

Titan Innovation Center

LOCATED IN THE SANDIA SCIENCE AND TECH PARK

Build-to-Suit
For Sale or Lease



TITAN INNOVATION CENTER
±11.02 Acres

NEQ Eubank Blvd. & Innovation Pkwy. | Albuquerque, NM 87123



AVAILABLE

±11.02 Acres for
±25,000 - ±190,000 SF



PRICE/RATE

See Advisors

- Class-A, build-to-suit for office, industrial, laboratory and manufacturing
- Ideal location for defense contractors, aerospace, technology and manufacturing
- Quick access to Kirtland AFB and Sandia National Labs

NAISunVista] Got Space™

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LOCATION

AVAILABLE

- Land: ±11.02 Acres for ±25,000 - ±190,000 SF

HIGHLIGHTS

- Located in the Sandia Science & Technology Park
- Ideal location for defense contractors, aerospace, technology and manufacturing
- Quick access to Kirtland AFB and Sandia National Labs
- Conveniently located:
 - I-40: 2 minutes
 - I-25: 10 minutes
 - Santa Fe: 60 minutes
 - Los Lunas: 35 minutes
 - Kirtland AFB/Sandia Labs Eubank Gate: 2 minutes



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Kirtland AFB/
Sandia Labs
Eubank Gate

U.S. AIR FORCE
Inspection Agency

John A. Gordon
Albuquerque Complex

Sandia National
Laboratories
Center for Integrated
Nanotechnology

National
Museum of
Nuclear Science

New Mexico School
for the Blind

Eubank Blvd. SE
Integra
Technologies

BLUHALO
Development Rd.
MediNatura

Blue Halo Way
Sandia Laboratory
Federal Credit Union

Innovation Pkwy.

emcore

SolAero

Research Rd.
Britt St.
MicroNet
Solutions

Xertrix

BLUHALO

Cooperative
Educational
Services

Advanced
Optical
Technologies

Sandia
National
Laboratories
Innovation Parkway
Office Center

IDEAS
Engineering &
Technology

Center for Global
Security and
Cooperation

BLUHALO

CSRI

Cyber Engineering
Research Laboratory

TITAN INNOVATION CENTER
±11.02 Acres

Innovation Pkwy.

HIGHLIGHTS

- Class-A, build-to-suit opportunities with SCIF and high-bay options for:
 - Office
 - Industrial
 - Laboratory
 - Manufacturing
- Approximate time frame from a build-to-suit to a fully-executed lease or removal of contingencies is 15-20 months
- IDO Zoning: [NR-BP](#)

SANDIA SCIENCE & TECHNOLOGY PARK

NAI SunVista

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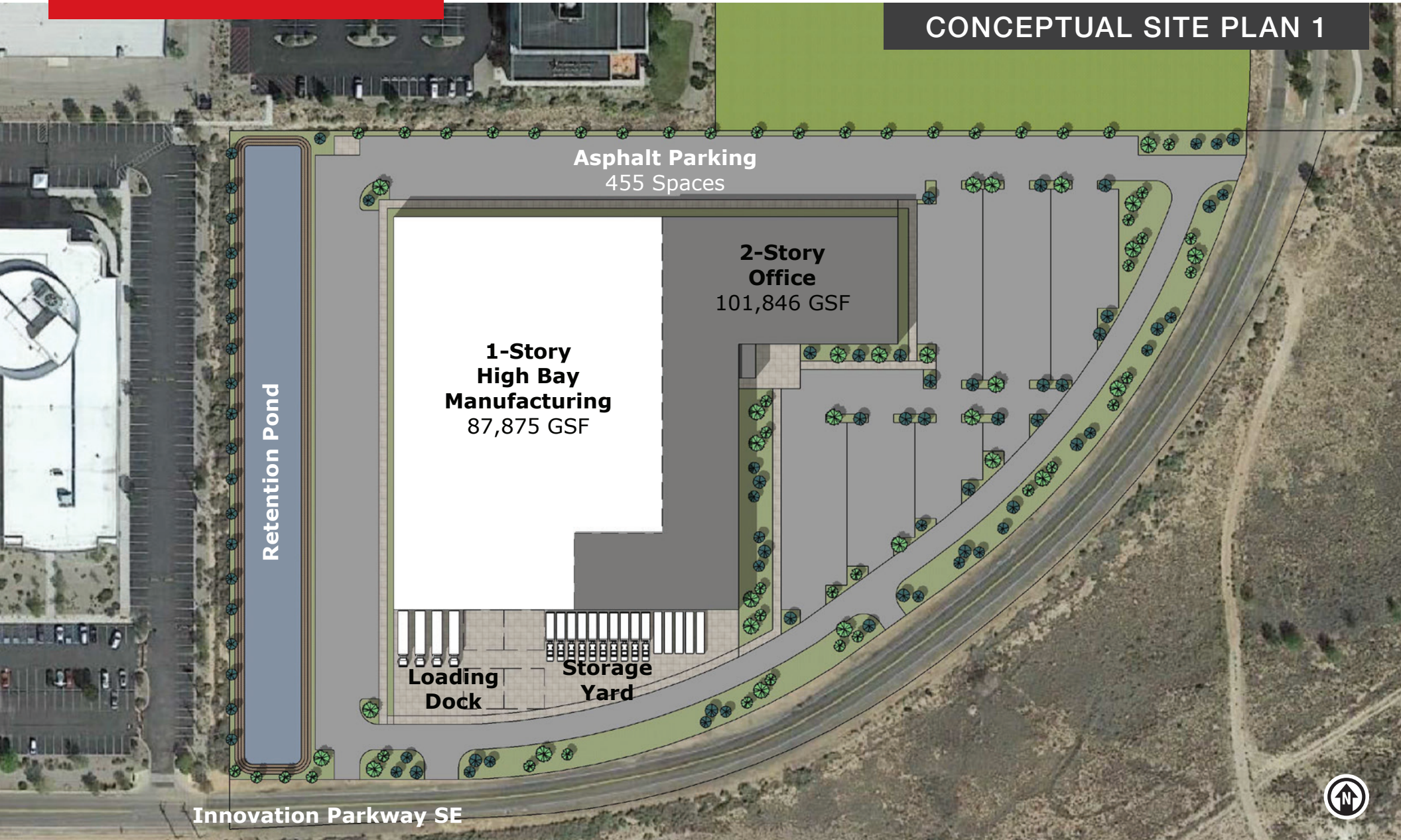
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CONCEPTUAL SITE PLAN 1



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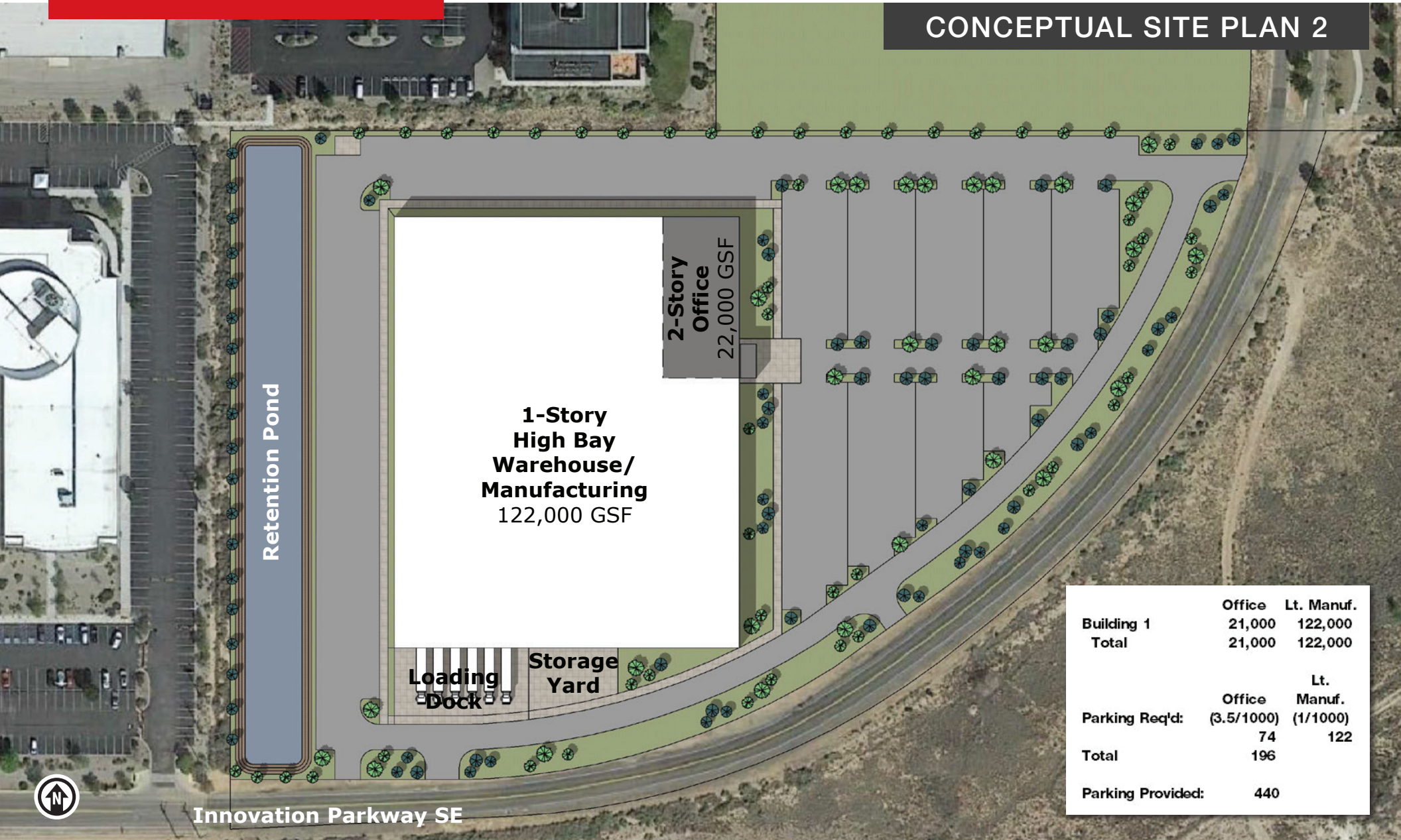


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CONCEPTUAL SITE PLAN 2



	Office	Lt. Manuf.
Building 1	21,000	122,000
Total	21,000	122,000
	Office	Lt. Manuf.
Parking Req'd:	(3.5/1000)	(1/1000)
	74	122
Total	196	
Parking Provided:	440	



Innovation Parkway SE



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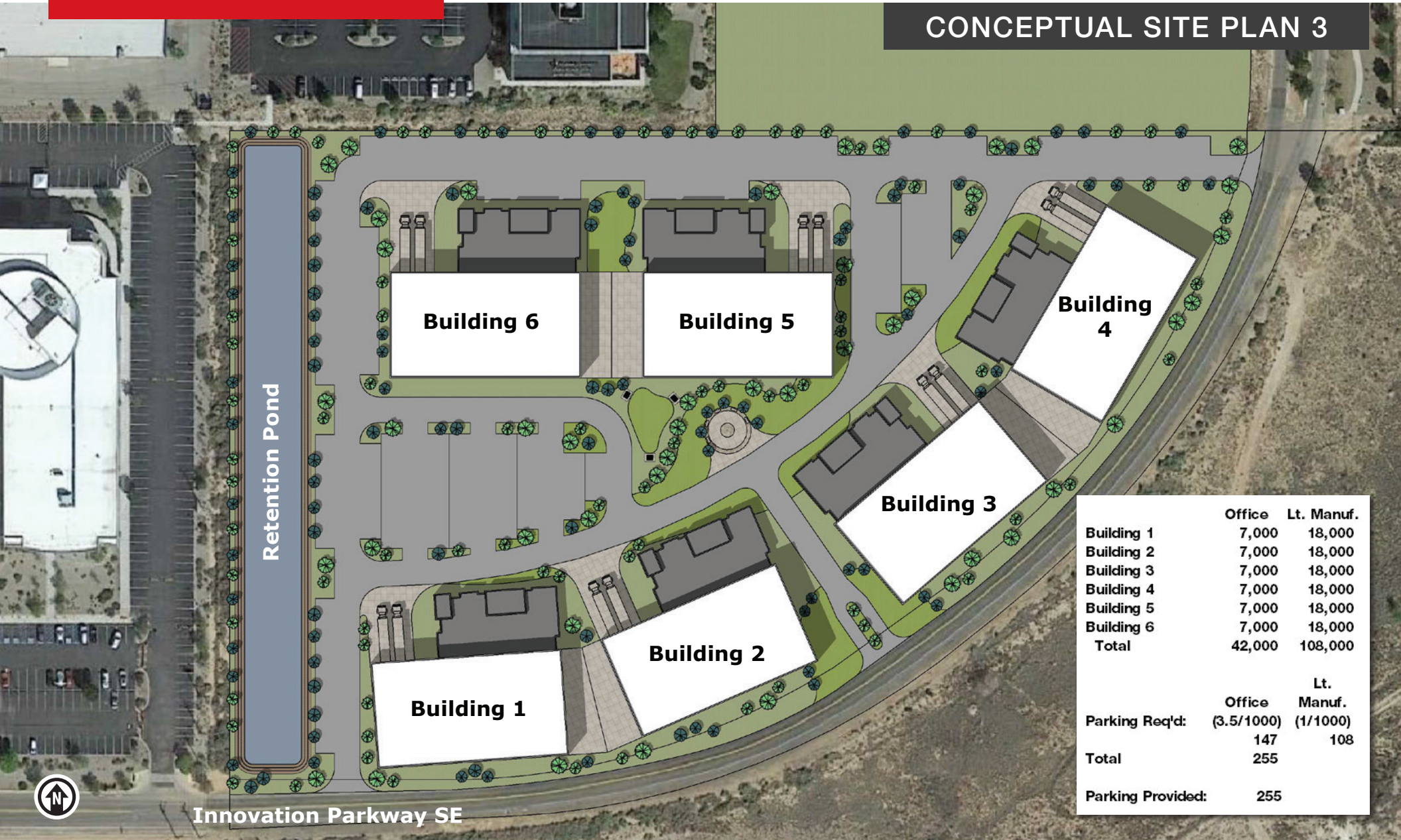
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CONCEPTUAL SITE PLAN 3



	Office	Lt. Manuf.
Building 1	7,000	18,000
Building 2	7,000	18,000
Building 3	7,000	18,000
Building 4	7,000	18,000
Building 5	7,000	18,000
Building 6	7,000	18,000
Total	42,000	108,000

	Office	Lt. Manuf.
Parking Req'd:	(3.5/1000)	(1/1000)
	147	108
Total	255	
Parking Provided:	255	

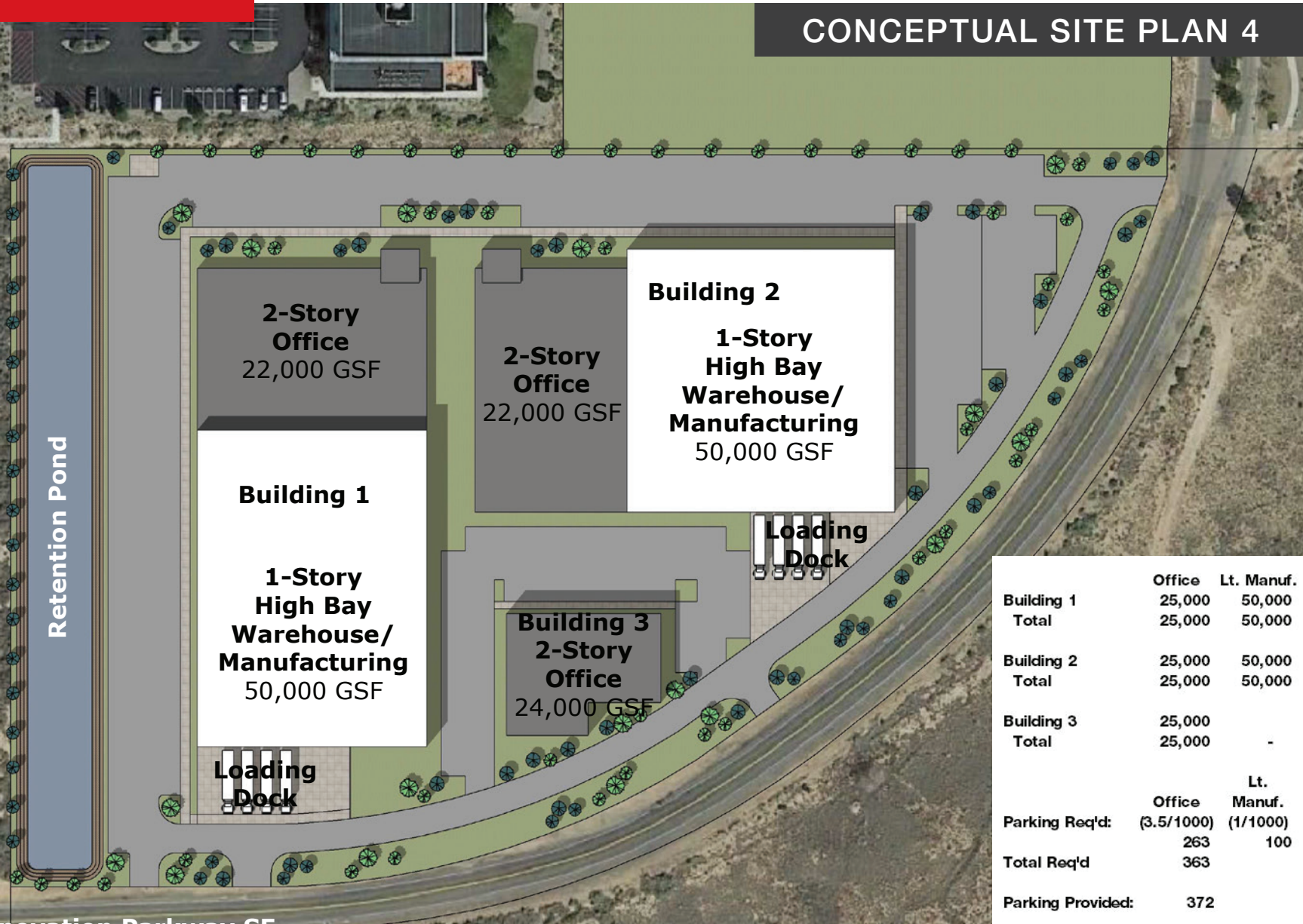


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CONCEPTUAL SITE PLAN 4



	Office	Lt. Manuf.
Building 1	25,000	50,000
Total	25,000	50,000
Building 2	25,000	50,000
Total	25,000	50,000
Building 3	25,000	-
Total	25,000	-
	Office	Lt. Manuf.
Parking Req'd:	(3.5/1000)	(1/1000)
	263	100
Total Req'd	363	
Parking Provided:	372	

Innovation Parkway SE



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SANDIA SCIENCE & TECH PARK | ALBUQUERQUE

The Sandia Science & Technology Park is a master-planned, 340-acre technology community. Associated with Sandia National Labs and adjacent to Kirtland AFB, companies have access to world-class facilities, technologies, scientists, and engineers. The SS&TP is a model for public-private partnerships. The Park's approach blends the technology transfer and supply chain strengths of Sandia with community involvement.



AEROSPACE & DEFENSE

± **26,000 Jobs**

Albuquerque is home to the **Air Force Research Lab**, **Kirtland AFB**, **Sandia National Labs** and regionally connected to **Los Alamos National Labs** and **Spaceport America**. The metro area has 18 times the concentration of astronomers and physicists as compared to the national average. It has 10 times the national concentration of semi-conductor techs, and 7 times for nuclear engineers.



SKILLED WORKFORCE

Albuquerque is #1 in nation for cities with the most college graduates.

± **70,000** College Students Reside In Metro Area

32% Of the Population 25 or Older Have a Bachelor's Degree

One of the Largest Number of PhDs Per Capita in the Nation



HEALTHCARE

Albuquerque is the center of health care excellence in New Mexico.

± **2,000** Licensed Hospital Beds

9 Major Hospitals in the Metro Area

The **University of New Mexico** is a Nationally-Recognized **Class 1 Research Institution**

SPECIAL INCENTIVES

Directed Energy Systems Gross Receipts Tax Deduction

Contractors, other than a national laboratory, that provide qualified research and development services for directed energy and satellite-related inputs to the United States department of defense, may deduct their receipts derived from such inputs and services. This deduction only applies to contracts with the department of defense entered into on or after January 1, 2016. This credit sunsets January 1, 2030.

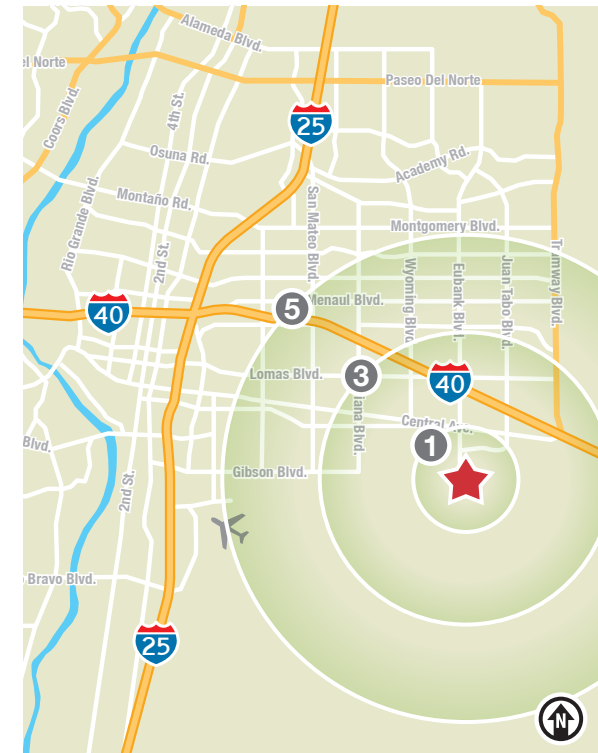
Space Gross Receipts Tax Credit

In New Mexico, businesses may deduct receipts from launching, operating, and recovering space vehicles or payloads; preparing a payload; and operating a spaceport. Additionally, receipts from the provision of research, development, testing and evaluation services for the U.S. Air Force operationally responsive space program may be deducted from gross receipts.

Special New Mexico Gross Receipts Provisions for Space, Directed Energy and Satellite Work

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population	10,171	78,923	165,812
Average HH Income	\$122,254	\$77,843	\$83,821
Daytime Employment	4,802	30,403	72,111



Demographic & Data Sources: ESRI 2023, New Mexico Economic Development Department, UNM, CNM, Kirtland AFB, and Sandia Labs (Information is sourced and is deemed reliable but is not guaranteed.)

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ALBUQUERQUE AEROSPACE CLUSTER

A strong pool of qualified talent, a competitively-priced operating environment with access to world-class-innovation assets allow Albuquerque to compete for high-quality aerospace and aviation operations.

#1
Growth market for aircraft structure and systems assemblers.

2nd
Most concentrated aerospace cluster in the southwest.

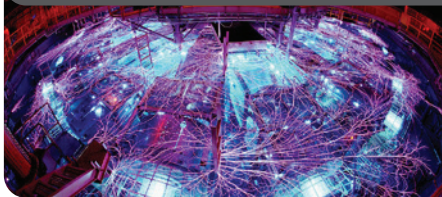
15%
15% less operating costs than aerospace peers.

Compared to Our Competitors:

1st for female Aerospace Engineers and Operations Technicians
2nd for female Mechanical Engineering Technicians

5th for count of jobs for Aerospace Engineering Technicians and 4-times more concentrated than the national average
Top 10% The University of New Mexico ranked in the top 10% nationwide for Total R&D Expenditures from the National Science Foundation

SANDIA NATIONAL LABORATORIES



Sandia National Labs is a world-class research & development community



that has more than 15,000 workers. They deliver on national security missions while advancing the frontiers of science and engineering. Established in 1949, Sandia National Labs is a "multimission laboratory" with the primary goal of advancing U.S. national security by developing various science-based technologies.

KIRTLAND AIR FORCE BASE



The missions of Kirtland AFB fall into 4 major categories: research, development and testing; readiness and training; munitions maintenance; and support to base operations for more than 25 major mission partners. The base and its various mission partners employs about 20,000 active duty, civilians, Guard and Reserve personnel, including nearly 1,902 active duty military and civilians that belong to Air Force Global Strike Command.



AIR FORCE RESEARCH LABORATORY



The Air Force Research Laboratory (AFRL)



employs approx. 11,500 military, civilian and contractor personnel, and manages a \$7 billion portfolio of investments. The lab supports external customers and partners with industry while investing in basic research, applied research and advanced technology development. As one integrated lab, AFRL seamlessly supports the Science & Technology needs of two services: the Air Force and the Space Force.

MAJOR EMPLOYERS

Here are some of the unique aerospace assets anchored within the region:

