

New Industrial Warehouse Space

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

Speculative
Industrial
For Lease



±30,000 to ±96,000 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



NASunVista

got space

Riley McKee
riley@sunvista.com
505 379 1549

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Jim Hakeem
jim@sunvista.com
505 878 0006

For Lease

New Industrial Warehouse Space

LESS THAN 1 MINUTE FROM INTERSTATE 40

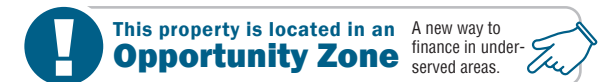
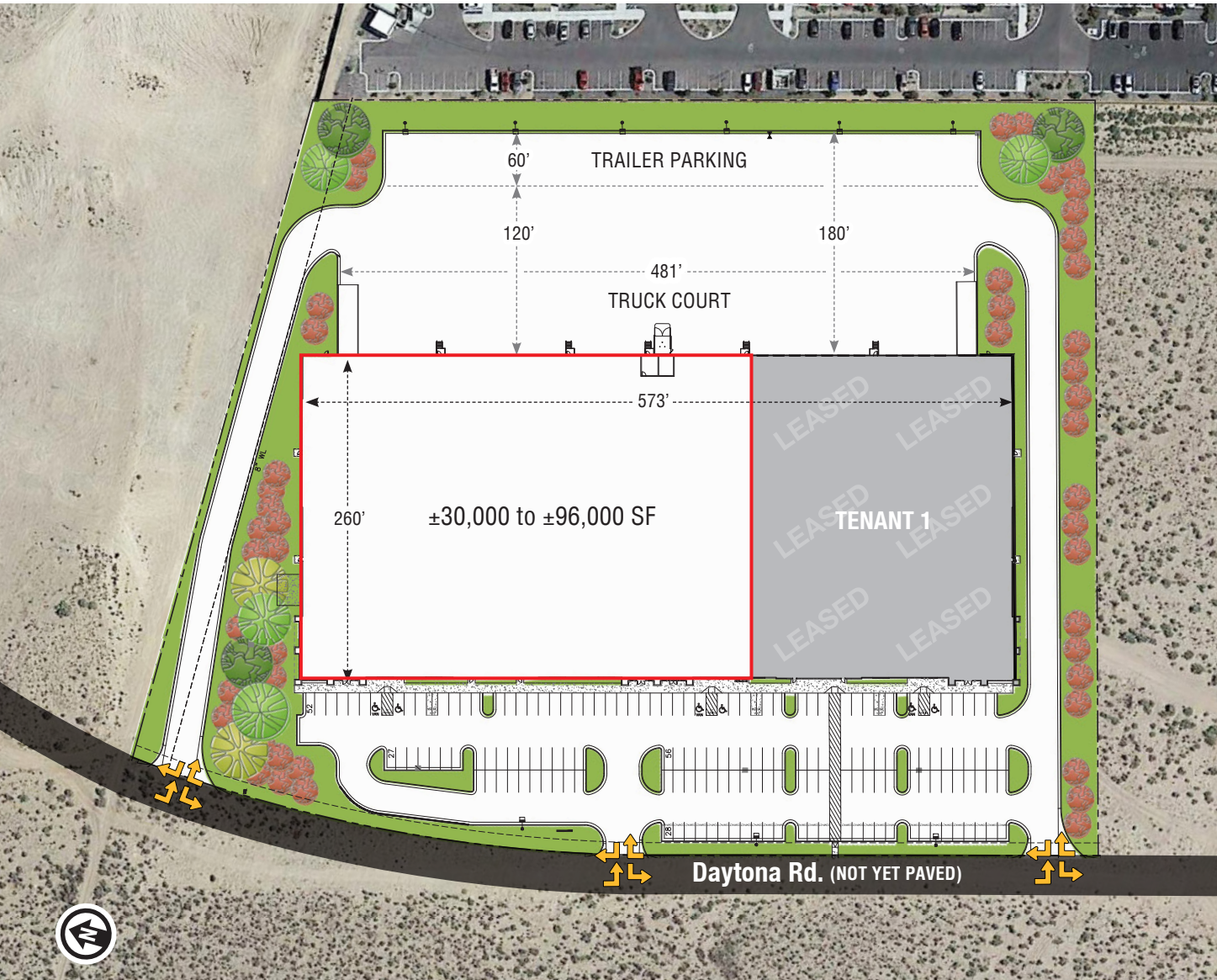
SEQ I-40 & 98th St. SW | Albuquerque, NM 87121

SITE PLAN

PROPERTY HIGHLIGHTS

±30,000 to ±96,000 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



This property is located in an Opportunity Zone A new way to finance in under-served areas.

Conceptual site plan, subject to change.



505 878 0001 | sunvista.com
6801 Jefferson St. NE | Suite 200
Albuquerque, NM 87109

Riley McKee
riley@sunvista.com
505 379 1549

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Jim Hakeem
jim@sunvista.com
505 878 0006

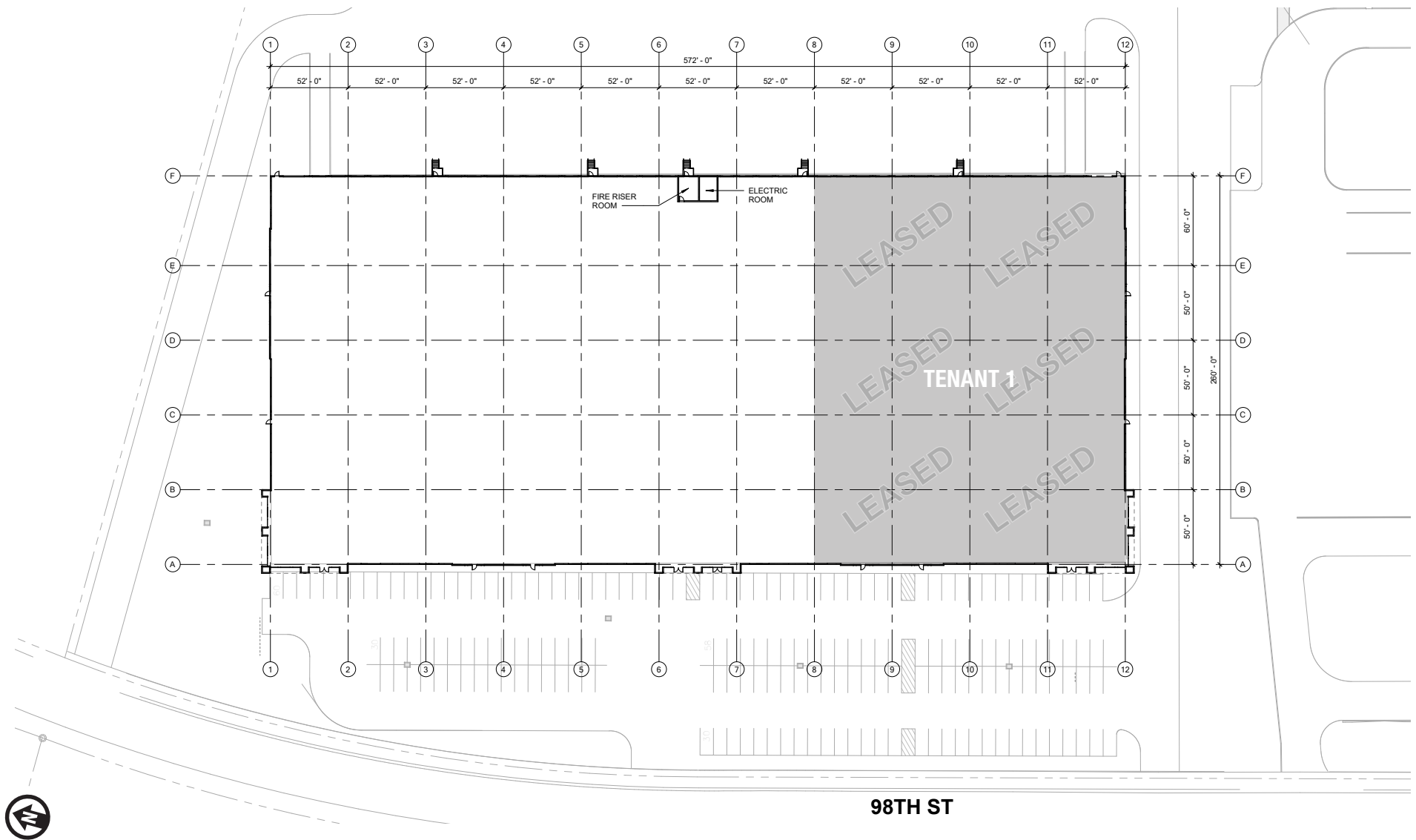
For Lease

New Industrial Warehouse Space

LESS THAN 1 MINUTE FROM INTERSTATE 40

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

STRUCTURE



505 878 0001 | sunvista.com
6801 Jefferson St. NE | Suite 200
Albuquerque, NM 87109

Riley McKee
riley@sunvista.com
505 379 1549

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Jim Hakeem
jim@sunvista.com
505 878 0006

For Lease

New Industrial Warehouse Space

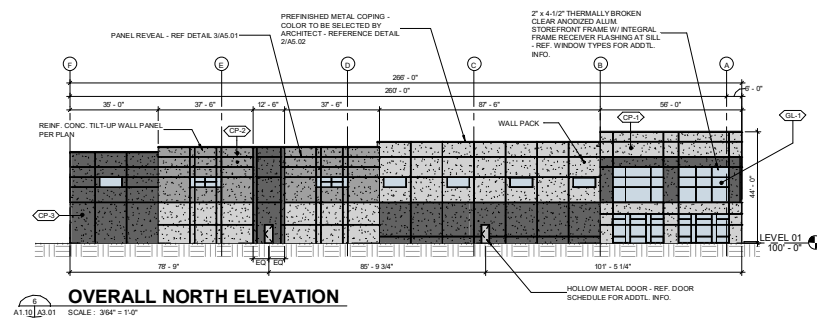
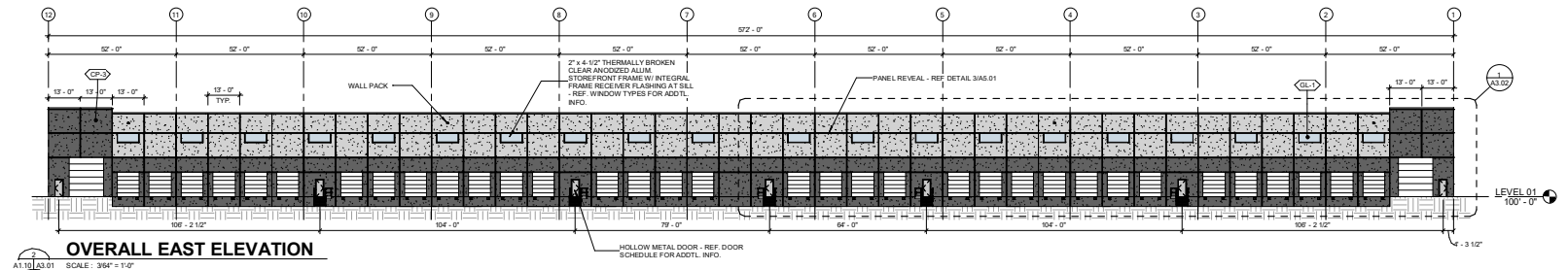
LESS THAN 1 MINUTE FROM INTERSTATE 40

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

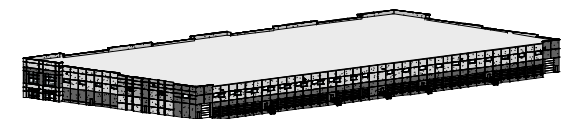
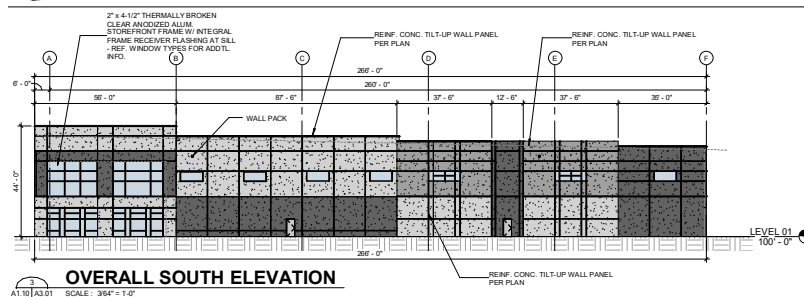
ELEVATIONS

AVAILABLE

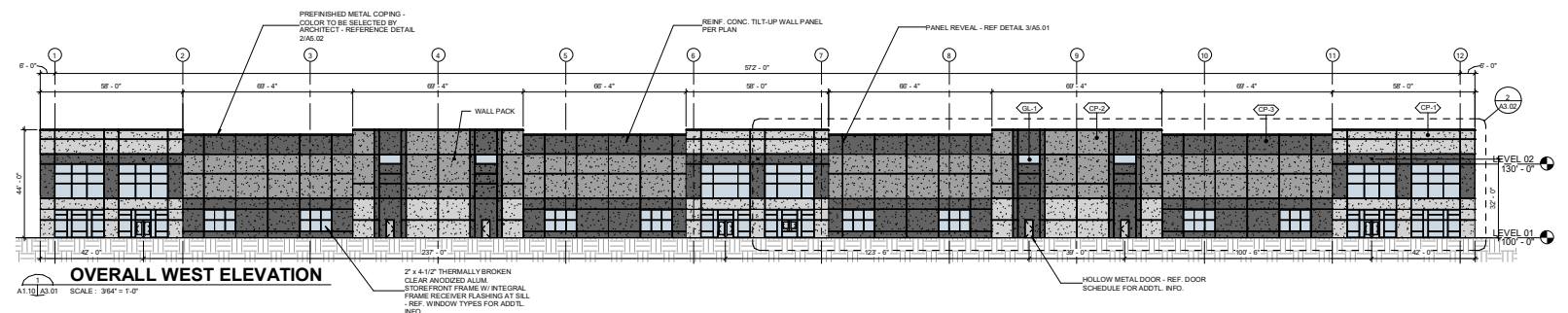
±30,000 to
±96,000 SF



FRONT AXON
SCALE:



REAR AXON
SCALE:



MATERIAL & FINISH LEGEND

[Pattern]	CONCRETE, PAINTED 1: CP-1/LIGHT GRAY
[Pattern]	CONCRETE, PAINTED 2: CP-2/MEDIUM GRAY
[Pattern]	CONCRETE, PAINTED 3: CP-3/DARK GRAY
[Pattern]	GLAZING 1: GL-1

For Lease

New Industrial Warehouse Space

LESS THAN 1 MINUTE FROM INTERSTATE 40

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

LOCATION

JOIN

amazon



FedEx

TEMPUR-PEDIC

AND OTHERS IN THIS GROWING
REGIONAL DISTRIBUTION HUB



NAISunVista

505 878 0001 | sunvista.com

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

Riley McKee
riley@sunvista.com
505 379 1549

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Jim Hakeem
jim@sunvista.com
505 878 0006

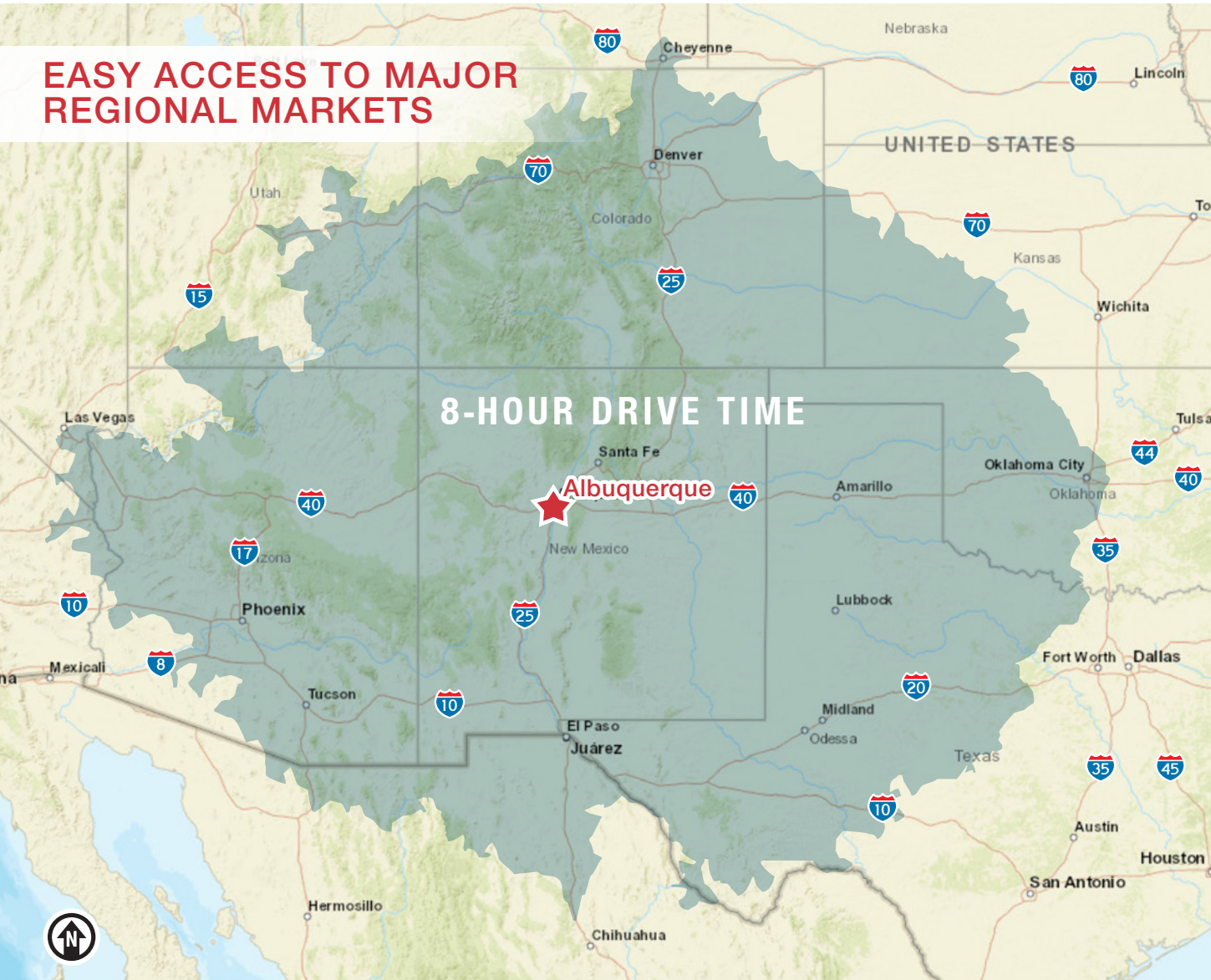
For Lease

New Industrial Warehouse Space

LESS THAN 1 MINUTE FROM INTERSTATE 40

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

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



505 878 0001 | sunvista.com
6801 Jefferson St. NE | Suite 200
Albuquerque, NM 87109

Riley McKee
riley@sunvista.com
505 379 1549

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Jim Hakeem
jim@sunvista.com
505 878 0006

For Lease

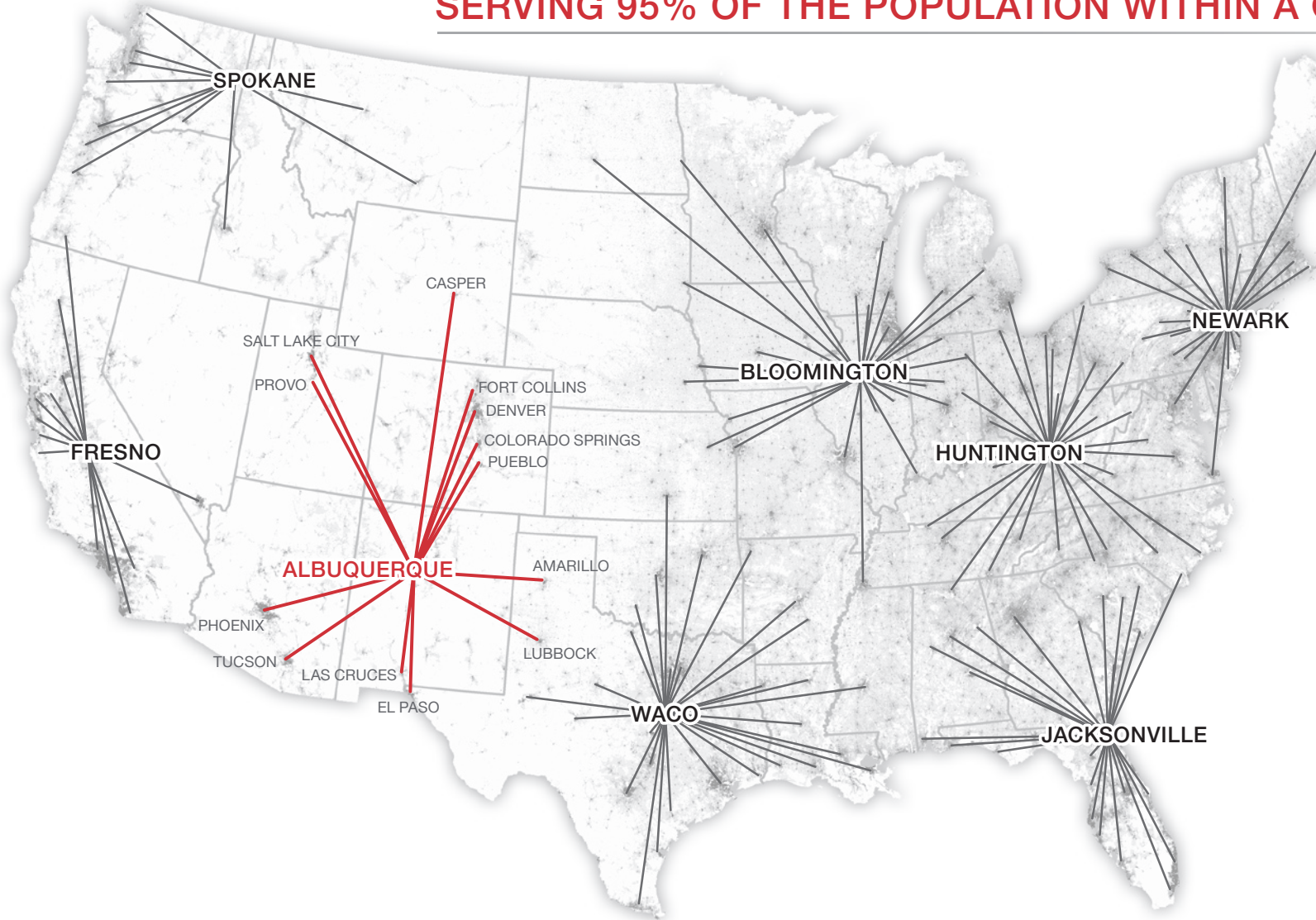
New Industrial Warehouse Space

LESS THAN 1 MINUTE FROM INTERSTATE 40

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

DRIVE TIMES

SERVING 95% OF THE POPULATION WITHIN A ONE-DAY DRIVE



Albuquerque is one of 8 locations that combined serves 95% of the United States population within a one-day drive.

• **Albuquerque, NM**

- Bloomington, IL
- Fresno, CA
- Huntington, WV
- Jacksonville, FL
- Newark, NJ
- Spokane, WA
- Waco, TX



505 878 0001 | sunvista.com
6801 Jefferson St. NE | Suite 200
Albuquerque, NM 87109

Riley McKee
riley@sunvista.com
505 379 1549

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Jim Hakeem
jim@sunvista.com
505 878 0006

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.

amazon

+TEMPUR-PEDIC

FedEx

Coca-Cola

KEITH CO.

Labatt FOOD SERVICE

Flagship FOOD GROUP

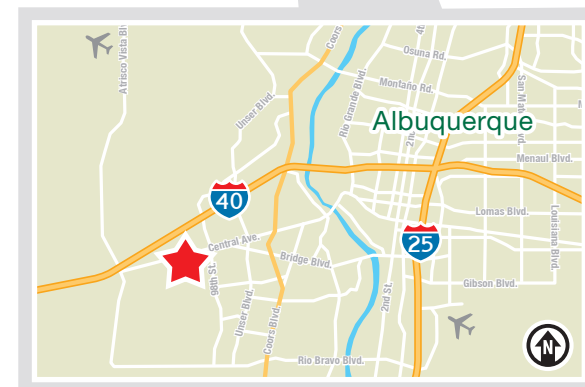
THE ALBUQUERQUE ADVANTAGE

- 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



NAI SunVista

505 878 0001 | sunvista.com
6801 Jefferson St. NE | Suite 200
Albuquerque, NM 87109

Riley McKee
riley@sunvista.com
505 379 1549

Alex Pulliam
alex@sunvista.com
505 350 5729

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

Jim Hakeem
jim@sunvista.com
505 878 0006



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