

For Lease

Build-to-Suit Opportunity

IN THE DESIRABLE NORTH I-25 CORRIDOR

SEQ San Mateo Blvd. & Pasadena Ave. NE | Albuquerque, NM 87109



AVAILABLE
±0.8864 Acres



LEASE RATE
\$31,000/Year

IDO ZONING

- NR-LM, Light Manufacturing

HIGHLIGHTS

- Enjoy your own custom building in the market's most desirable corridor
- Have Daltile, Arizona Tile, University of Phoenix and Overhead Door Company as your neighbors
- Great I-25, Alameda Blvd. & Paseo Del Norte access
- Very capable and proven landlord

NAI SunVista

got space™

Jim Wible, CCIM
jimw@sunvista.com
505 400 6857

Keith Meyer, CCIM, SIOR
keithmeyer@sunvista.com
505 715 3228

Alex Pulliam
alex@sunvista.com
505 350 5729

For Lease

Build-to-Suit Opportunity

IN THE DESIRABLE NORTH I-25 CORRIDOR

SEQ San Mateo Blvd. & Pasadena Ave. NE | Albuquerque, NM 87109

LOCATION



505 878 0001 | sunvista.com    
 2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

Jim Wible, CCIM
 jimw@sunvista.com
 505 400 6857

Keith Meyer, CCIM, SIOR
 keithmeyer@sunvista.com
 505 715 3228

Alex Pulliam
 alex@sunvista.com
 505 350 5729

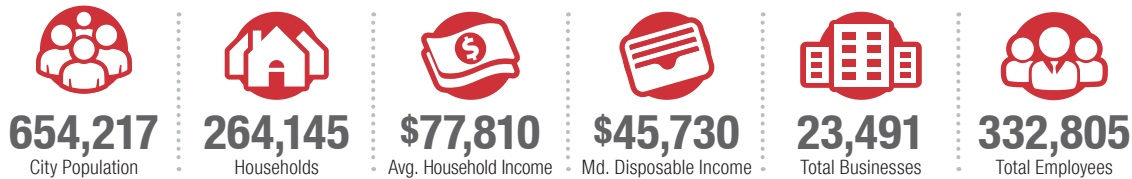
Albuquerque

TRADE AREA ANALYSIS

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 2022 Demographics)



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



936,582
Albuquerque Metro Population



The Largest
City in the State



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.