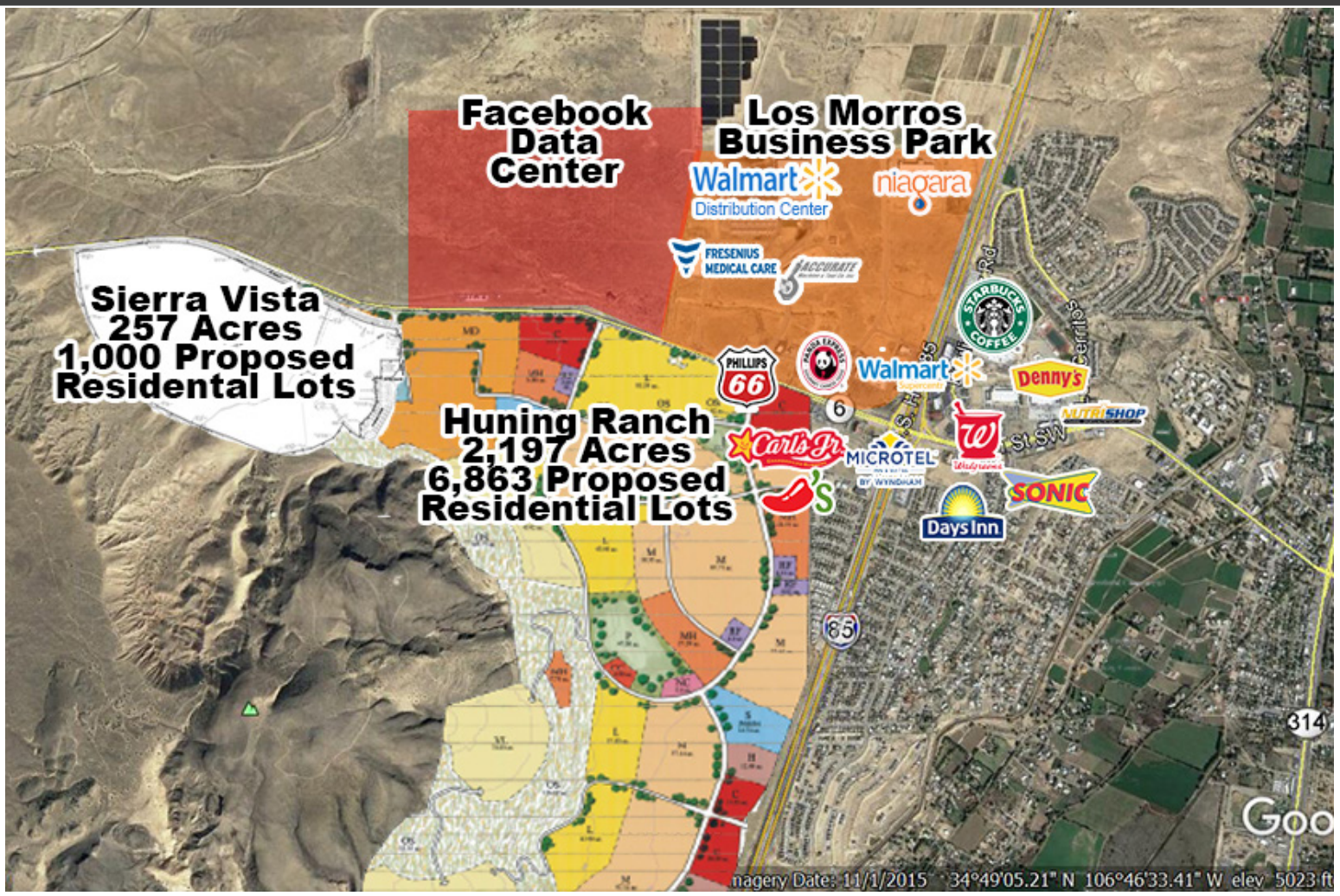
Retail & Office Sites

- Acres Available: 1.5-50
- Site Price: $6.5-10/SF

Parcel Information

C2A1: ± 2 Ac.
E-1: ± 7 Ac.
G2: ± 3 Ac.
G3: ± 3 Ac.
H: ±7 Ac.
I: ± 8 Ac.
J1: ± 23 Ac.
J2B: ± 3.86 Ac.
J2A: ± 1.32 Ac.
K1A3: ± 55.18 Ac.
K1A5: ± 25.39 Ac.
K1B: ± 2.98 Ac.
K1C: ± 3.32 Ac.
K1G: ± 2.82 Ac.
K1F: ± 1.43 Ac.
K1A4A3A: ± 5.07 Ac.
K1A4A5A: ± 5.75 Ac.
K1A4A4A: ± 4.17 Ac.
K1A4A6A: ± 40.19 Ac.
K1A2: ± 10 Ac.

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 ABQ International Airport
- » 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, Wal-Mart Distribution Center, Wal-Mart Super Store, Fresenius Medical Care, Wall Colmonoy, various automotive dealers, banks, and retail all make Los Morros an attractive investment opportunity.

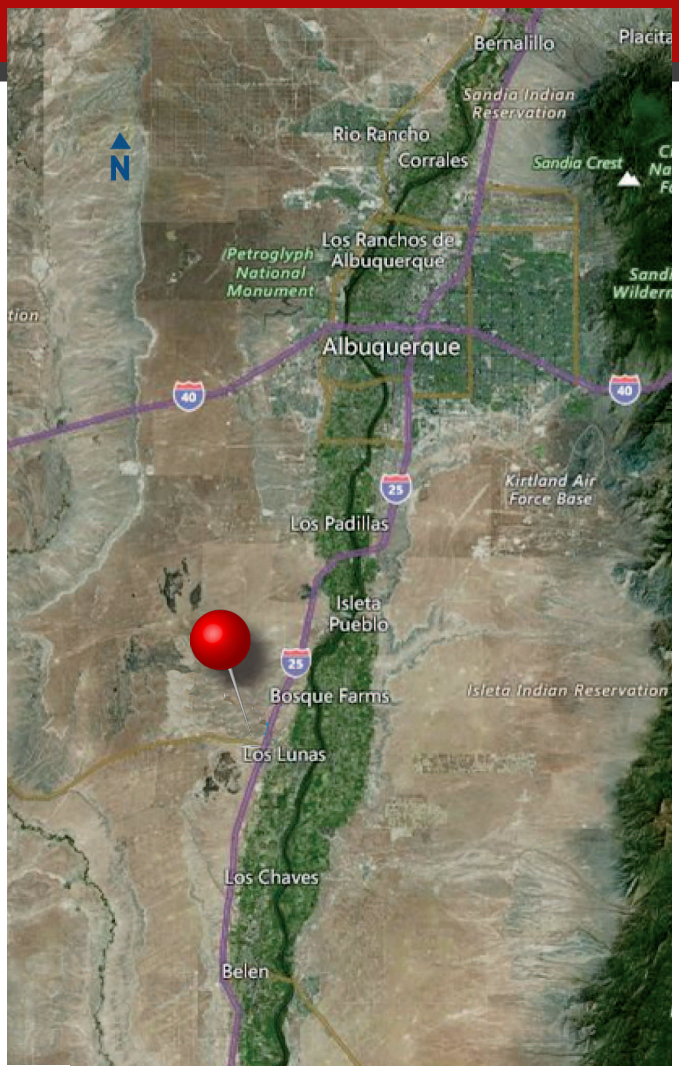
> Facebook has started construction on their $30 billion datacenter. Facebook has invested in two $250 million construction projects that will employ approximately 1,000 workers, bringing an economic boom to the area.

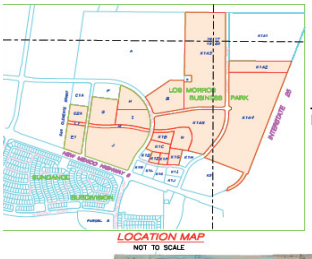
> Upcoming retail and housing plans are in development, indicating a bustling future for the village with plenty of opportunities for economic growth.

New Mexico's Rail Commuter System









The Los Morros Business Park is a 500-acre park located at the intersection of Interstate 25 and New Mexico Highway 6, with direct access to Interstate 40.

Housing numerous business opportunities and only a 15-minute drive to Albuquerque's International Airport, Los Morros offers a one-of-a-kind development opportunity in a quickly- growing segment of New Mexico. Los Lunas High School and upcoming housing developments makes the village an attractive option for longterm planning and investment.

New Mexico: The Newest Data Center State

Prineville, Oregon
$450 million in capital expenditures from 2009 to 2013, $637 million in total gross economic impact, 3,800 jobs created across Oregon!



Forest City, North Carolina
$707 million in gross economic impact, $526 million in total capital expenditures from 2011 to 2013, and 5,000 jobs developed across North Carolina!

Los Lunas, New Mexico
$500 million in capital expenditures on the first two phases with six potential, 1,000 construction workers employed, 100 long-term jobs in the upcoming data center!

Fort Worth, Texas
$1 billion investment in the Fort Worth center, 750 construction workers employed every day, 150 full-time employees currently on-site!

Altoona, Iowa
2.5 million square feet of construction, 800 construction workers employeed, 200 full-time employees on-site!

Why it Took so Long for Data Centers to Discover New Mexico

Michael Rareshide, vice president of Dallas-based Site Selection Group LLC, said Albuquerque is poised to become one of the next data center hubs in the country.

"I've been a little bit surprised that it hasn't been sooner," said Rareshide, who calls the Albuquerque metro region "A sleeper poised for growth" in his blog post about which cities are up-and-comers for data center growth in the U.S. Rareshide said he is surprised Albuquerque didn't land a deal like Facebook sooner, given its lack of natural disasters, vast swaths of open, cheap land and predictable climate.

Now that Facebook is coming to Los Lunas, Rareshide said the data center market in and around Albuquerque is significatnly more attractive to others in the indsutry, which could help New Mexico catch up to its competitors.

source: Albuquerque Business First, Aug. 4 Issue, p.5