New Industrial Warehouse Space

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

New Construction Industrial For Lease

- ±40,000 to ±96,000 SF Available
- 32’ Clear Height and 52’ X 50’ Column Spacing
- 60’ Speed Bay Ample Trailer Parking
- Dock-High and Grade-Level Access
- Rapid access to Interstate 40 via 98th St.

NAI SunVista

got space

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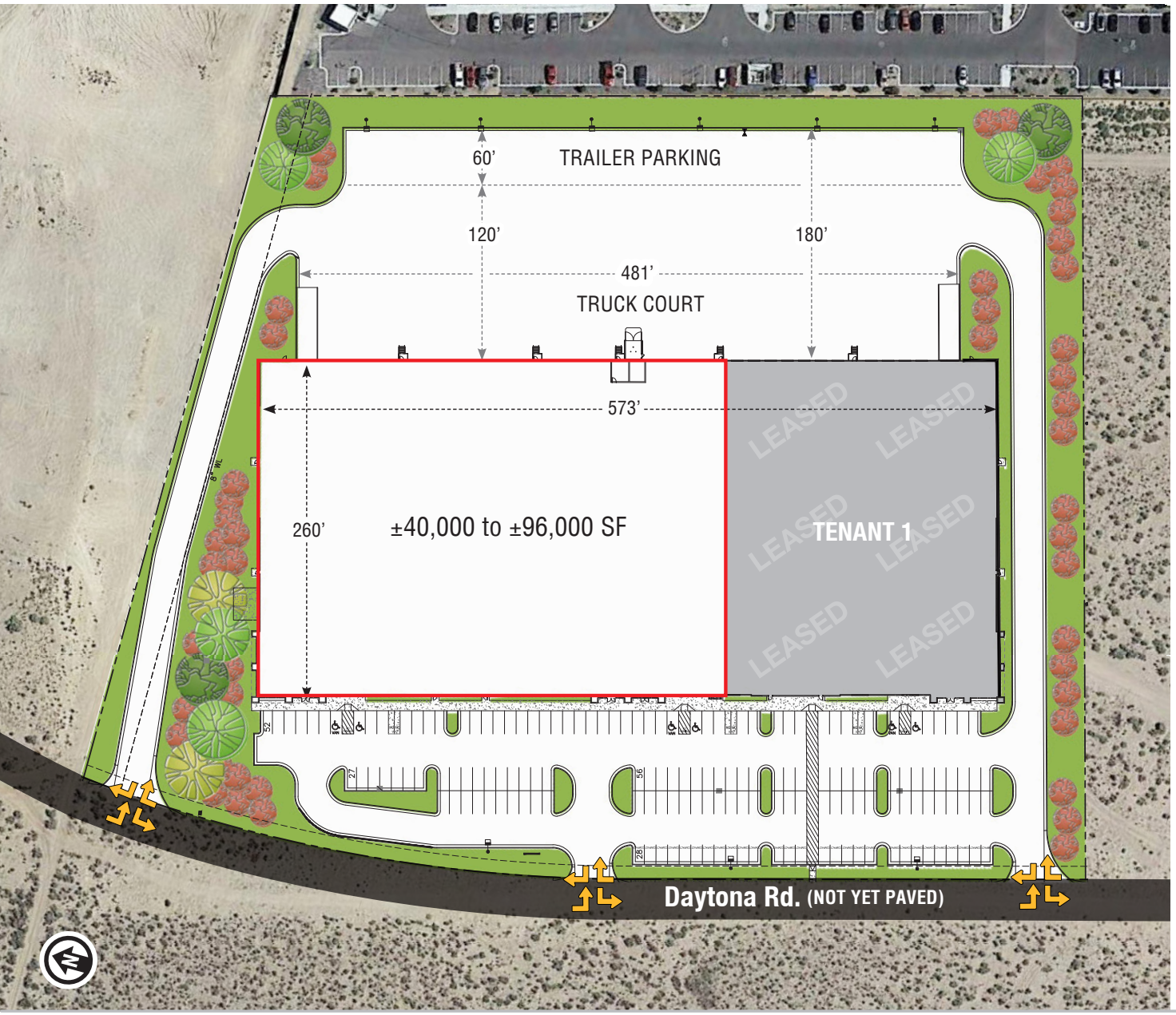

SITE PLAN

PROPERTY HIGHLIGHTS

±40,000 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.

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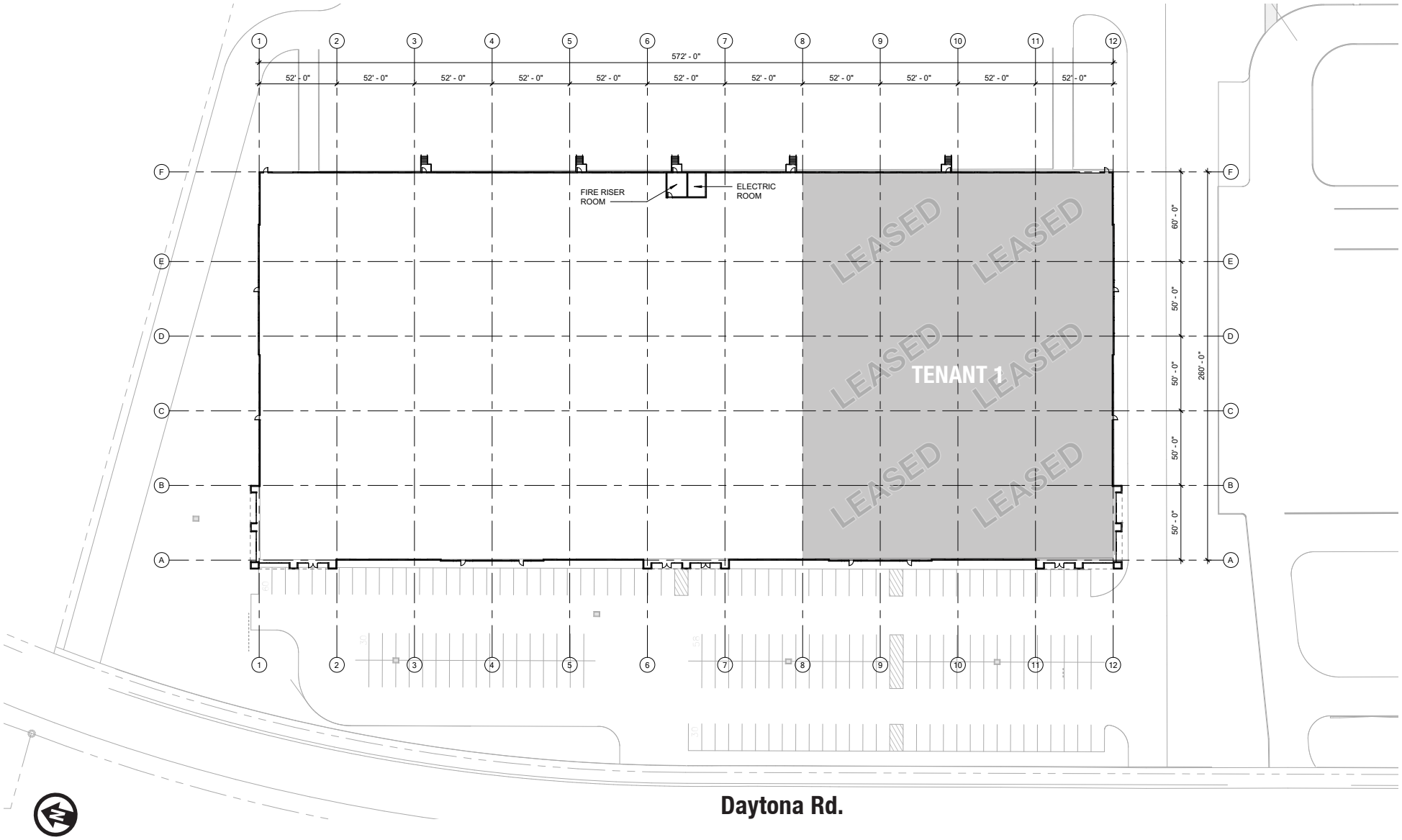
STRUCTURE



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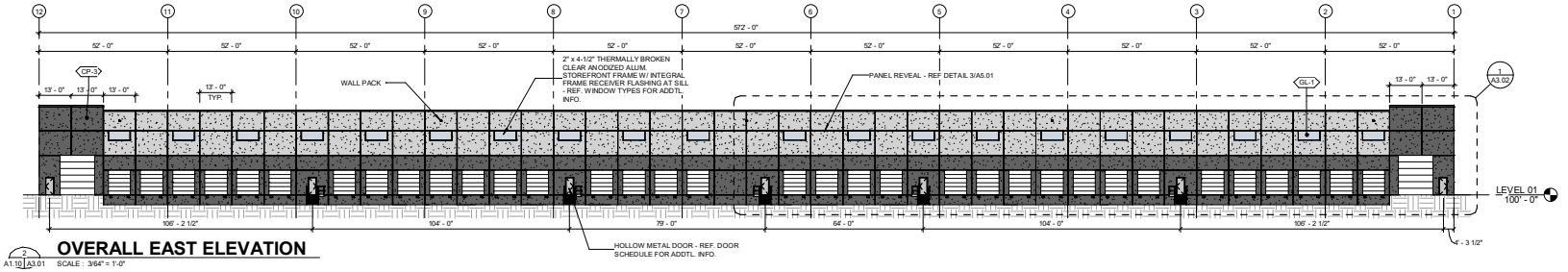
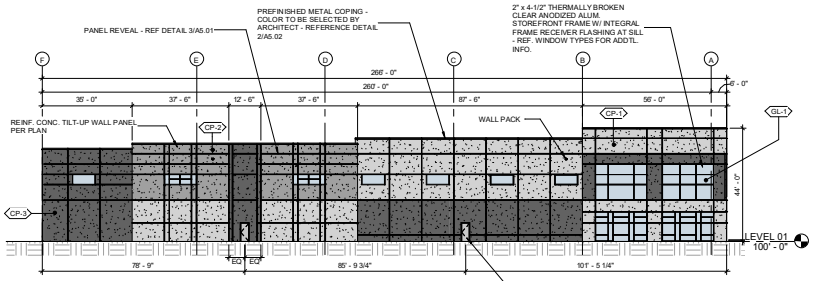
AVAILABLE **±40,000 to ±96,000 SF**

ELEVATIONS



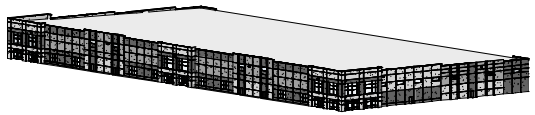
OVERALL EAST ELEVATION
2 A1.10 | A3.01 SCALE : 3/64" = 1'-0"



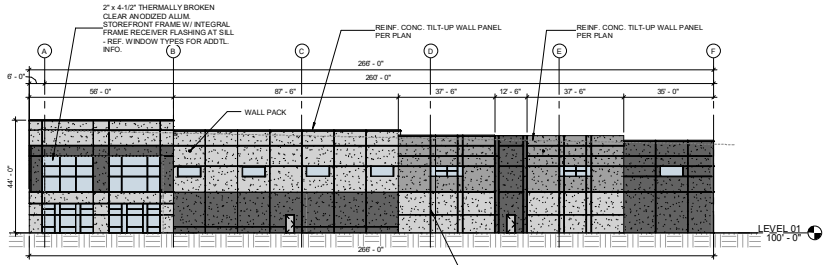
OVERALL NORTH ELEVATION
6 A1.10 | A3.01 SCALE : 3/64" = 1'-0"

MATERIAL & FINISH LEGEND

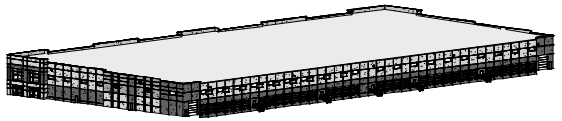
- CONCRETE, PAINTED 1 : CP-1LIGHT GRAY
- CONCRETE, PAINTED 2 : CP-2MEDIUM GRAY
- CONCRETE, PAINTED 3 : CP-3DARK GRAY
- GLAZING 1 : GL-1



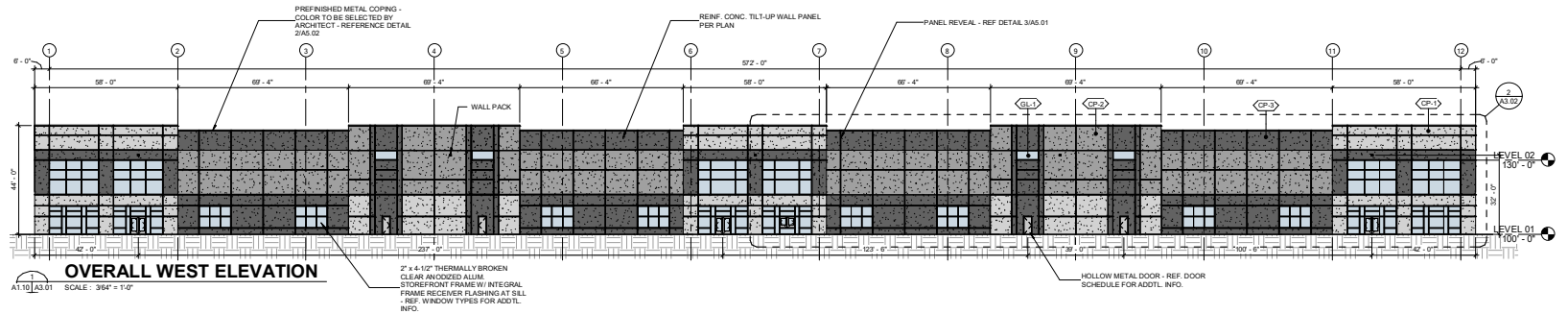
FRONT AXON
4 A3.01 SCALE :



OVERALL SOUTH ELEVATION
3 A1.10 | A3.01 SCALE : 3/64" = 1'-0"



REAR AXON
5 A3.01 SCALE :



OVERALL WEST ELEVATION
1 A1.10 | A3.01 SCALE : 3/64" = 1'-0"

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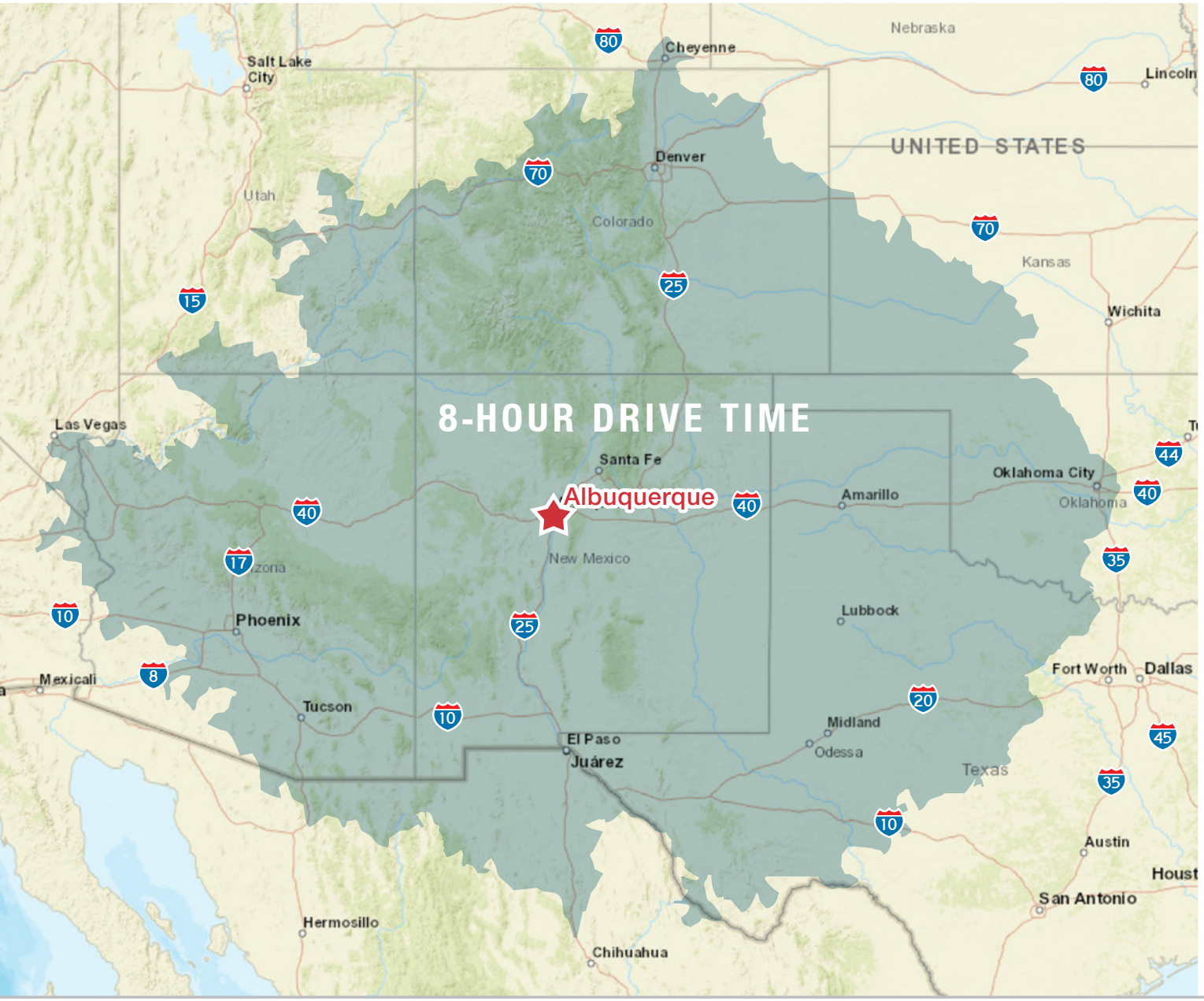

DRIVE TIMES

DESTINATION	MILES	DRIVE TIME
AMARILLO	289	4 hrs 10 min
CHEYENNE, WY	549	7 hrs 51 min
CHIHUAHUA, MX	503	8 hrs 12 min
CO. 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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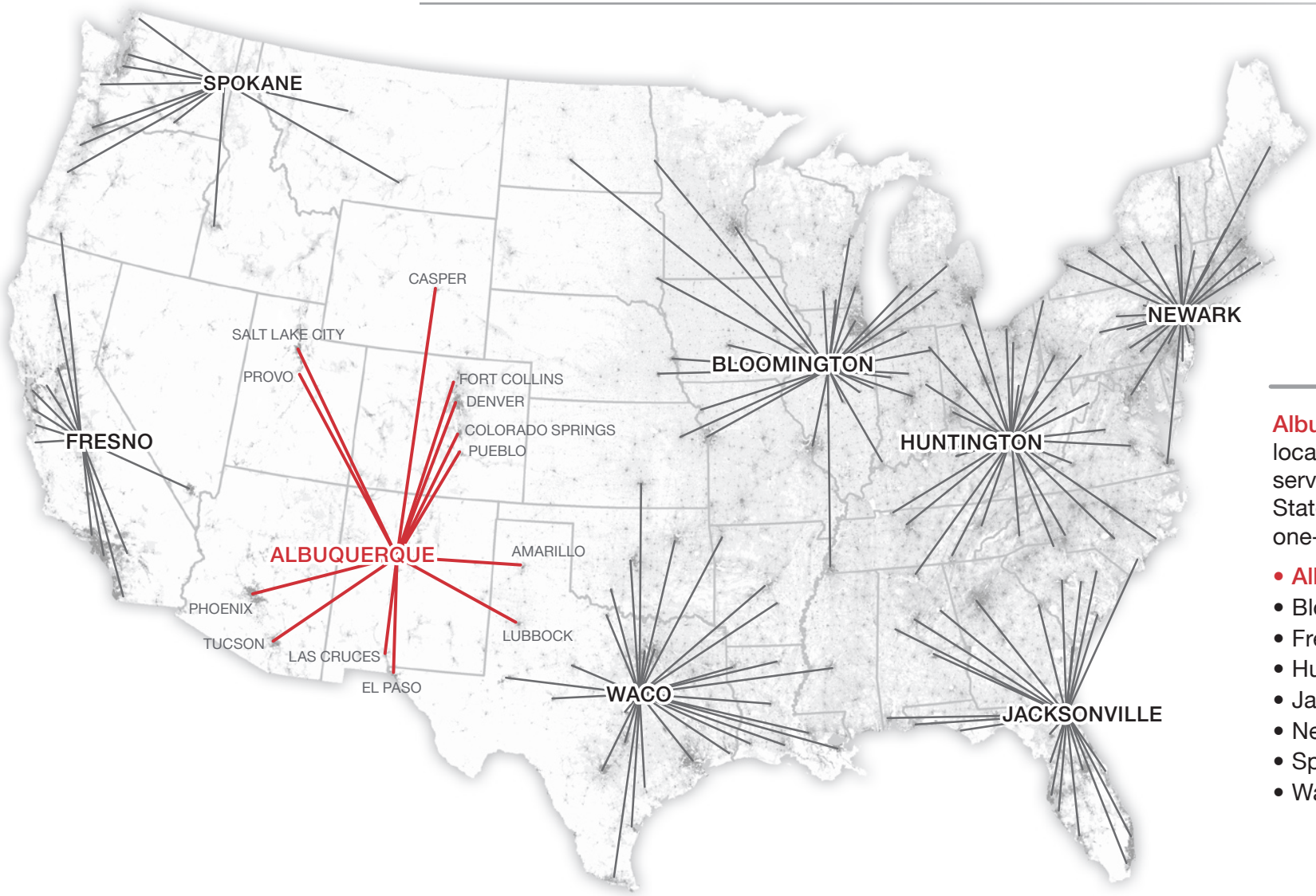
SERVING 95% OF THE POPULATION WITHIN A ONE-DAY DRIVE



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

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Albuquerque

TRADE AREA ANALYSIS

ALBUQUERQUE | A REGIONAL INDUSTRIAL HUB

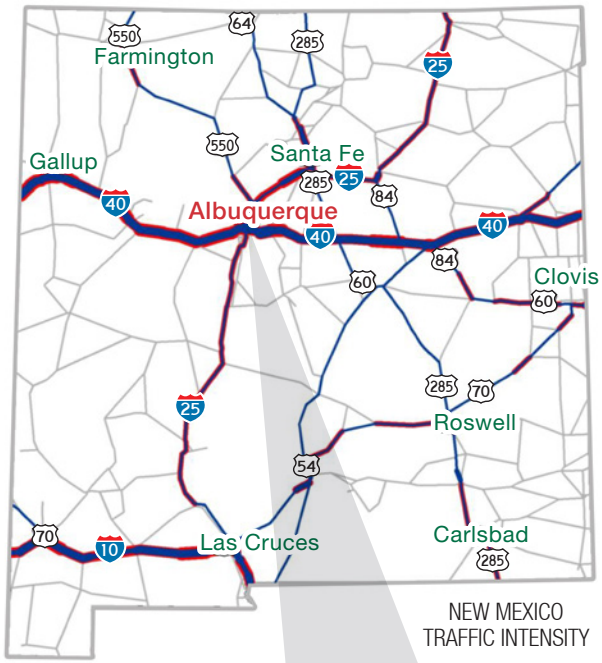
Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from 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.

936,582
Albuquerque Metro Population

1
The Largest
City in the State

ALBUQUERQUE BY THE NUMBERS *(ESRI 2022 Demographics)*

654,217	264,145	$77,810	$45,730	23,491	332,805
City Population	Households	Avg. Household Income	Md. Disposable Income	Total Businesses	Total Employees



NEW MEXICO TRAFFIC INTENSITY

ABQ: A SIGNIFICANT DISTRIBUTION HUB

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 · Ben E. 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

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TITAN
DEVELOPMENT

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

NAI SunVista

got space

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.