

118th & Central Industrial Park

SEQ 118th St. & Central Ave. SW | Albuquerque, NM 87121

Build-to-Suit Industrial

JOIN    



Conceptual rendering, subject to change.

NEW INDUSTRIAL DEVELOPMENT IN A GROWING DISTRIBUTION HUB



Site Can Accommodate
up to $\pm 248,000$ SF



Existing Site Plan
Options Available



Two-Turn Access to I-40
from Two Directions



$\pm 1,200'$ of Central Ave.
Frontage

NAI SunVista] Got Space

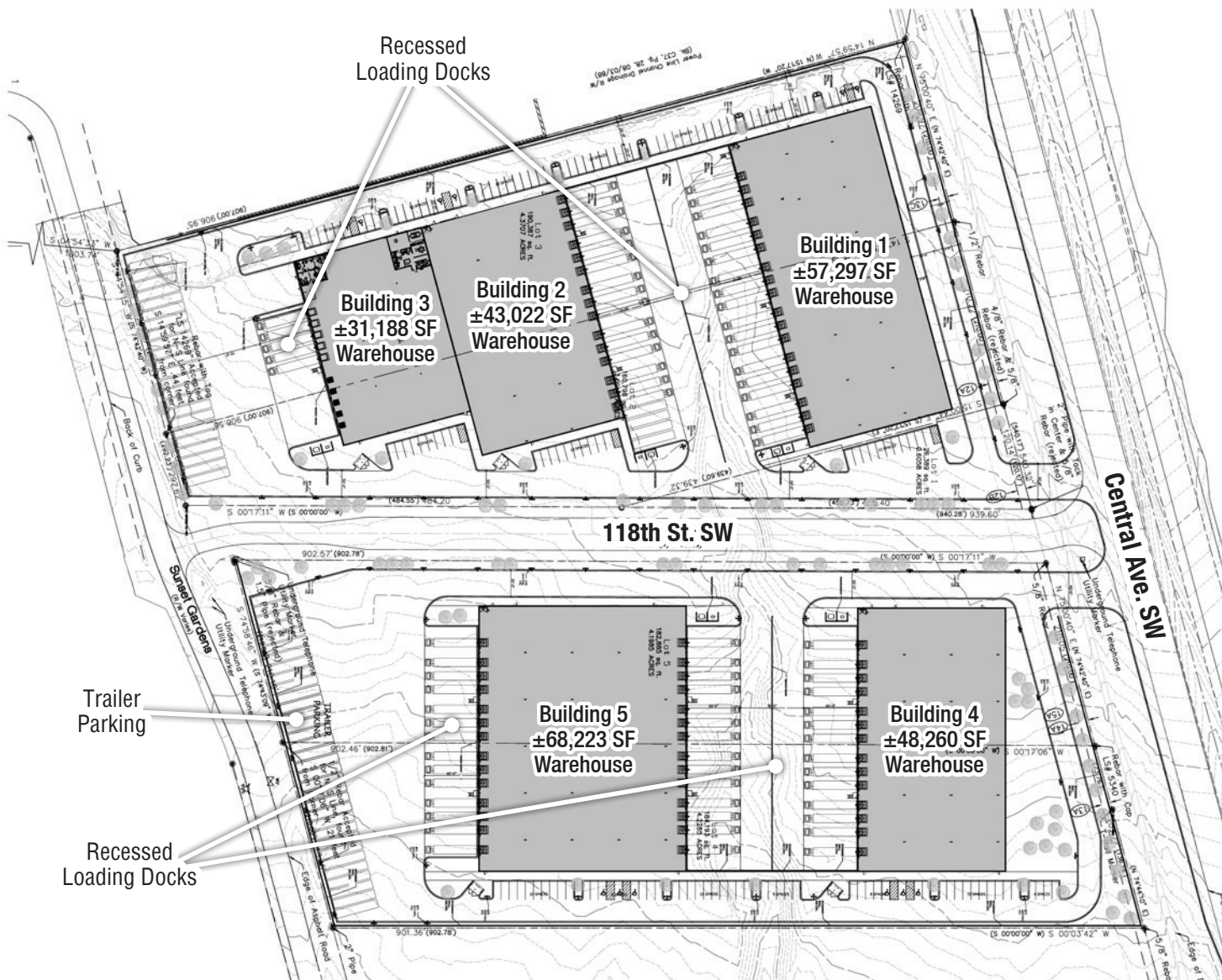
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SAMPLE SITE PLAN



AVAILABLE

±31,188 to ±248,000 SF

- Class-A industrial
- Landlord can deliver tenant-specific requirements
- Existing site plan options available
- Two-turn access to I-40 from two directions
- ±1,200' of Central Ave. frontage
- Zoning: C-LI, Bernalillo County
- Tenants benefit from nearby facilities including:
 - Amazon Distribution Center
 - Ben E. Keith
 - Tempurpedic
 - FedEx
 - Shamrock Foods

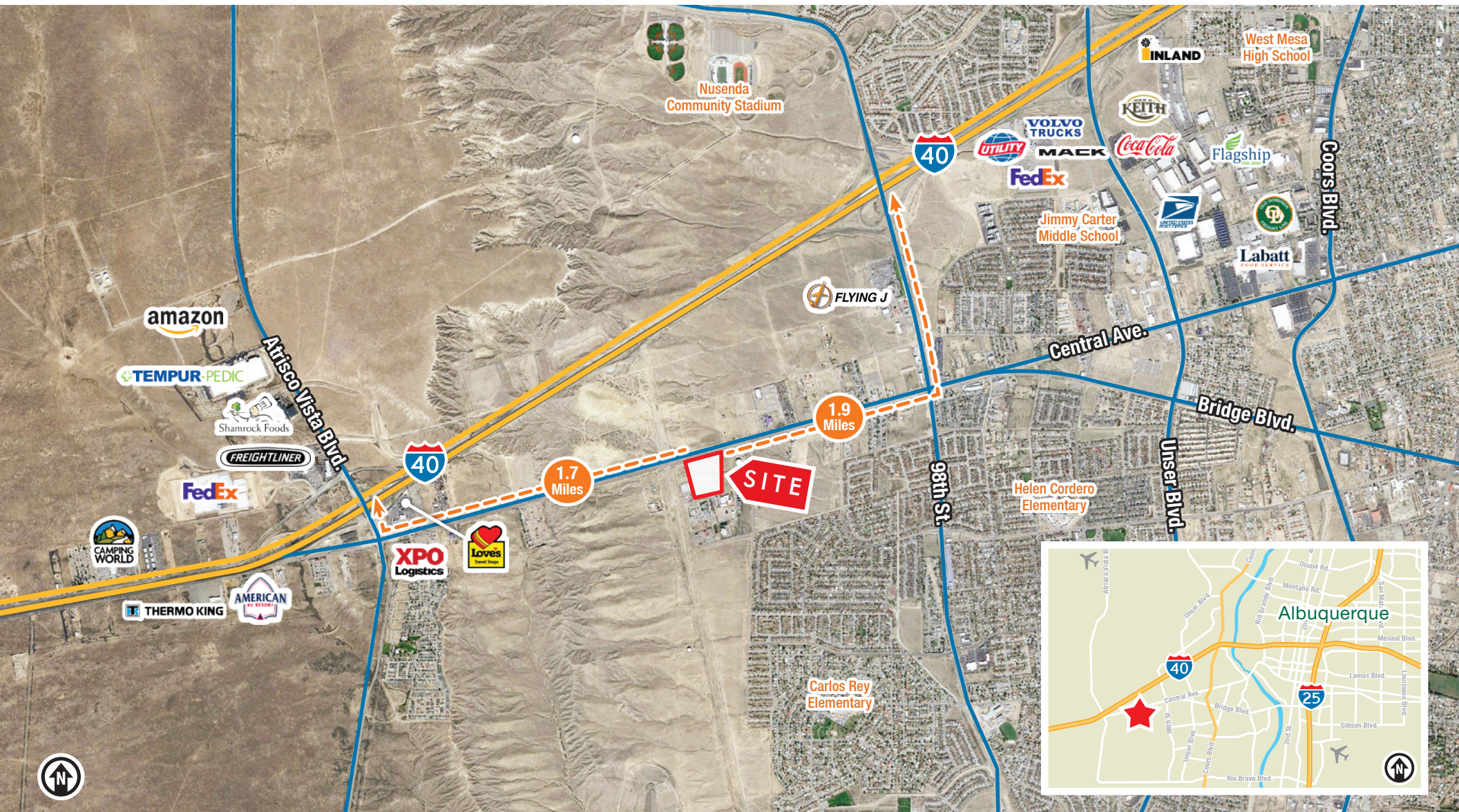
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LOCATION



NAI SunVista

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

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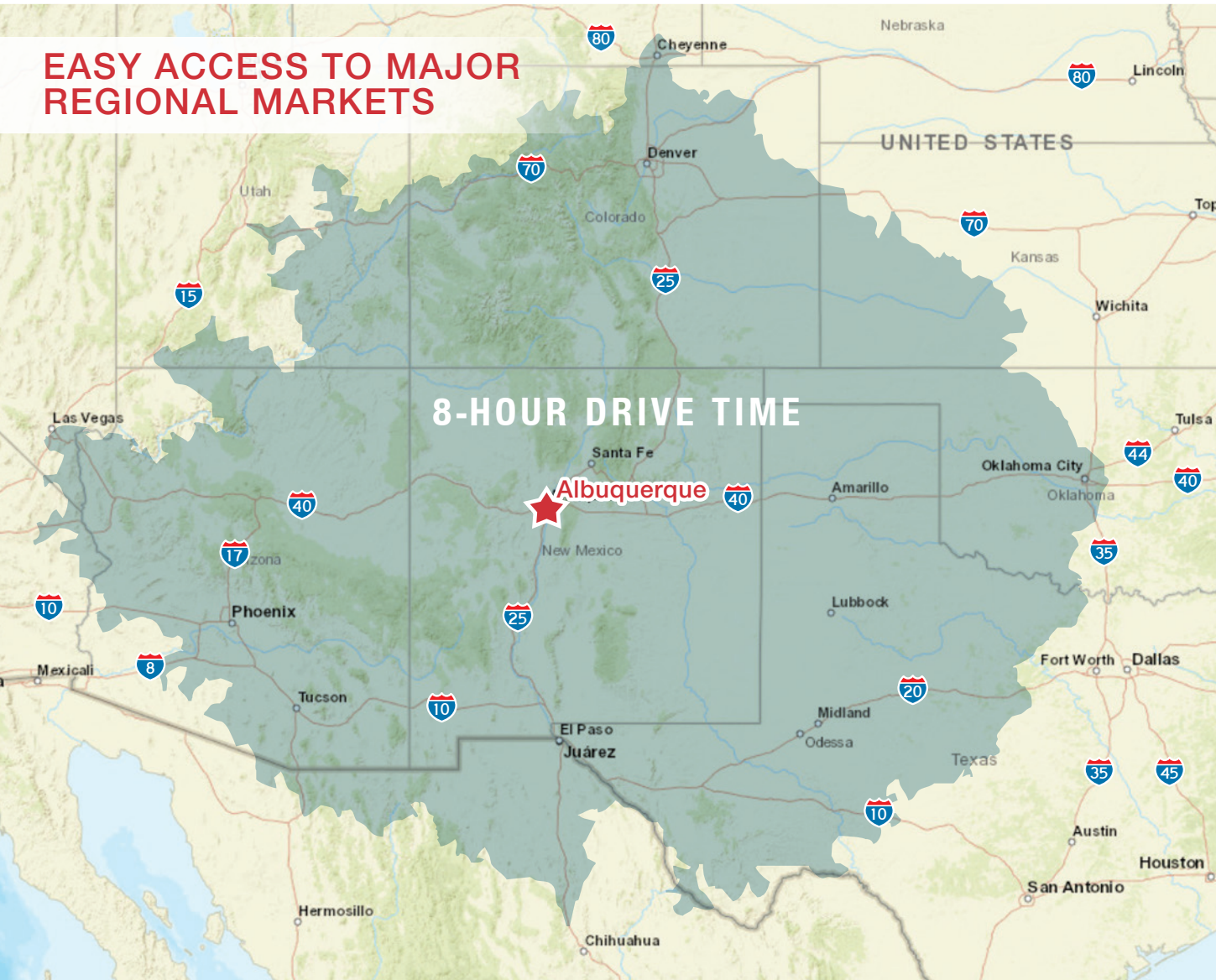


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**EASY ACCESS TO MAJOR
REGIONAL MARKETS**



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



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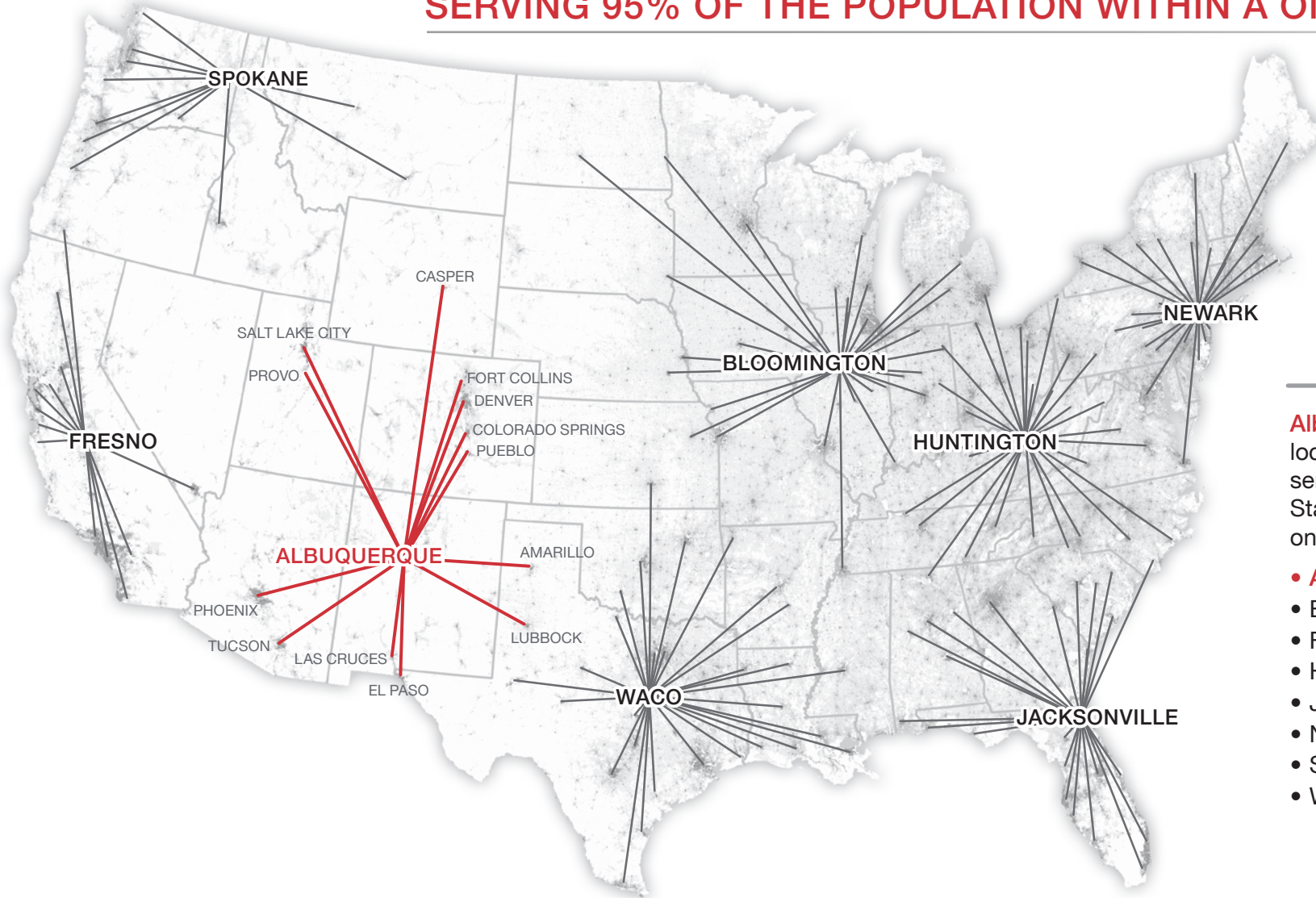
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DRIVE TIMES

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

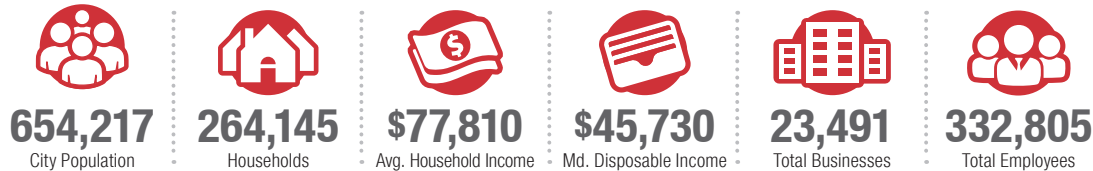
Albuquerque

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.

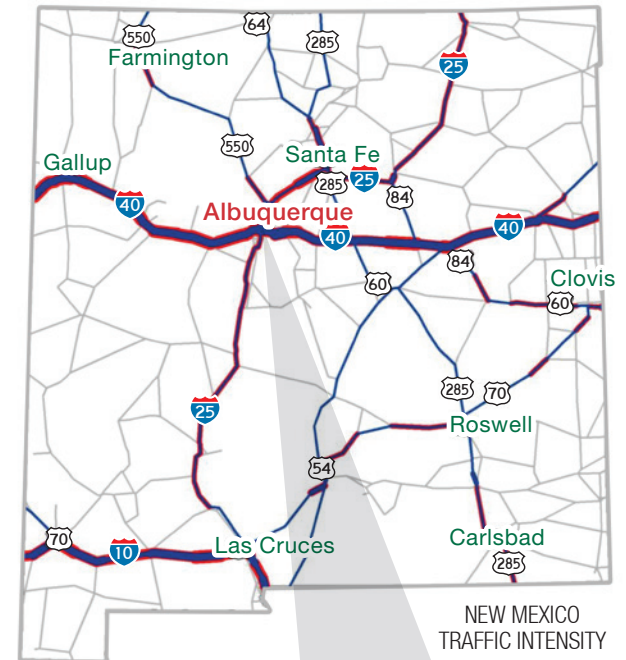
ALBUQUERQUE BY THE NUMBERS (ESRI 2022 Demographics)



936,582
Albuquerque Metro Population



The Largest
City in the State



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.



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

