

# New Industrial Warehouse Space

SEQ I-40 & 98th St. SW | Albuquerque, NM 87121

Speculative  
Industrial  
For Lease



±30,000 to ±148,720 SF  
Available



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



60' Speed Bay  
Ample Trailer Parking



Dock-High and  
Grade-Level Access



Rapid access to  
Interstate 40 via 98th St.

LESS THAN 1 MINUTE FROM



got space

FOR MORE INFORMATION:

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## SITE PLAN

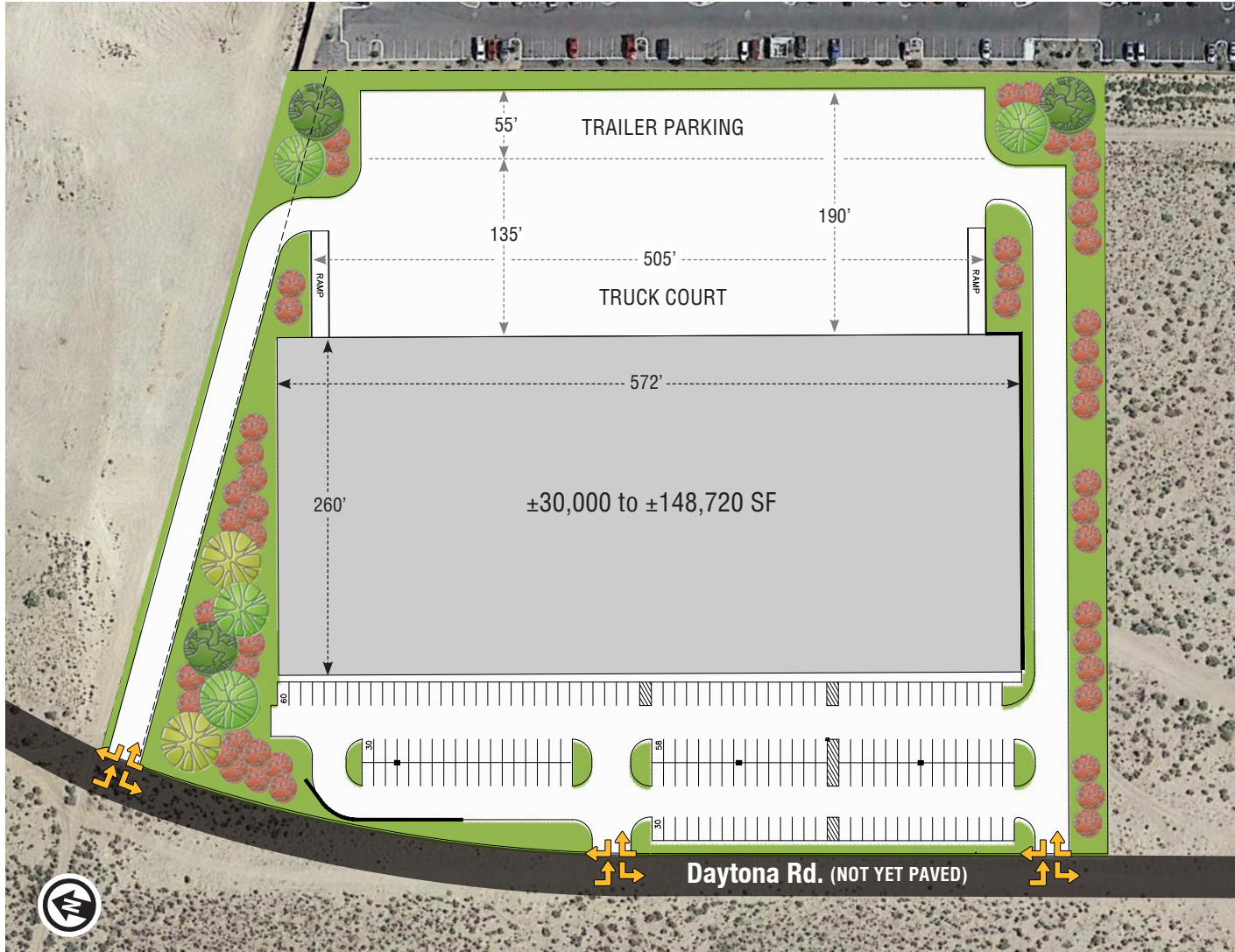
## PROPERTY HIGHLIGHTS

**±30,000 to ±148,720 SF Available**

- Versatile floor plan with demisable spaces
- Tenants benefit from nearby development including:
  - Amazon Distribution Center
  - Ben E. Keith
  - Tempurpedic
  - FedEx
  - Shamrock Foods
- Tenant improvement allowance available for office build-out and other tenant needs
- Ample dock-high and drive-up doors available
- IDO Zoning: NR-BP
  - Permitted uses include light manufacturing, warehousing and distribution



*Conceptual site plan, subject to change.*



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6801 JEFFERSON ST. NE | SUITE 200 | ALBUQUERQUE, NM 87109

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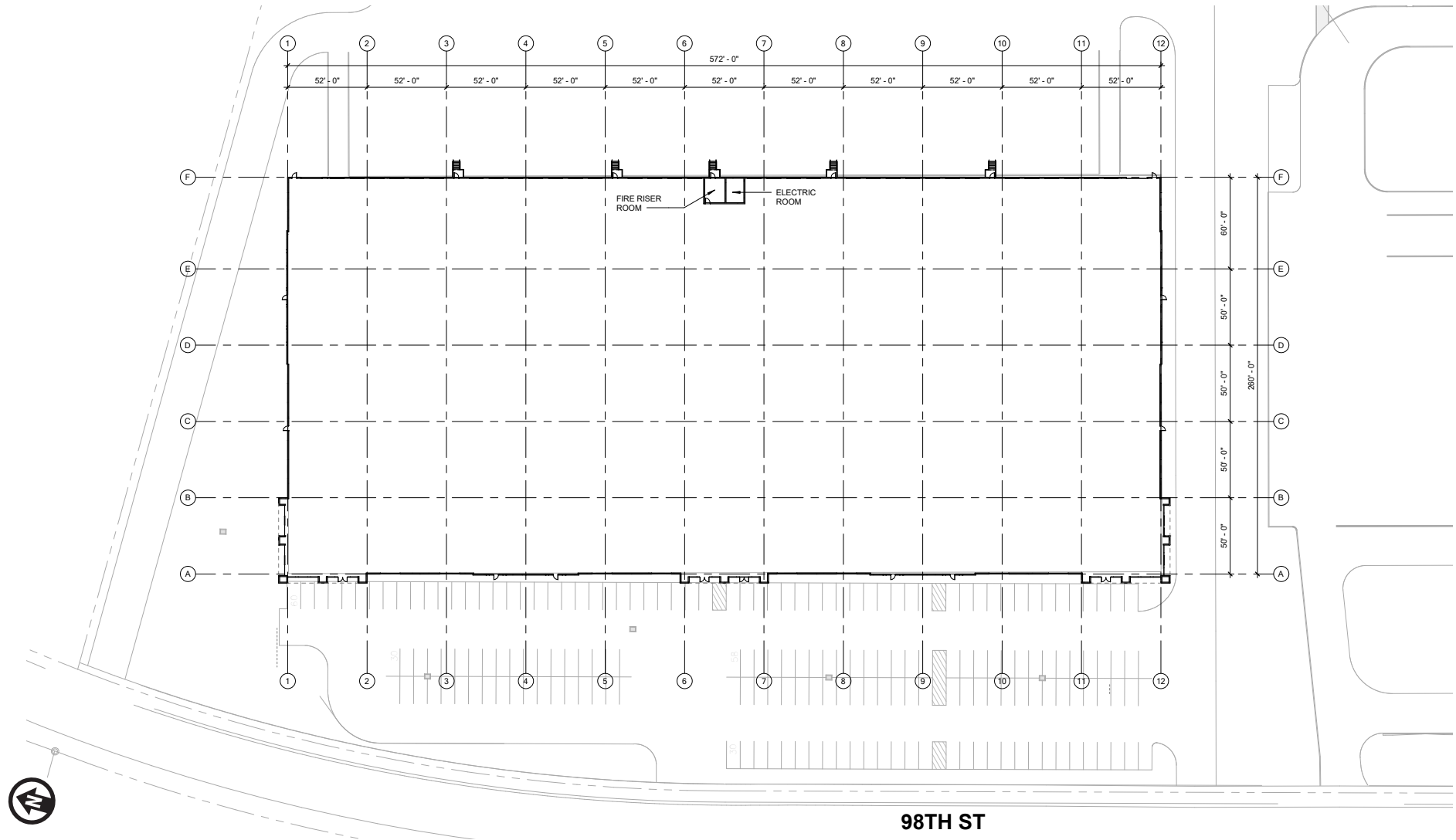
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STRUCTURE



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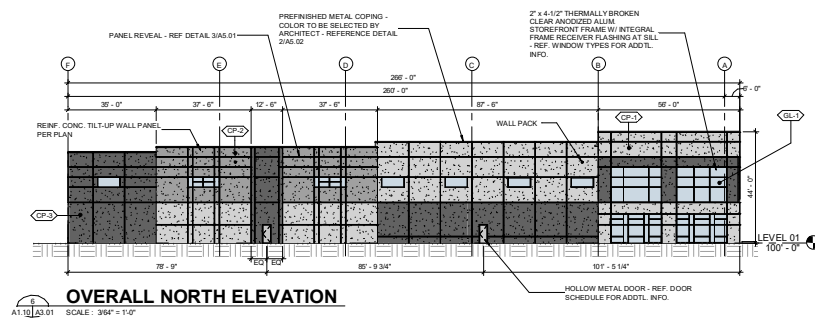
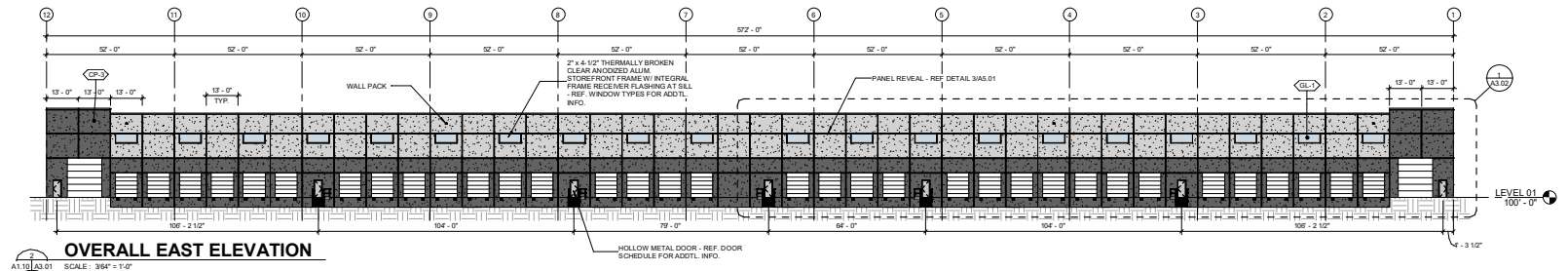
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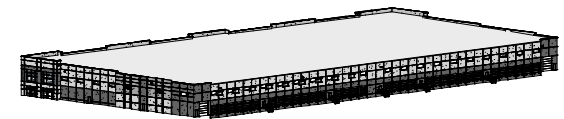
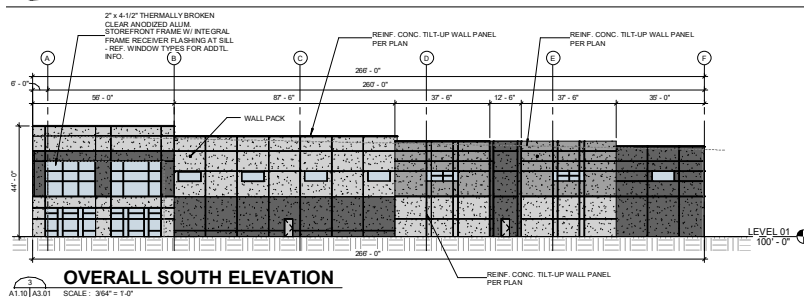
## ELEVATIONS

AVAILABLE

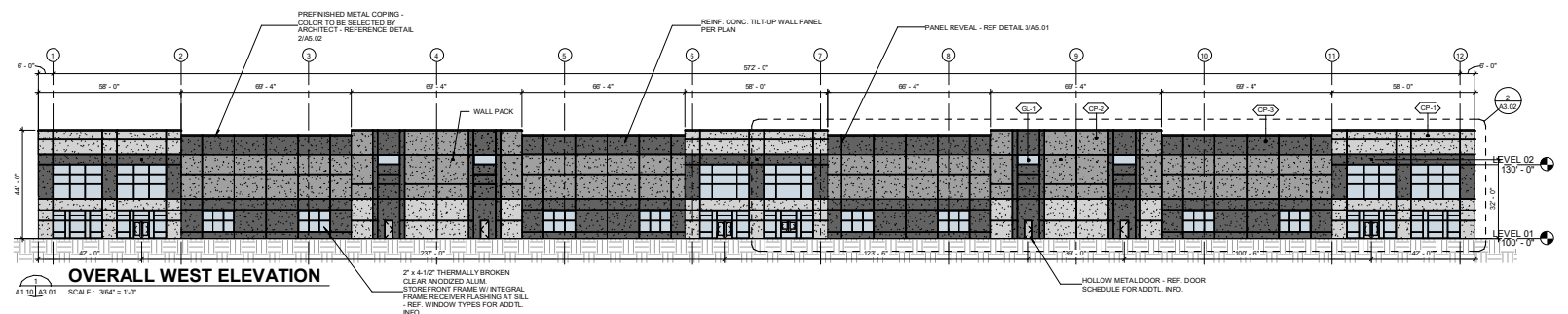
±30,000 to  
±148,720 SF



**FRONT AXON**  
SCALE:



**REAR AXON**  
SCALE:



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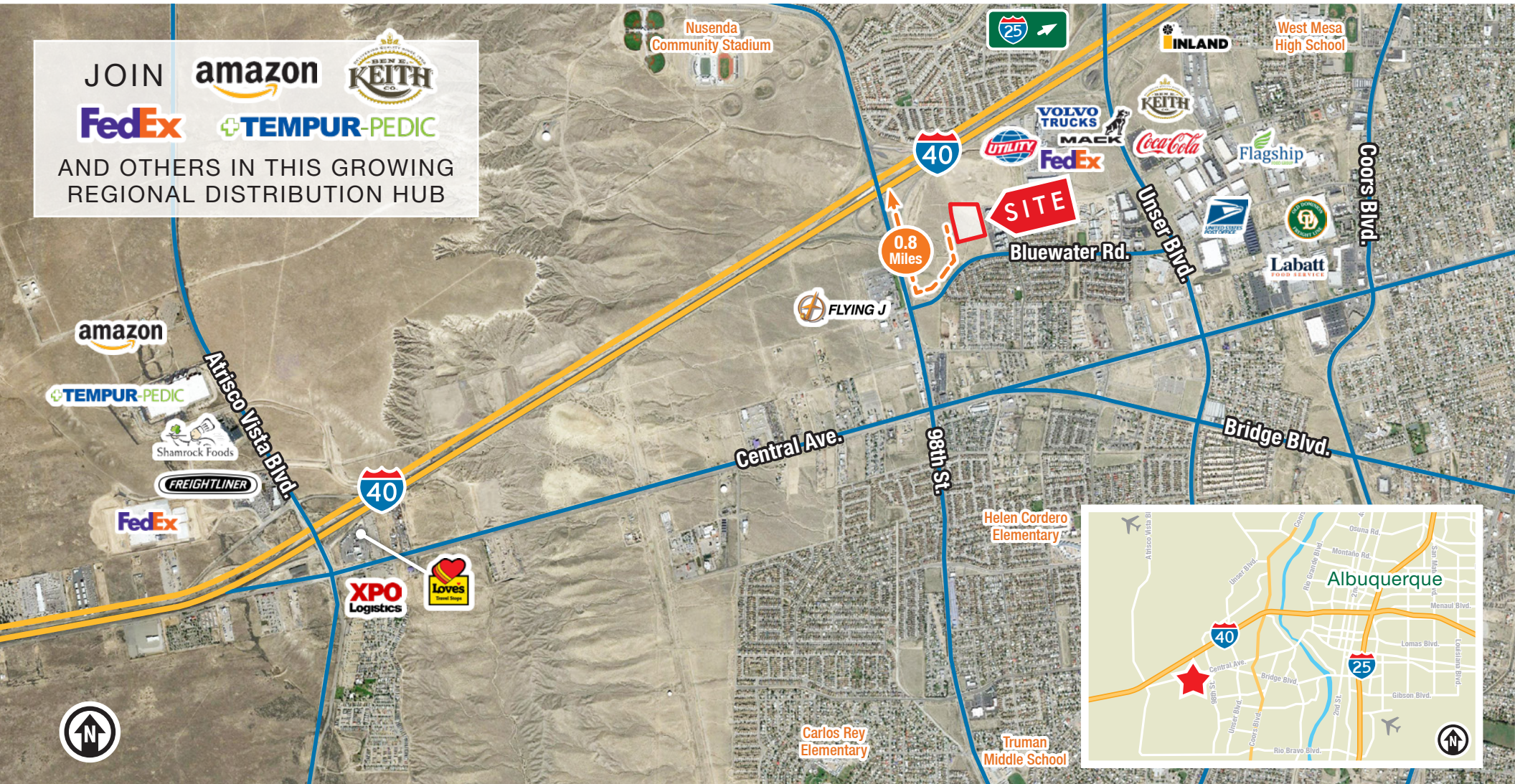
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LOCATION

JOIN **amazon** **KEITH**  
**FedEx** **TEMPUR-PEDIC**  
AND OTHERS IN THIS GROWING  
REGIONAL DISTRIBUTION HUB



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EASY ACCESS TO MAJOR  
REGIONAL MARKETS



## 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 | 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.

### 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

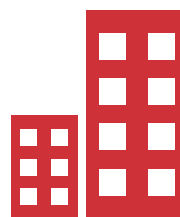


The West I-40 corridor is home to many of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this trade area one of the elite locations for large industrial users.



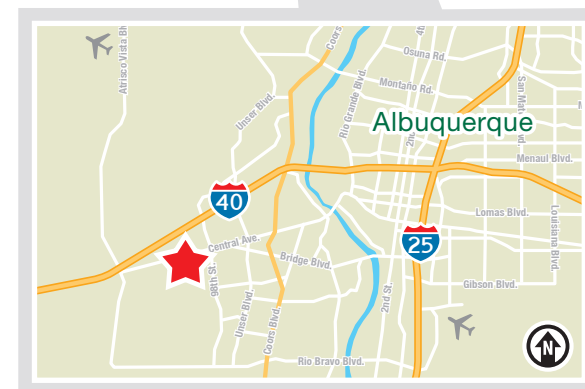
## THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- 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



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# INDUSTRIAL DEVELOPMENT + INVESTING

## ABOUT THE DEVELOPER

Titan Development is a full-service development company, providing all necessary services to transform raw land into an operational facility. Formed in 1999, Titan Development has a wealth of experience in both land and vertical development. Titan maintains offices in New Mexico and Texas in order to foster the relationships that create success for our clients and investors. Titan delivers projects with the highest quality work and customer service, within budget and on time and tailors the structure of each development to meet client objectives.

We work with manufacturers, e-commerce and distribution companies, auto industry suppliers, logistics experts, educators, and tech industry suppliers to understand and solve problems that address the fast-changing needs of today's businesses. Titan Development's industrial solutions are tailor-made to fit the specific business objectives of leading organizations worldwide.

Most recently, Titan Development has launched its second private equity real estate fund that highlights its equity fund management and strategic investment services, as well as macroeconomic and market analysis capability. Titan Development Real Estate Fund II (TDREF II) was established to raise and invest equity in Titan Development's existing pipeline as well as other investment opportunities. TDREF II will have a focus on industrial and multifamily asset types in Texas and the southwest.

## SERVICES

- Project Feasibility
- Conceptual Estimating
- Site Evaluation
- Design/Build
- Value Engineering
- Project Management
- Construction
- Facility Operation
- Maintenance
- Built-to-suit
- Leaseback
- Land Sales

## KEY INDUSTRIAL STATISTICS

Our Presence in the Industrial Market

### PROPERTY

under management

**6.8M SF**

### PROPERTIES

developed by Titan

**36**

### ACRES

controlled by Titan

**980**

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