

Modern Distribution/Manufacturing Space

JUST MINUTES FROM I-25 | 18 MILES FROM I-40

For Lease



\$8.75/SF + NNN

**±100,000 SF on
±6.0 Acres Available**

- 32' Clear Height
- 50'x54' Column Span
- 15 Dock-High Doors
- 1 Grade-Level Door
- Heavy Power Capacity

549 SANDSAGE RD. NW | LOS LUNAS, NM 87031

NAISunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

For Lease

549 SANDSAGE RD. NW | LOS LUNAS, NM 87031



Site

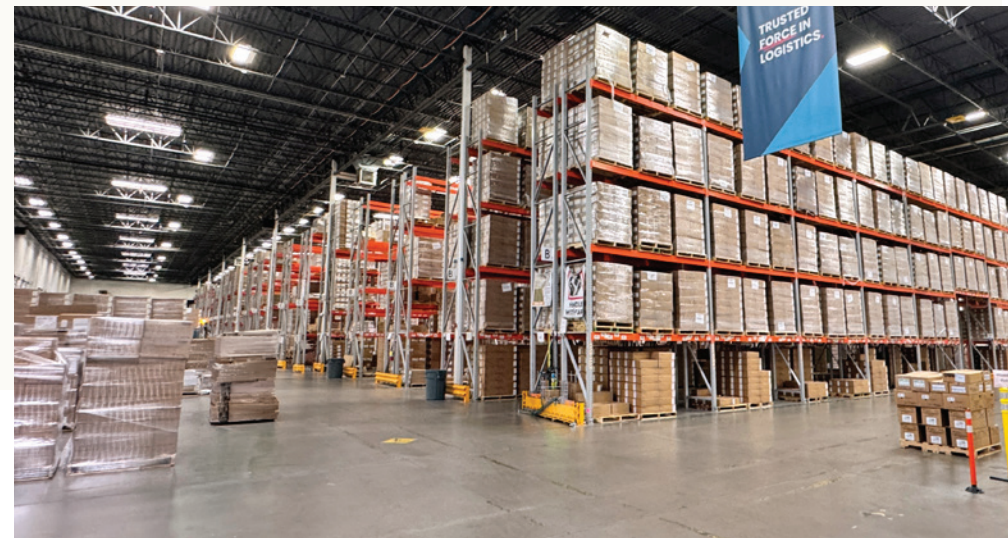
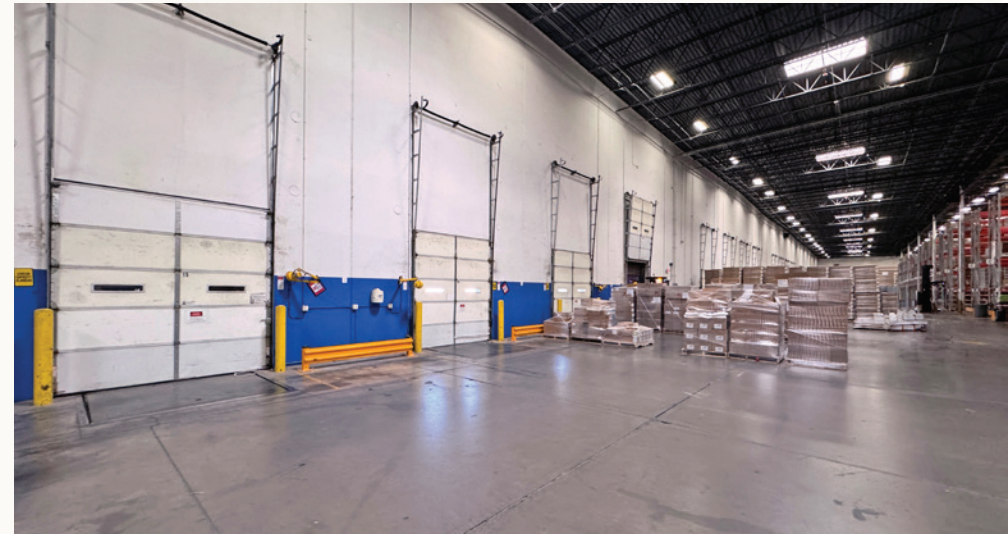
- Well-Maintained, Tilt-Up Concrete Building
- Large Site For Truck Circulation, Storage, and Industrial Operations
- Multiple Ingress/Egress Points
- Ability to Support Multiple Users
- Ample Parking For Employees and Fleet Vehicles



549 SANDSAGE RD. NW | LOS LUNAS, NM 87031

Warehouse

- ±95,738 SF
- 32' Clear Height and 50'x54' Column Span
- 15 Dock-High Doors With 1 Grade-Level Door
- (2) 800A, 480V, 3-Phase Power
- Full Fire Suppression System
- Extensive Racking System (Negotiable, See Advisors)



Office

- ±4,262 SF
- Large Reception Area
- Multiple Private Offices
- Large Conference Room
- Break Room
- Multiple Restrooms



For Lease

549 SANDSAGE RD. NW | LOS LUNAS, NM 87031



Overview

AVAILABLE

Warehouse: ±95,738 SF
Office: ±4,262 SF
Total: ±100,000 SF

Land: ±6.0 Acres

LEASE RATE

\$8.75/SF + \$1.92/SF NNN

ZONING M-1

LOCATION

NWQ I-25 & NM Hwy. 6

HIGHLIGHTS

- Located in the Fast-Growing Los Lunas Industrial Corridor Near Facebook Data Center and Amazon and Walmart Distribution Centers
- Immediate Access to I-25 and Close Proximity to I-40
- Strong Connectivity to Rail, Interstate, and Regional Logistics Networks
- Site is 15 Miles to Albuquerque and 18 Miles to I-40
- Well Maintained Tilt-Up Concrete Building
- Heavier Industrial Zoning Allows For:
 - Manufacturing/Fabrication
 - Warehouse/Distribution
 - Yard Users and Other Industrial Uses

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Genieve Posen
genieve@sunvista.com
505 998 1568

John Algermissen CCIM
johna@sunvista.com
505 998 5734

Jim Hakeem
jim@sunvista.com
505 878 0006

For Lease

549 SANDSAGE RD. NW | LOS LUNAS, NM 87031



For Lease

549 SANDSAGE RD. NW | LOS LUNAS, NM 87031



NAISunVista

505 878 0001 | sunvista.com
 2424 Louisiana Blvd. NE | Suite 100
 Albuquerque, NM 87110

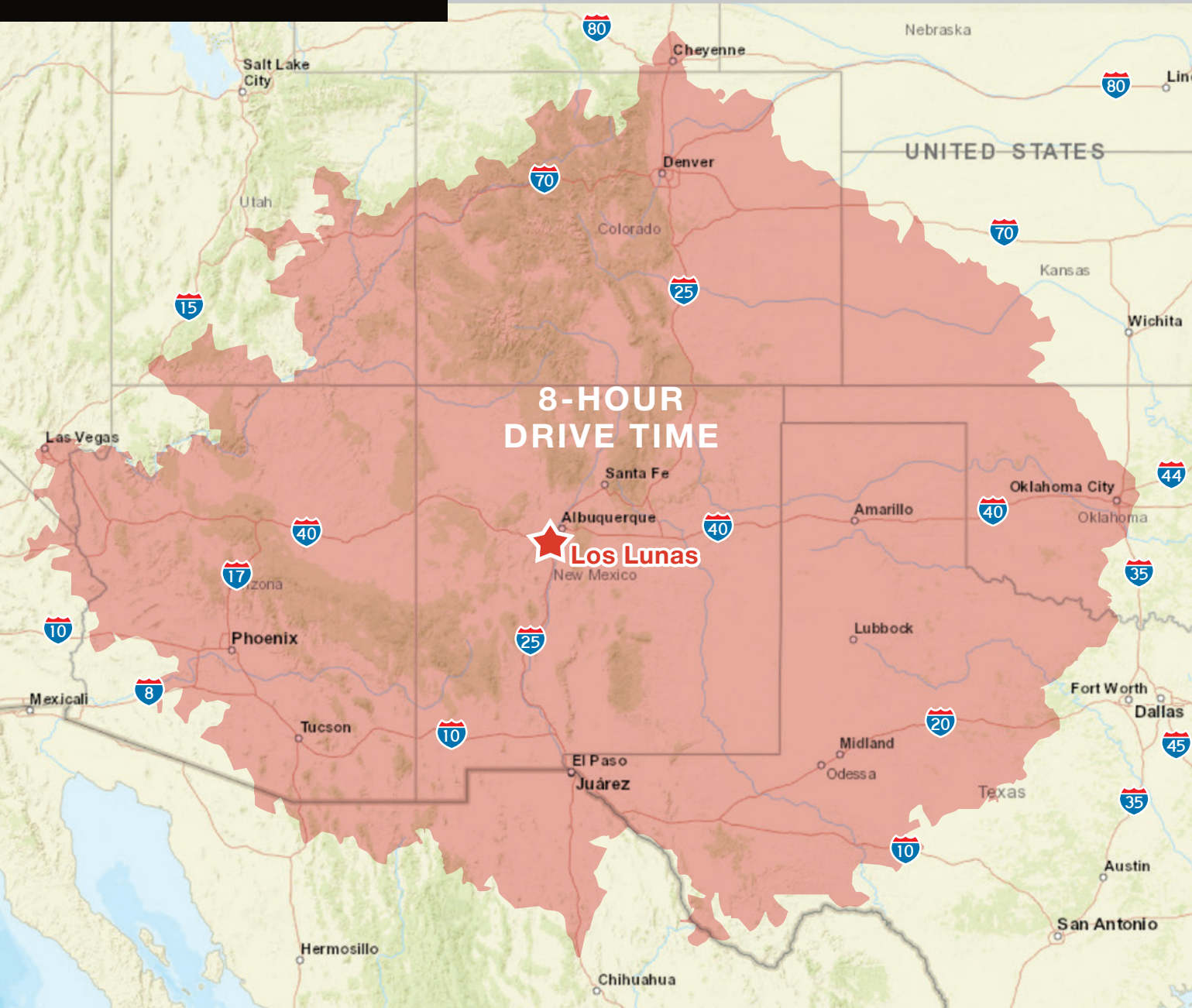
Genieve Posen
genieve@sunvista.com
 505 998 1568

John Algermissen CCIM
johna@sunvista.com
 505 998 5734

Jim Hakeem
jim@sunvista.com
 505 878 0006

For Lease

549 SANDSAGE RD. NW | LOS LUNAS, NM 87031

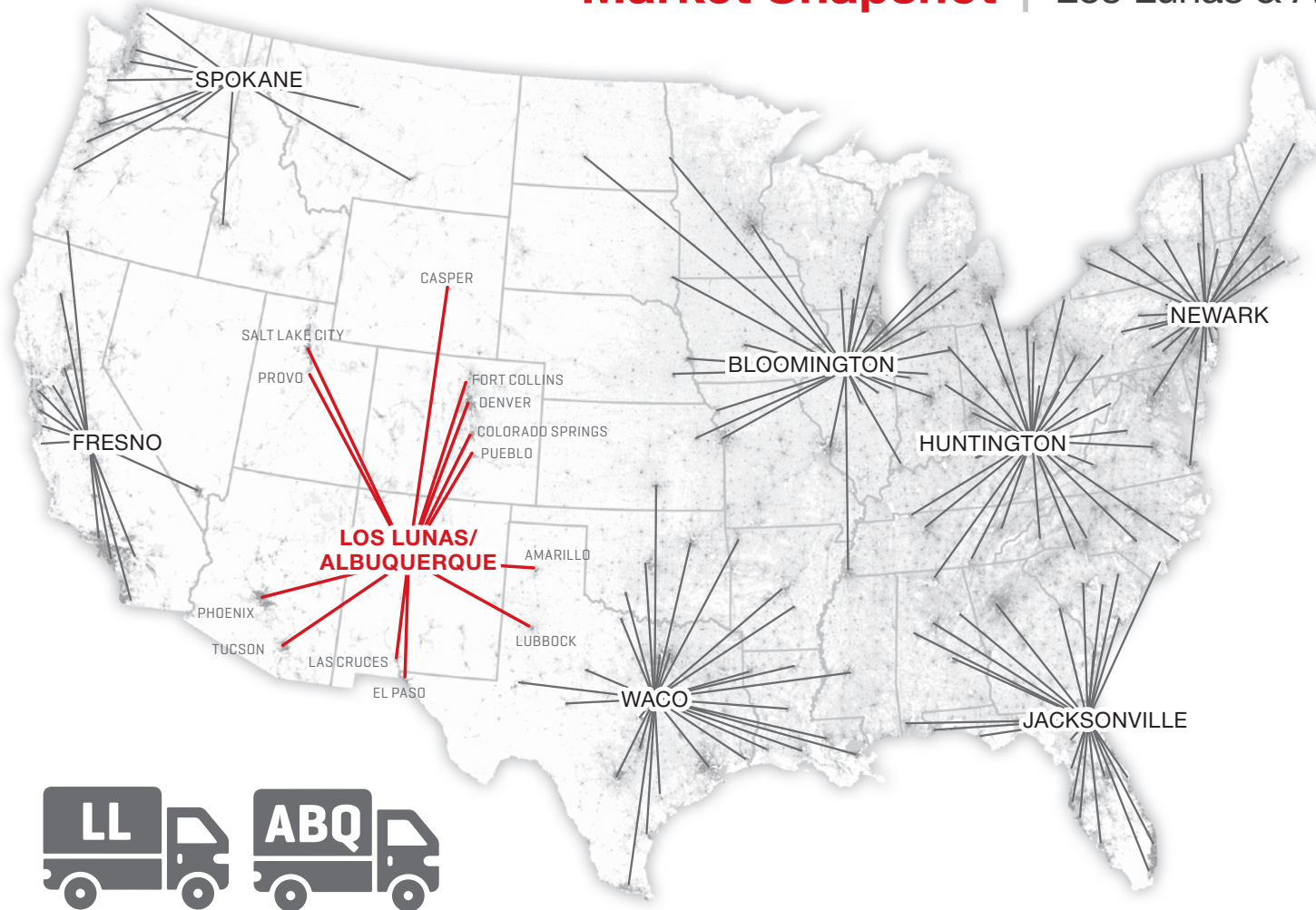


Drive Times

Logistics Drive Times
From Los Lunas

DESTINATION	MILES	DRIVE TIME
AMARILLO	310	4 hrs 35 min
CHEYENNE, WY	570	8 hrs 0 min
CHIHUAHUA, MX	480	7 hrs 45 min
CO. SPRINGS	400	5 hrs 45 min
DALLAS	670	9 hrs 55 min
DENVER	470	6 hrs 55 min
EL PASO	240	3 hrs 25 min
HOUSTON	860	13 hrs 15 min
LAS VEGAS	560	7 hrs 45 min
LOS ANGELES	770	11 hrs 15 min
LUBBOCK	345	5 hrs 30 min
OKLAHOMA CITY	565	8 hrs 0 min
PHOENIX	400	6 hrs 10 min
SALT LAKE CITY	620	10 hrs 10 min
SAN ANTONIO	725	11 hrs 15 min
SANTA FE	90	1 hr 30 min
TUCSON	430	6 hrs 5 min

Market Snapshot | Los Lunas & Albuquerque Metro Area



SOUTHWEST DISTRIBUTION HUB – ONE-DAY REACH

Los Lunas and the Albuquerque metro combine to serve as a strategic distribution hub, reaching the majority of the Southwest within a one-day drive.

Source: CRE Daily, 2025

Los Lunas sits within the greater Albuquerque MSA, one of the Southwest's most strategic and cost-effective distribution hubs. Positioned along the I-25 corridor, Los Lunas has emerged as a primary location for large-scale industrial users seeking proximity to Albuquerque's workforce while benefiting from lower costs and scalable land opportunities.

Why Los Lunas?

- Located just 15 minutes south of Albuquerque
- Immediate access to I-25 with connectivity to I-40 within 18 miles
- Home to major users including Amazon, Walmart Distribution, and Facebook
- Business-friendly environment with room for continued industrial expansion

Why It Matters

Los Lunas represents the next phase of industrial growth within the Albuquerque market. As core Albuquerque industrial supply tightens, users are increasingly moving south to capture:

- Larger sites
- Affordable facilities
- Long-term scalability

What's Next

With continued infrastructure investment and expansion from major industrial users, the Los Lunas corridor is positioned for sustained growth. As supply chains evolve and users prioritize efficiency and cost, this submarket will continue to attract distribution, manufacturing, and logistics operators.

Trade Area Analysis | Los Lunas, New Mexico

Over the past 40 years, Los Lunas has had a population increase of more than a thousand percent making it one of the fastest-growing communities in New Mexico. This is due in part to the ease of doing business. Not only do they offer competitive incentives, but proudly boast a fast, 2-4-week maximum approval process for commercial and residential plans as well as building permits. Just ask Facebook, Amazon, Niagara Bottling, Wall Colmonoy, Accurate Machine & Tool or any of our other economic-base companies and national retailers. Los Lunas is a small community but with more than 2,000 acres of available commercial land across three business parks with direct access to two major interstates, there are big possibilities on the horizon.



2nd-Fastest
Growing City in NM



LOS LUNAS BY THE NUMBERS (ESRI 2025 Demographics)



19,539
City Population



7,152
Households



\$82,987
Avg. Household Income



\$54,772
Md. Disposable Income



598
Total Businesses



6,524
Total Employees

“The City is proud to offer a fast, 3 week or less approval process of commercial and residential plans” - Village of Los Lunas, Business Resources | Economic Development

MARKET MOMENTUM

- 287% growth in warehousing and storage jobs within the Albuquerque Metro (Including Los Lunas)
- 10% projected job growth across the region credited in large part to Amazon, Facebook, Netflix, and Intel
- Immediate access to I-25 and close access to I-40 Tradeport Corridor



Amazon's 1 Million SF fulfillment center is fully operational and serves as a major regional logistics hub. It employs more than 600 people.



Facebook is Expanding

- The first two phases of Facebook's 2.63 million SF server farm in Los Lunas were completed in 2024.
- Los Lunas has approved expansion incentives and 475 acres of adjacent land has been acquired for future growth.
- New houses, stores, businesses and restaurants have come to the area and more are to follow.



549 SANDSAGE RD. NW | LOS LUNAS, NM 87031

OFFERED EXCLUSIVELY BY:



Genieve Posen

genieve@sunvista.com

505 998 1568



John Algermissen CCIM

johna@sunvista.com

505 998 5734



Jim Hakeem

jim@sunvista.com

505 878 0006

NAI SunVista] Got Space™

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

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.