

For Lease

# Warehouse in Prime Distribution District

MODERN FACILITY LESS THAN 1/4-MILE FROM I-40



8500 Los Volcanes Rd. NW | Units A & B | Albuquerque, NM 87121

*SWQ I-40 & Unser Blvd. NW*



## AVAILABLE

Units A & B: ±10,000 SF



## LEASE RATE

\$12.00/SF + NNN

- Quick access to I-40 (only 1/4 mile) via Unser Blvd.
- Ideal for warehouse, distribution or light manufacturing
- Full truck circulation with 3 access points

**NA** SunVista

got space™

**Alex Pulliam**  
alex@sunvista.com  
505 350 5729

**Riley McKee, CCIM**  
riley@sunvista.com  
505 379 1549

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## WAREHOUSE IN PRIME DISTRIBUTION DISTRICT

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### SITE

#### AVAILABLE

Units A & B: ±10,000 SF

#### IDO ZONING

- NR-BP 
- Ideal for warehouse, distribution or light manufacturing

#### HIGHLIGHTS

- Well-located with two-turn access to I-40
- 20' – 23' clear height
- 2 dock-high doors
- 1 grade-level door
- Full truck circulation with 3 access points
- Fully sprinklered
- 3-phase power
- Includes a showroom, 4 offices, break room, 2 restrooms and warehouse

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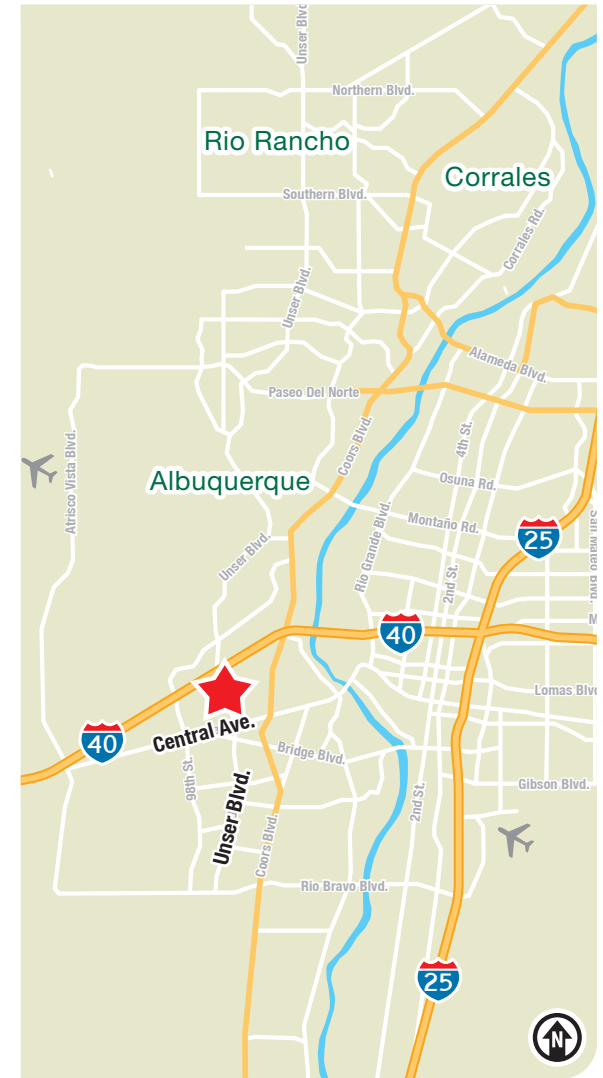
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### LOCATION

- HUB Zone** [MORE INFO](#)
- Opportunity Zone** [MORE INFO](#)



**NAI SunVista**

505 878 0001 | [sunvista.com](http://sunvista.com)   
2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

**Alex Pulliam**  
[alex@sunvista.com](mailto:alex@sunvista.com)  
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505 878 0001 | [sunvista.com](http://sunvista.com) | [f](#) [X](#) [in](#) [v](#)  
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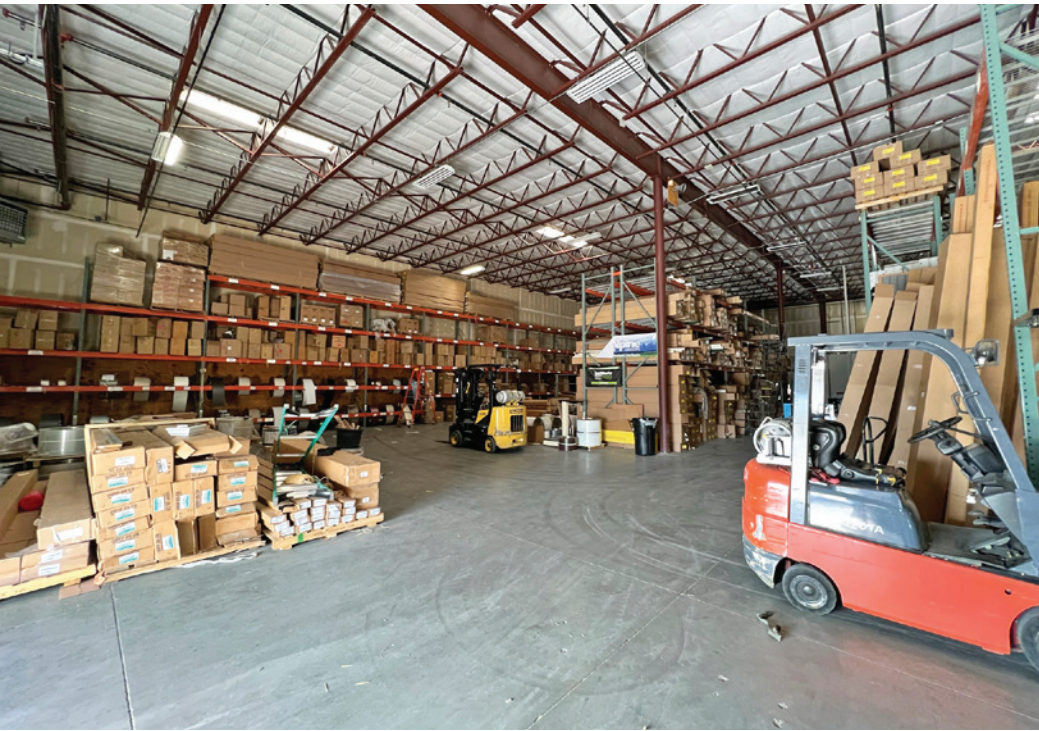
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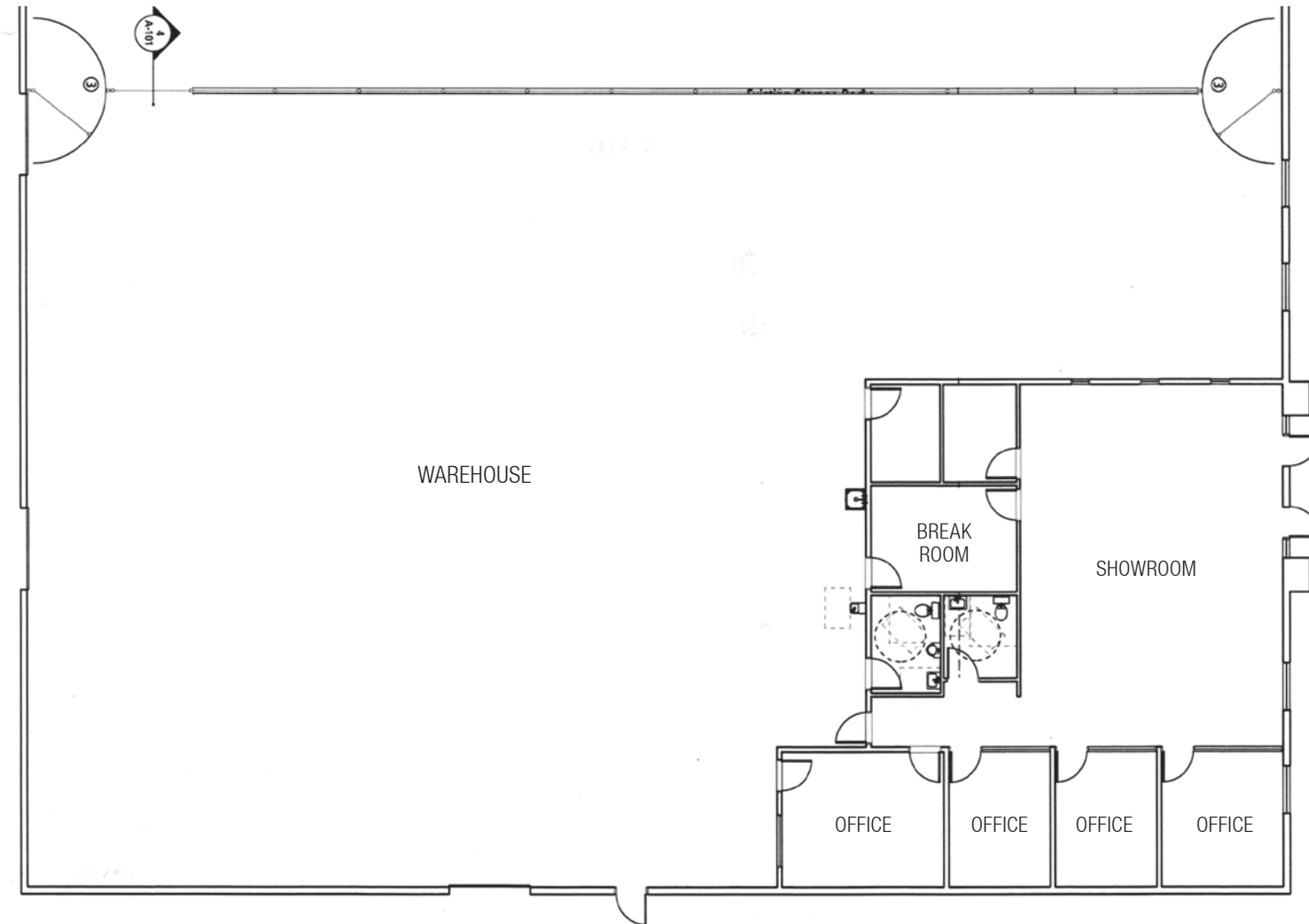
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### FLOOR PLAN

Units A & B:  
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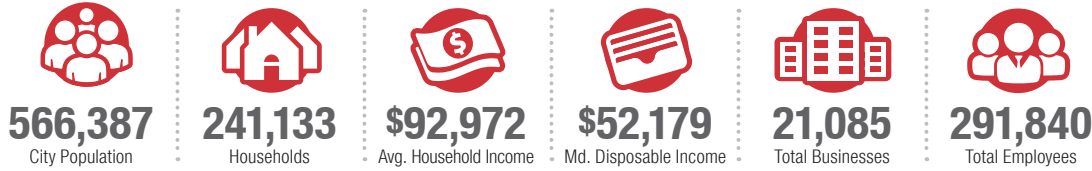
# Albuquerque

# TRADE AREA ANALYSIS

## ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, 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 Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. 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 2023 Demographics)



**923,076**  
Albuquerque Metro Population



**The Largest**  
City in the State



NEW MEXICO  
TRAFFIC INTENSITY



The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



## THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



### COMPETITIVE BUSINESS CLIMATE

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

