

118th & Central Industrial Park

SEQ 118th St. & Central Ave. SW | Albuquerque, NM 87121

Modern Industrial
For Lease

JOIN    



NEW INDUSTRIAL DEVELOPMENT IN A GROWING DISTRIBUTION HUB



±31,000 to ±248,000 SF
Available



32' Clear Height and
52' X 52' Column Spacing



Great Truck Circulation &
Onsite Trailer Parking



Abundant Docks and
Flexibility for Ramp Access



One-Turn Access to I-40
from Two Directions

NASunVista

got space

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FOR MORE INFORMATION:

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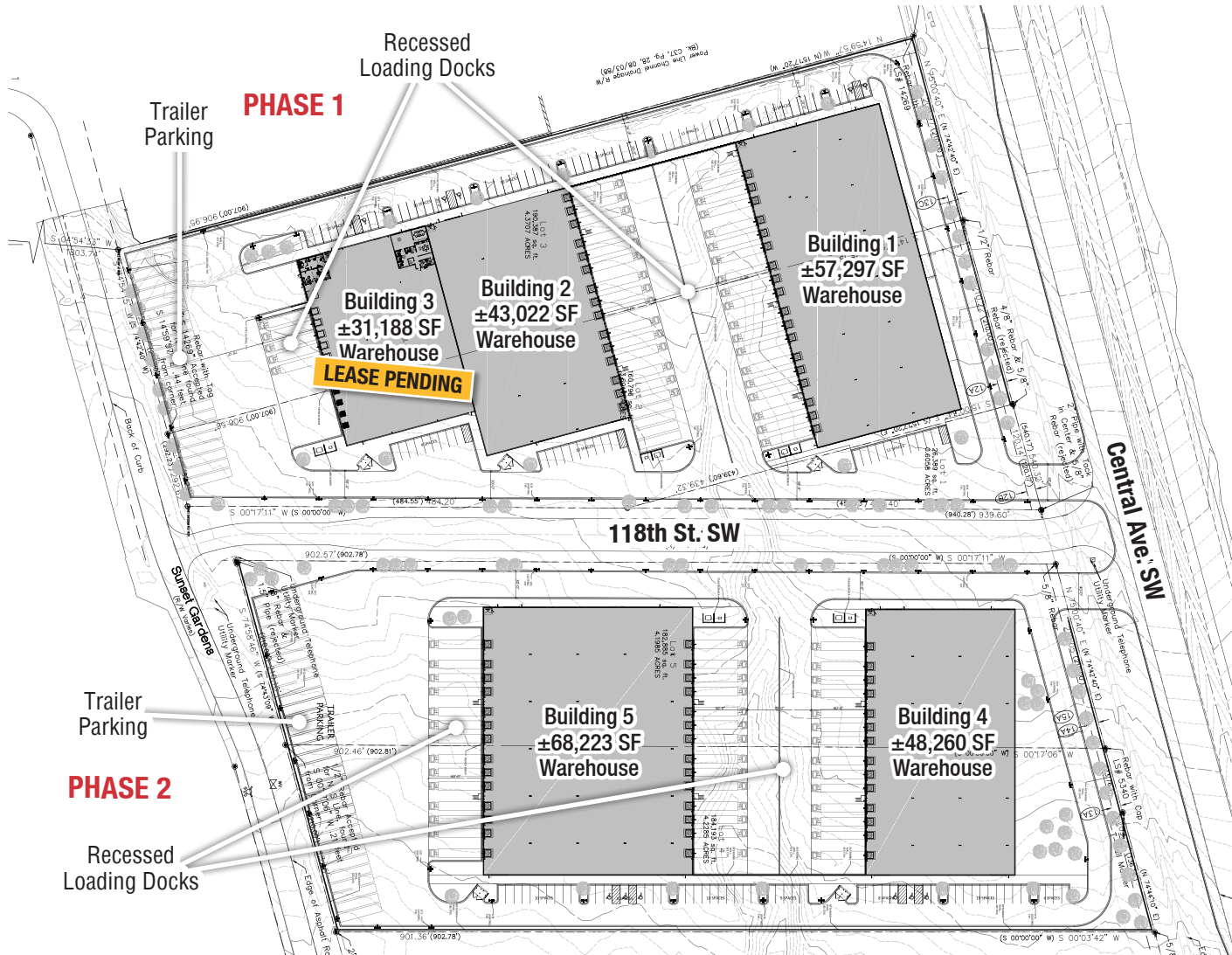
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SITE PLAN



AVAILABLE

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- Versatile floor plan with demisable spaces
- Tenants benefit from nearby development including:
 - Amazon Distribution Center
 - Ben E. Keith
 - Tempurpedic
 - FedEx
 - Shamrock Foods
- Tilt-up concrete construction
- Landlord can offer tenant specific requirements
- Zoning: C-LI, Bernalillo County

Conceptual site plan, subject to change.



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505 878 0001 sunvista.com

6801 Jefferson St. NE | Suite 200 | Albuquerque, NM 87109



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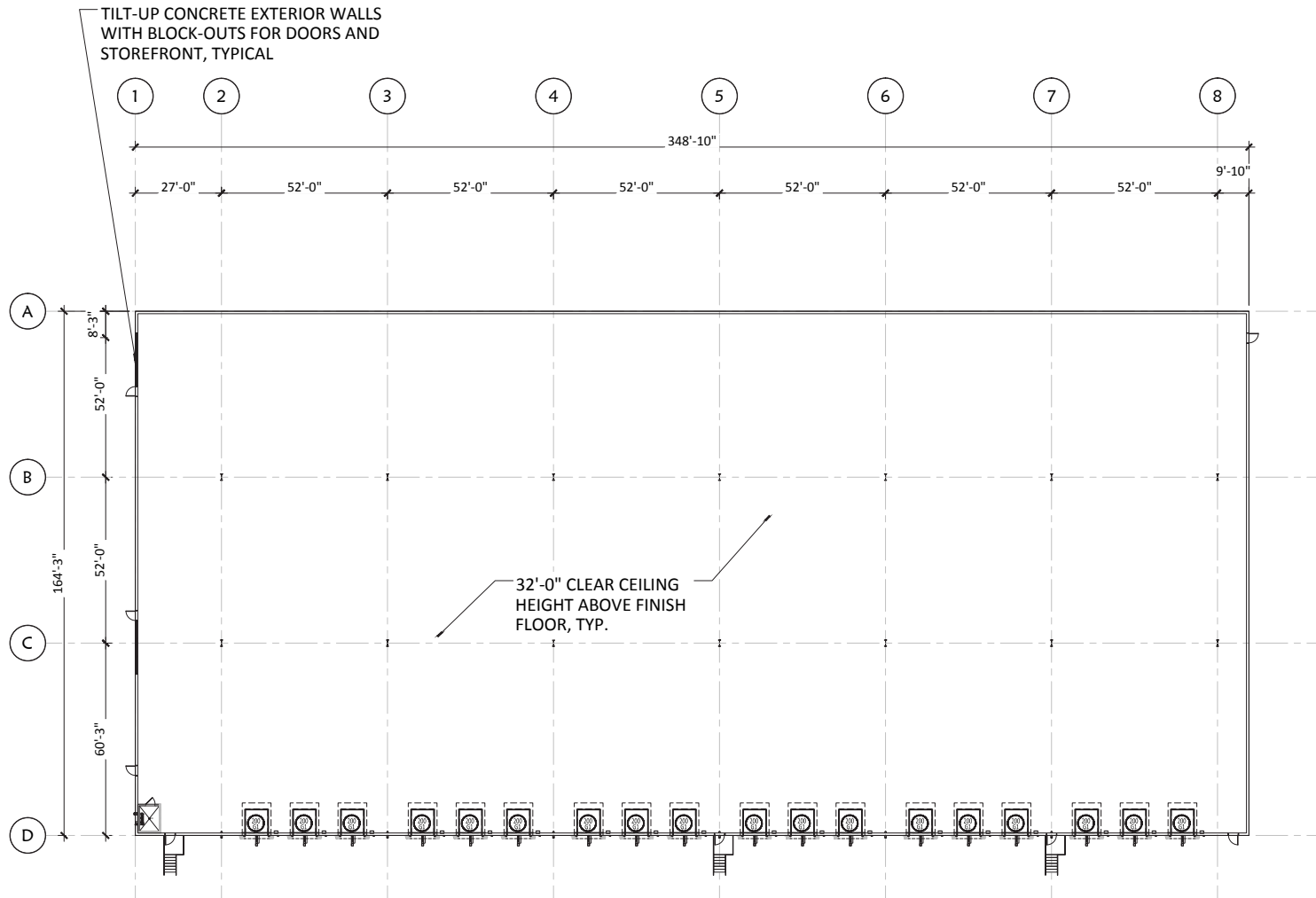
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FLOOR PLAN



WAREHOUSE 1

±57,297 SF

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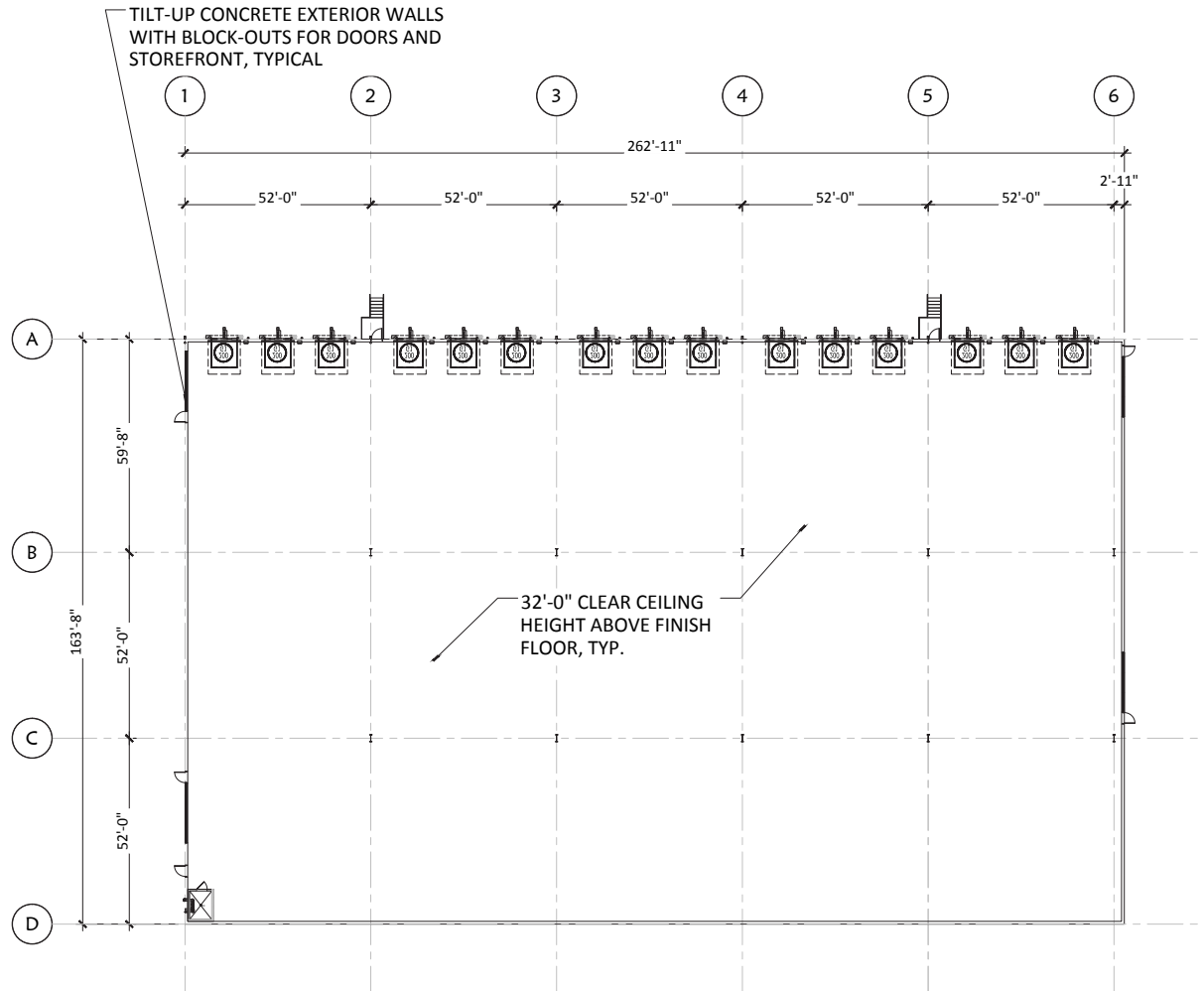
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FLOOR PLAN



WAREHOUSE 2

±43,022 SF

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LOCATION



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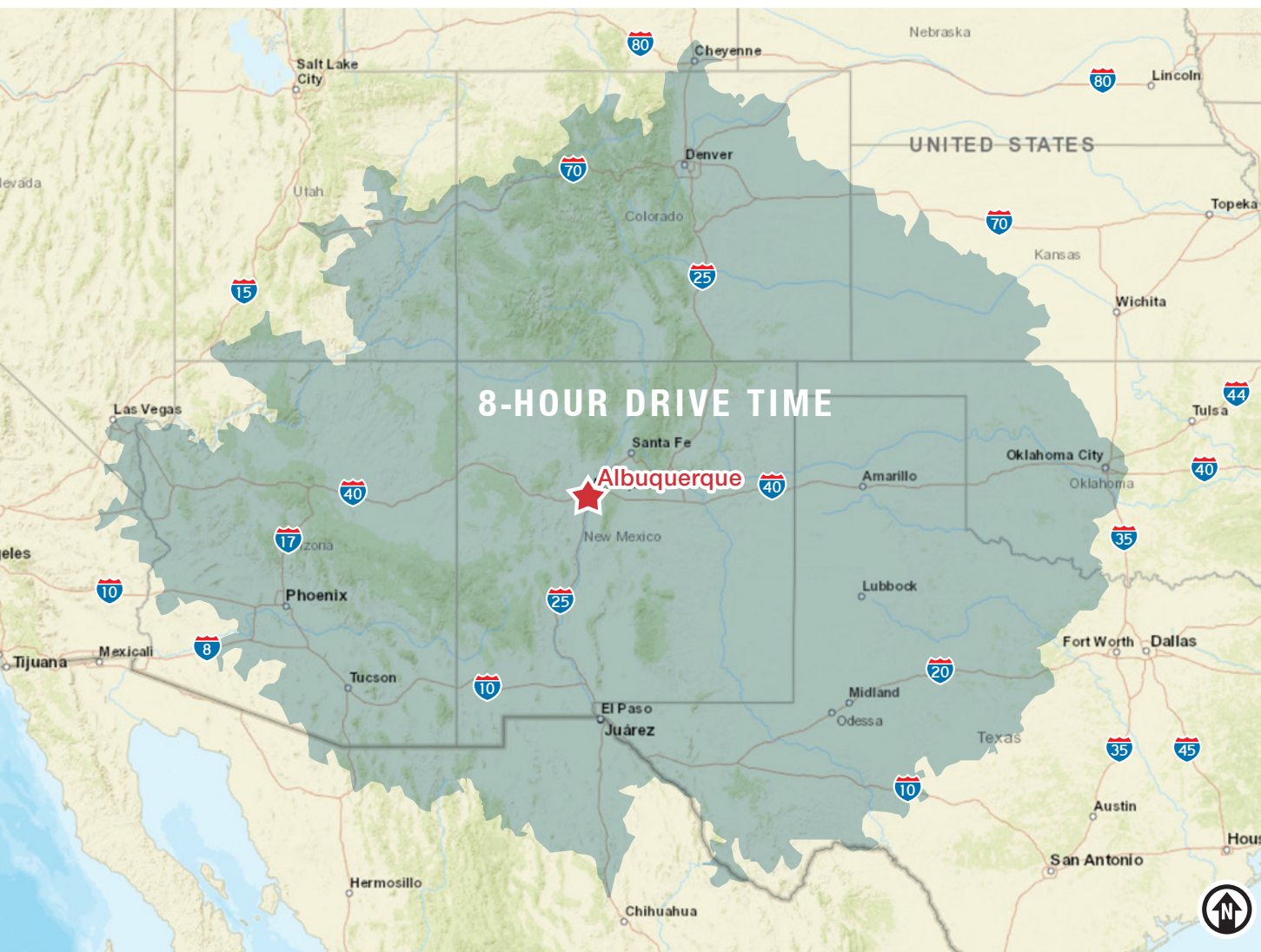
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DRIVE TIMES



DESTINATION	MILES	DRIVE TIME
AMARILLO	289	4 hrs 10 min
CHEYENNE, WY	549	7 hrs 51 min
CHIHUAHUA, MX	503	8 hrs 12 min
COLORADO SPRINGS	379	5 hrs 21 min
DALLAS	650	9 hrs 30 min
DENVER	449	6 hrs 30 min
EL PASO	266	3 hrs 49 min
HOUSTON	841	12 hrs 50 min
LAS VEGAS	575	8 hrs 0 min
LOS ANGELES	787	11 hrs 37 min
LUBBOCK	322	5 hrs 5 min
OKLAHOMA CITY	544	7 hrs 48 min
PHOENIX	419	6 hrs 32 min
SALT LAKE CITY	599	9 hrs 46 min
SAN ANTONIO	709	10 hrs 52 min
SANTA FE	64	1 hr 3 min
TUCSON	449	6 hrs 27 min

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Albuquerque

TRADE AREA ANALYSIS

Albuquerque | Why Here? Why Now?

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.

City of Albuquerque by the Numbers (ESRI 2021 Demographics)



654,217

City Population



264,145

Households



\$77,810

Avg. Household Income



\$45,730

Md. Disposable Income



23,491

Total Businesses



332,805

Total Employees



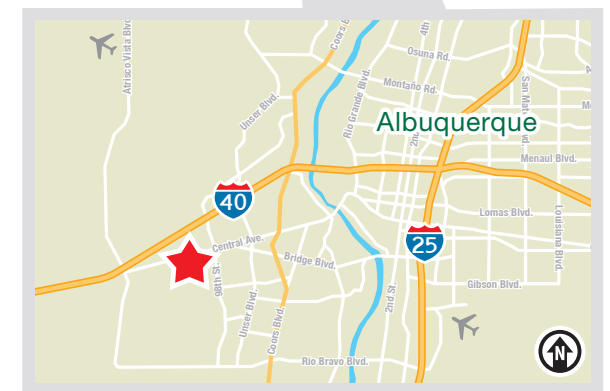
936,582

Albuquerque
Metro
Population

#1

Hub

For Distribution
to All of
New Mexico



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
- 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

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