

Modern, Freestanding Office/Warehouse Building

**±35,562 SF on ±29.33 Acres
For Sale**

5801 BOBBY FOSTER RD SW
ALBUQUERQUE, NM



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CBRE

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CBRE



Property Overview

Available

- ±35,562 SF Freestanding Building
 - ±17,162 SF Warehouse/Shop
 - ±18,400 SF Office
- ±29.33 Acres

Sale Price

- See Broker

Highlights

- Excellent access to I-25
- Modern two-story office space with elevator, conference room, training room, break room, fitness area, locker room and showers
- Custom furniture can be included in purchase
- Excess acreage for equipment storage or lay down yard
- Twelve 14'x14' grade level doors with electric operators, 5 drive-thru bays
- 5-ton crane
- 22' clear height in warehouse/shop
- 277-480v 3 phase, 600 amp electrical
- Serviced by well and septic
- Zoning: M-1 (Bernalillo County)
- Property is in a HUBZone and an Opportunity Zone

Building Specifications

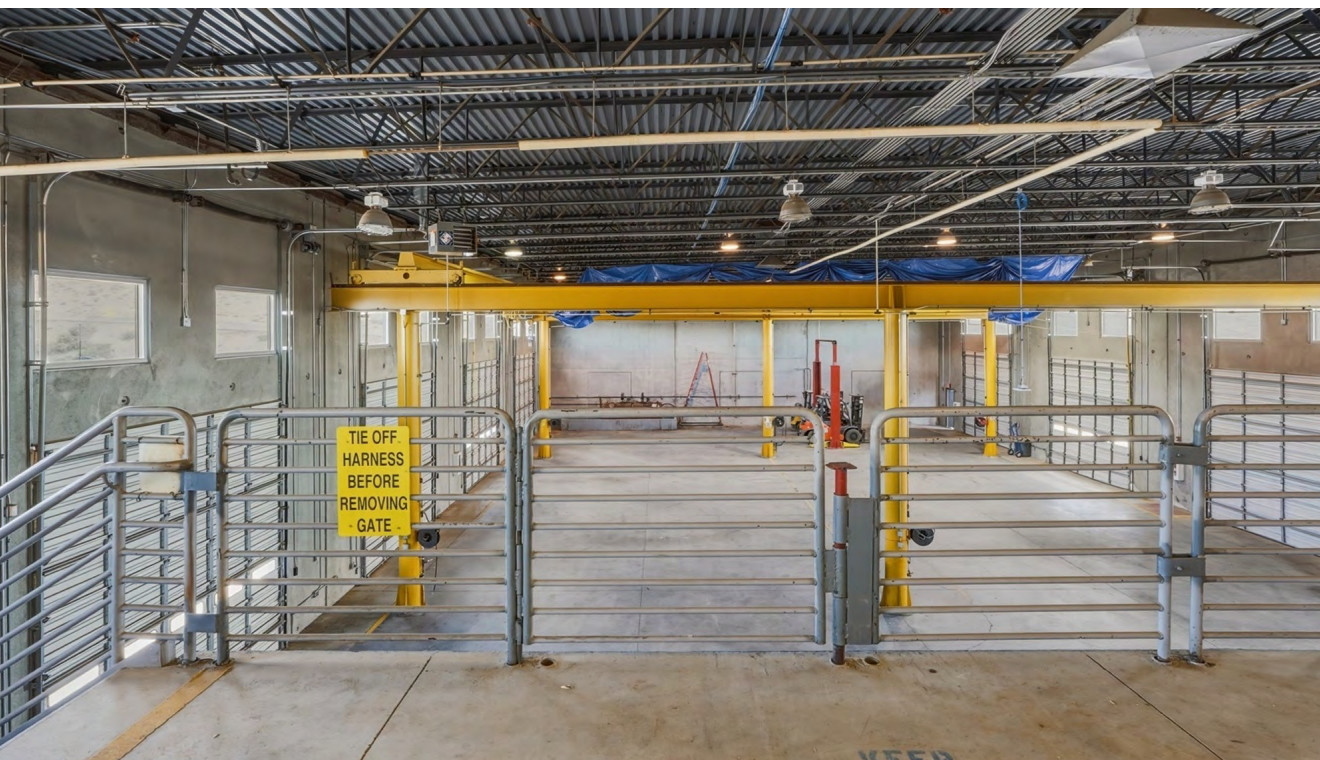
Type	Detail
Total Available SF	±35,562 SF
Shop/Warehouse SF	±17,162 SF (Mezzanine has 3 offices and break room)
Office SF	±18,400 SF (Two-story office with elevator)
# of Grade-Level Doors	Twelve 14' x 14' doors (with electric operators)
# of Drive-thru Bays	Five
Zoning	M-1 (Bernalillo County)
HubZone Qualified	Yes (Next eval. 2028)
Clear Height	22'
Electrical	277-480v, 3-Phase, 600 Amp
Heating & Cooling	Office: HVAC
Column Spacing	Clear Span
Lighting	Halogen
Roof	Membrane (Existing Warranty)
Parking Total	106 parking spaces for office
Trailer Parking	Excess acreage for trailer parking
Yard/Outdoor Storage	-13 Acres of graded/graveled Yard Space for trailer parking and yard line items
Sprinkler System	Fully sprinklered
Security Systems	Scan card security and access
Crane	5 ton crane
Elevator	Yes
Lot Size	±29.33 acres
Year Built	2008



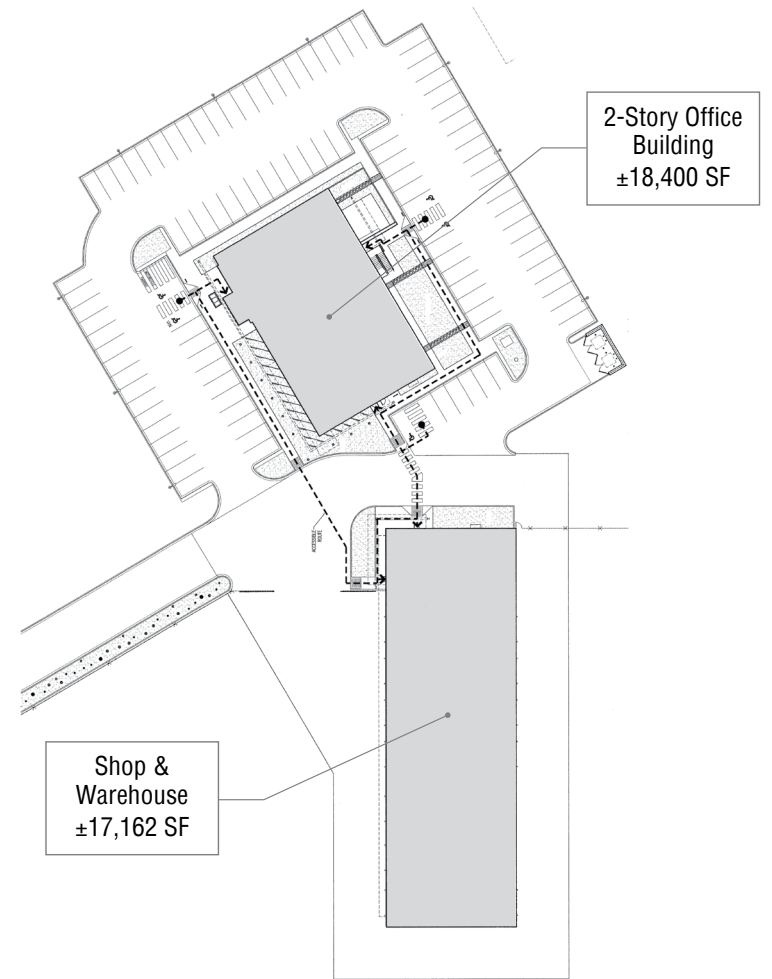
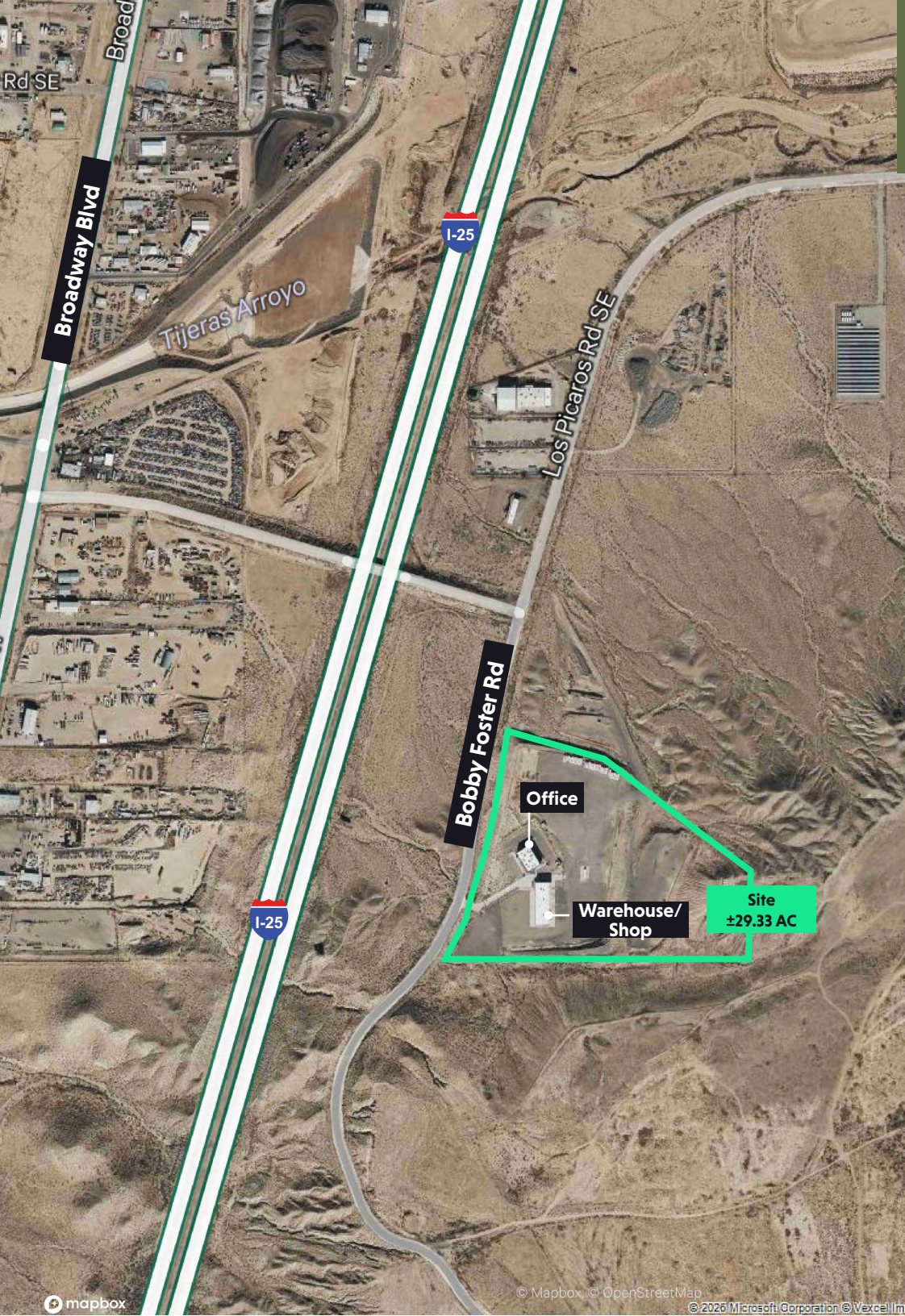
Access to I-25





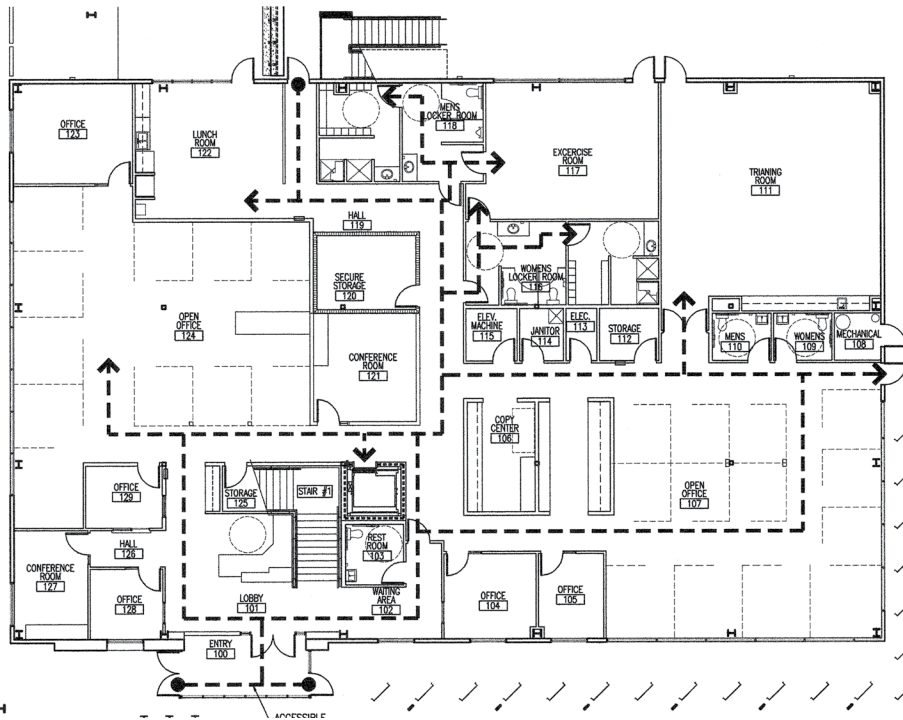


Site Plan

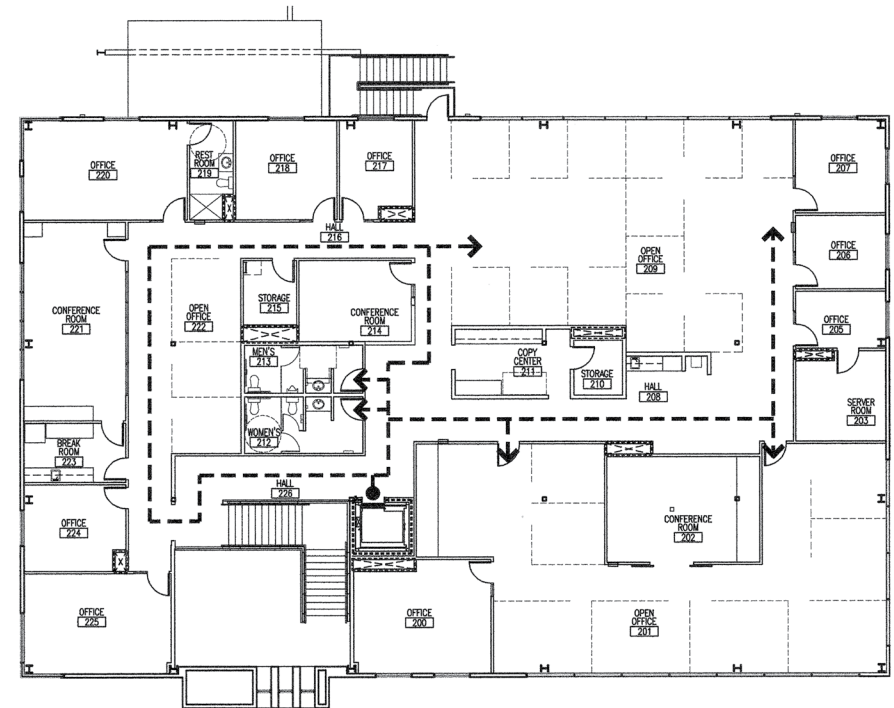


Office Floor Plans

1st Floor



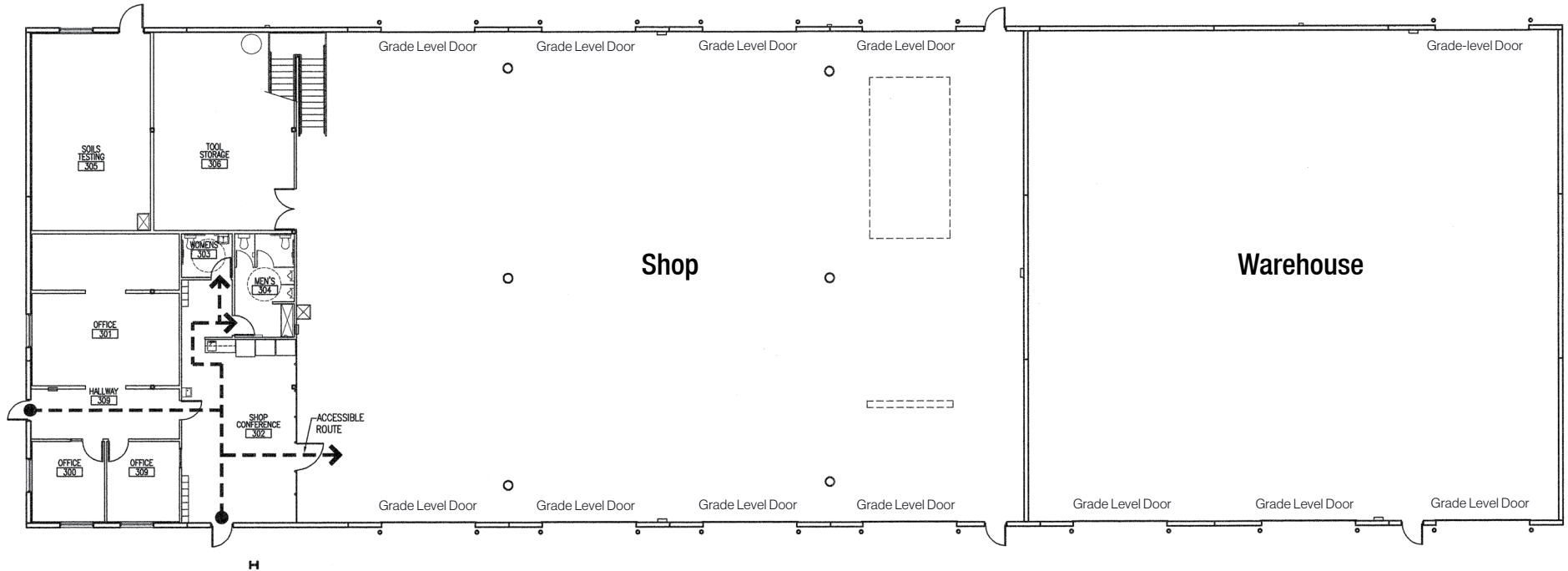
2nd Floor



Office Details

- Two-story office - ±18,400 SF
- Elevator for 2nd floor
- Excellent views of Albuquerque and Sandia Mountains
- Modern reception/lobby with high-end finishes
- Breakroom, training room and conference areas
- Fitness area, locker room with showers
- Scan card access for enhanced security

Warehouse/Shop Floor Plans



Warehouse/Shop Details

- ±17,162 SF
- 5 ton crane
- 22' Clear Height
- Pneumatic air lines
- Suspended gas heaters
- Evaporative cooling
- Mezzanine storage
- 277-480v 3 phase, 600 amp electrical
- 14'x14' Grade level doors with 5 drive thru bays (with electric operators)
- Fully fenced, gated yard
- Fire sprinklers

Kirtland Air Force Base
ABQ International Airport

Mesa del Sol

Office

Warehouse/
Shop

SITE
±29.33 AC

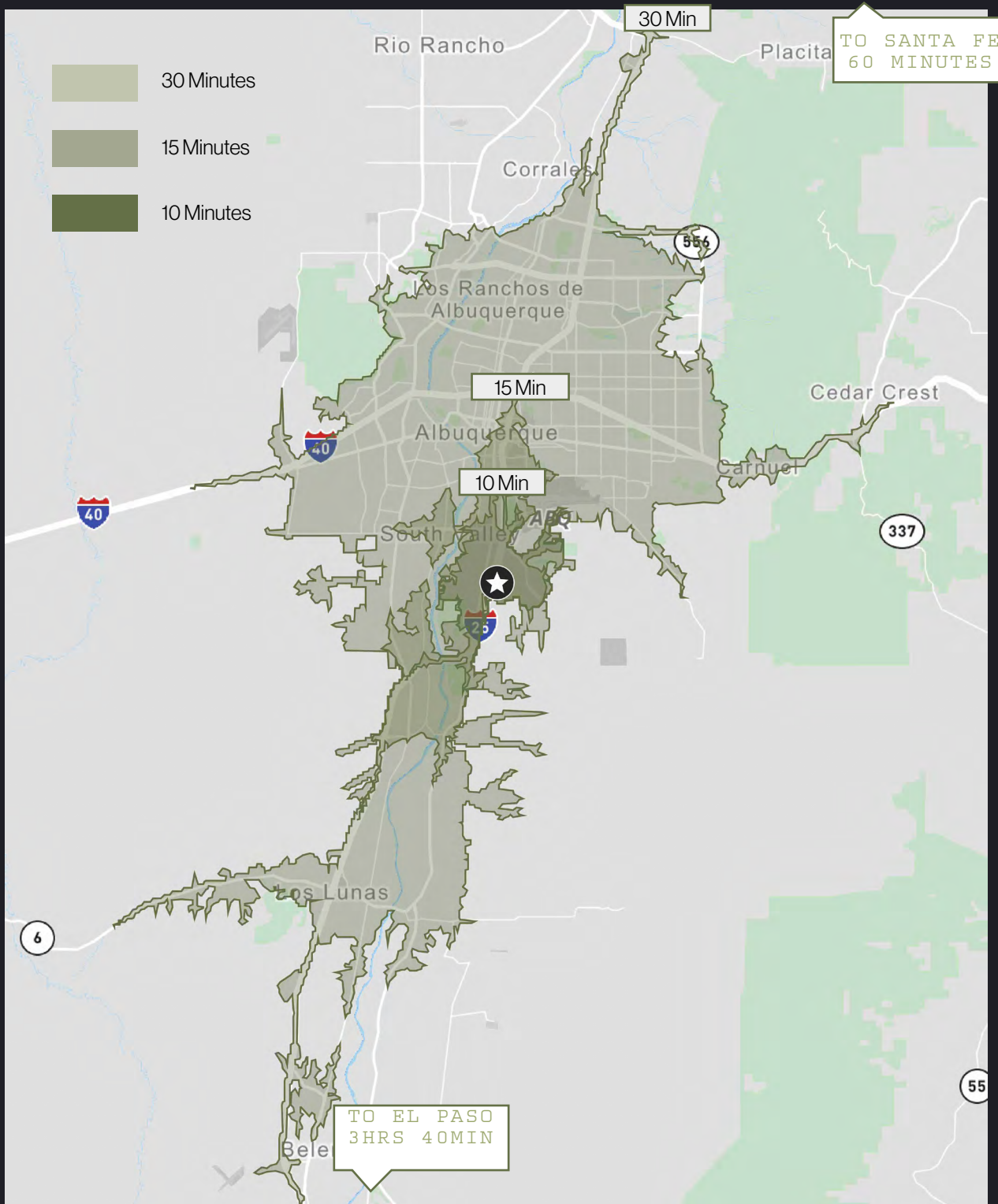
Bobby Foster Rd



SITE

I-25





Drive Time Map

INTERSTATE I-25

2 Minutes

BIG I INTERCHANGE
I-25 / I-40

12 Minutes

ABQ INTERNATIONAL
AIRPORT & KIRTLAND AFB

9 Minutes

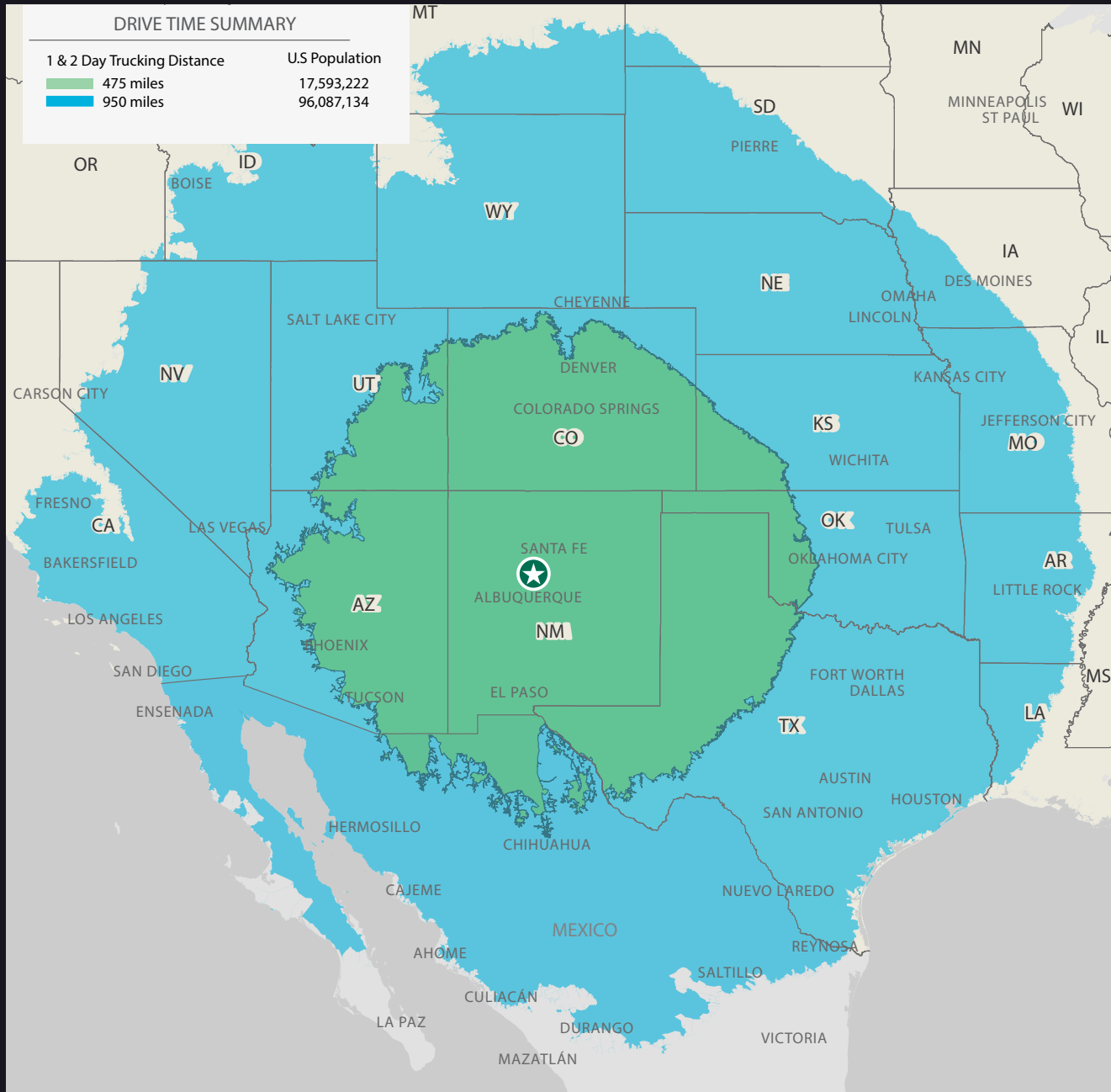
EL PASO, TX

3 hours and 40 minutes

SANTA FE, NM

60 Minutes

Truck Service Drive Time



One-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
El Paso, TX	266	3 hr 50 min
Amarillo, TX	288	4 hr 16 min
Colorado Springs, CO	378	5 hr 29 min
Phoenix, AZ	419	6 hr 31 min
Denver, CO	448	6 hr 33 min
Tucson, AZ	449	6 hr 36 min

Two-Day Truck Service From Albuquerque

CITY	Miles	Time (est)
Las Vegas, NV	576	8 hr 34 min
Dallas, TX	649	9 hr 46 min
Salt Lake City, UT	667	9 hr 55 min
Los Angeles, CA	787	11 hr 53 min
San Diego, CA	772	12 hr 9 min
Little Rock, AR	882	13 hr 9 min
Houston, TX	841	13 hr 12 min



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