



9210 DAYTONA RD. NW | ALBUQUERQUE, NM 87121



New Warehouse Space For Lease

PRIME LOCATION IN THE GROWING WEST I-40 TRADE AREA



±34,781 SF Available



32' Clear Height and
52' X 50' Column Spacing



Rapid access to
Interstate 40 via 98th St.



60' Speed Bay
Ample Trailer Parking



Five dock-high doors
and one grade-level door



Visit Our YouTube Channel
to View this Property Video

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence



NEW INDUSTRIAL WAREHOUSE SPACE FOR LEASE

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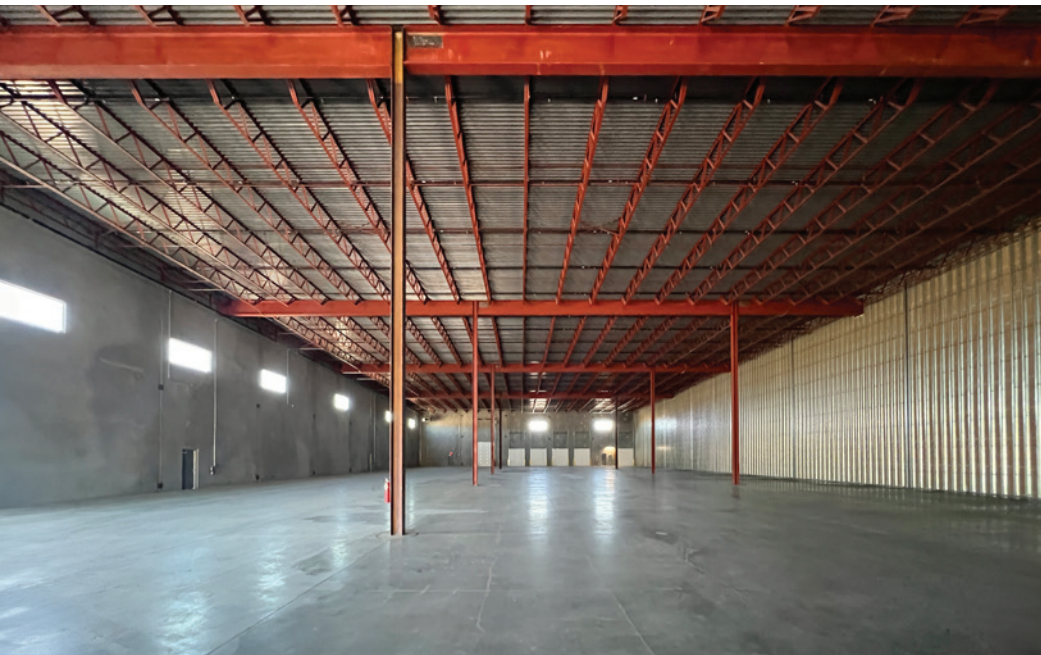
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SITE PLAN

AVAILABLE

Unit C: ±34,781 SF

HIGHLIGHTS

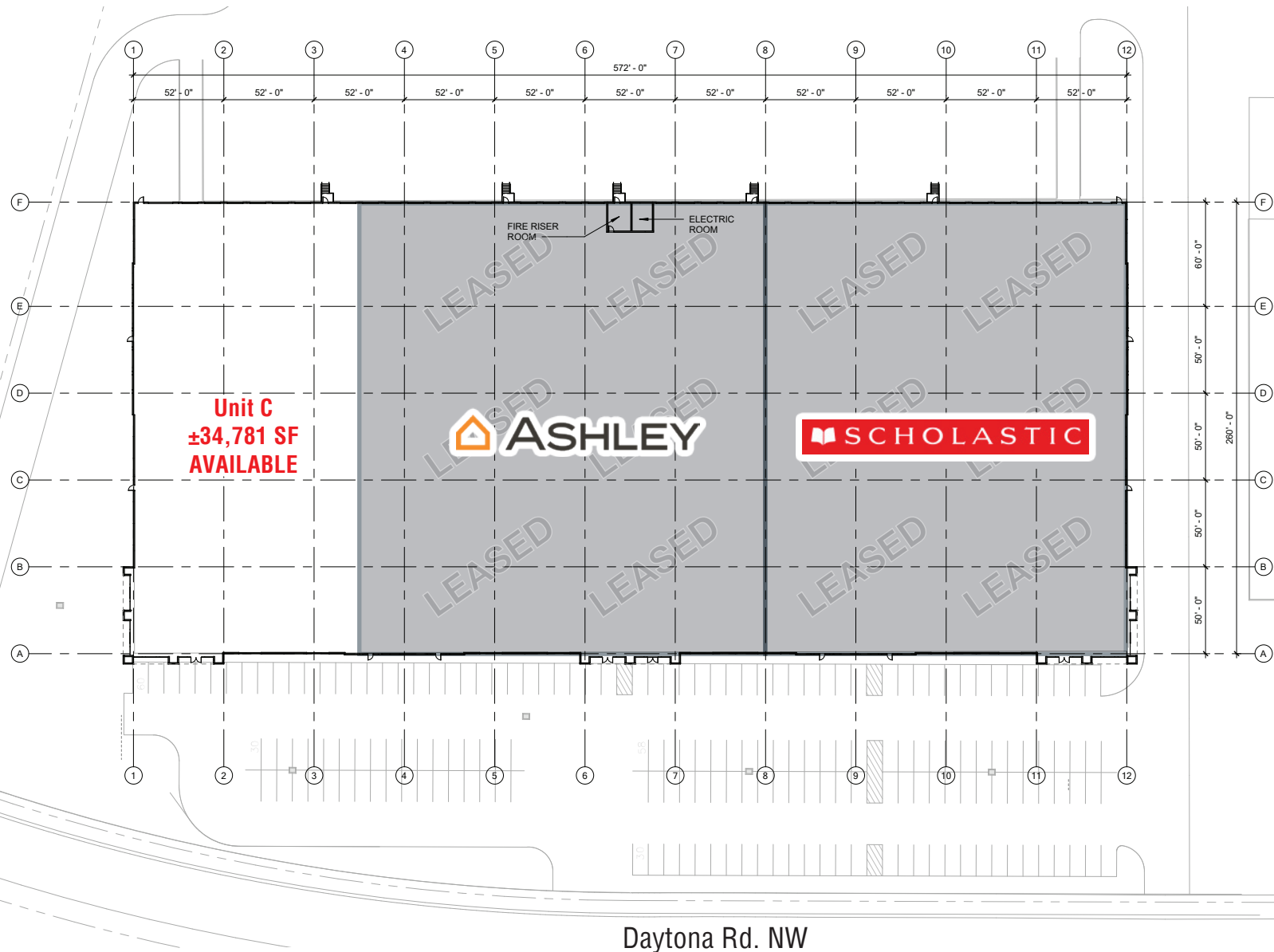
- Five dock-high doors and one grade-level door
- Versatile floor plan with demisable space
- Tenants benefit from nearby development including:
 - Amazon Distribution Center
 - Ben E. Keith
 - Tempurpedic
 - FedEx
 - Shamrock Foods
- Tenant improvement allowance available for office build-out and other tenant needs
- Located in an Opportunity Zone

ZONING

- NR-BP, Permitted uses include:
 - Light manufacturing
 - Warehousing
 - Distribution
 - Retail
 - Conditional-use drive-thru



STRUCTURE



AN EMERGING INDUSTRIAL PARK

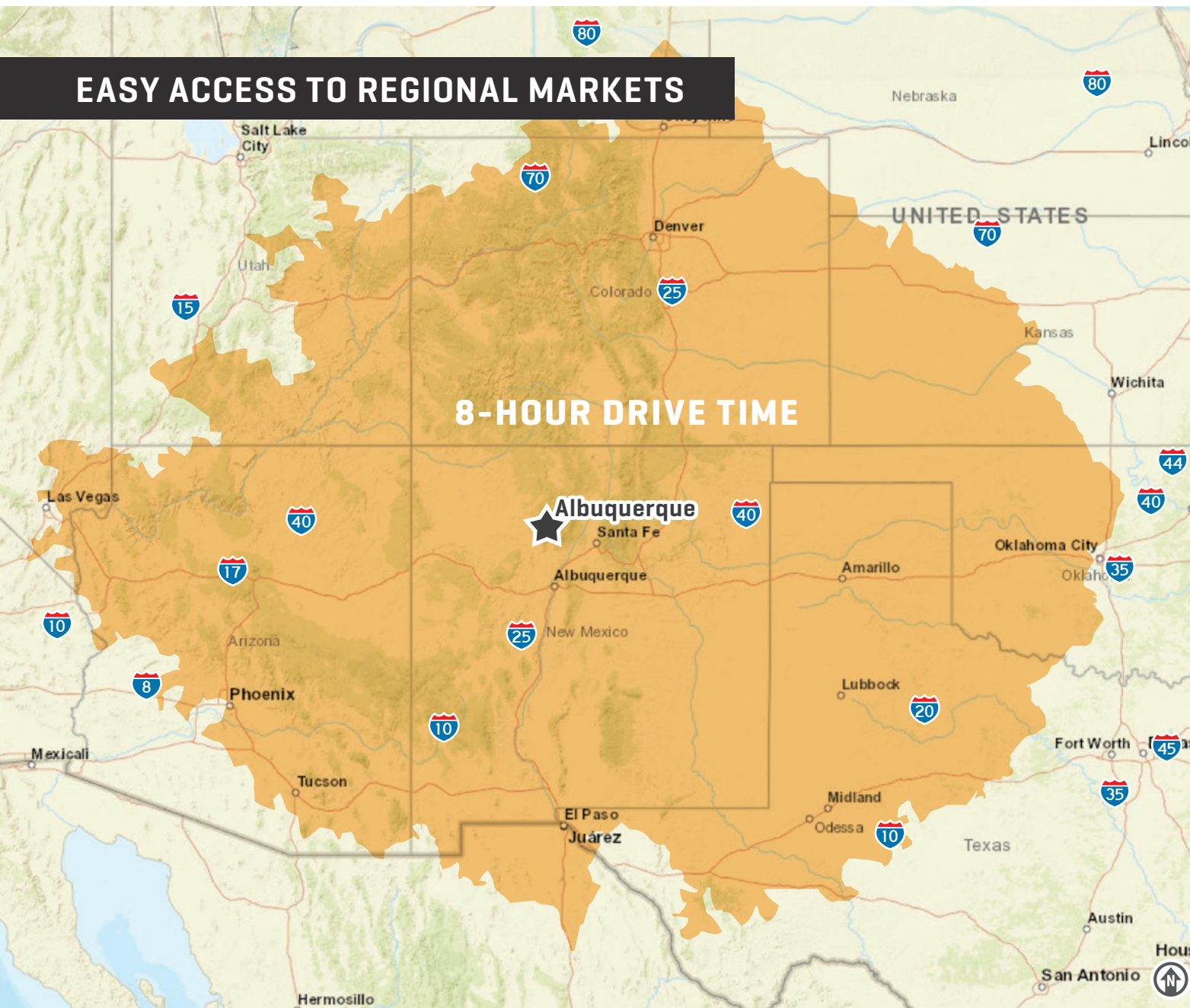


A GROWING REGIONAL DISTRIBUTION HUB

Join These Companies and Others:



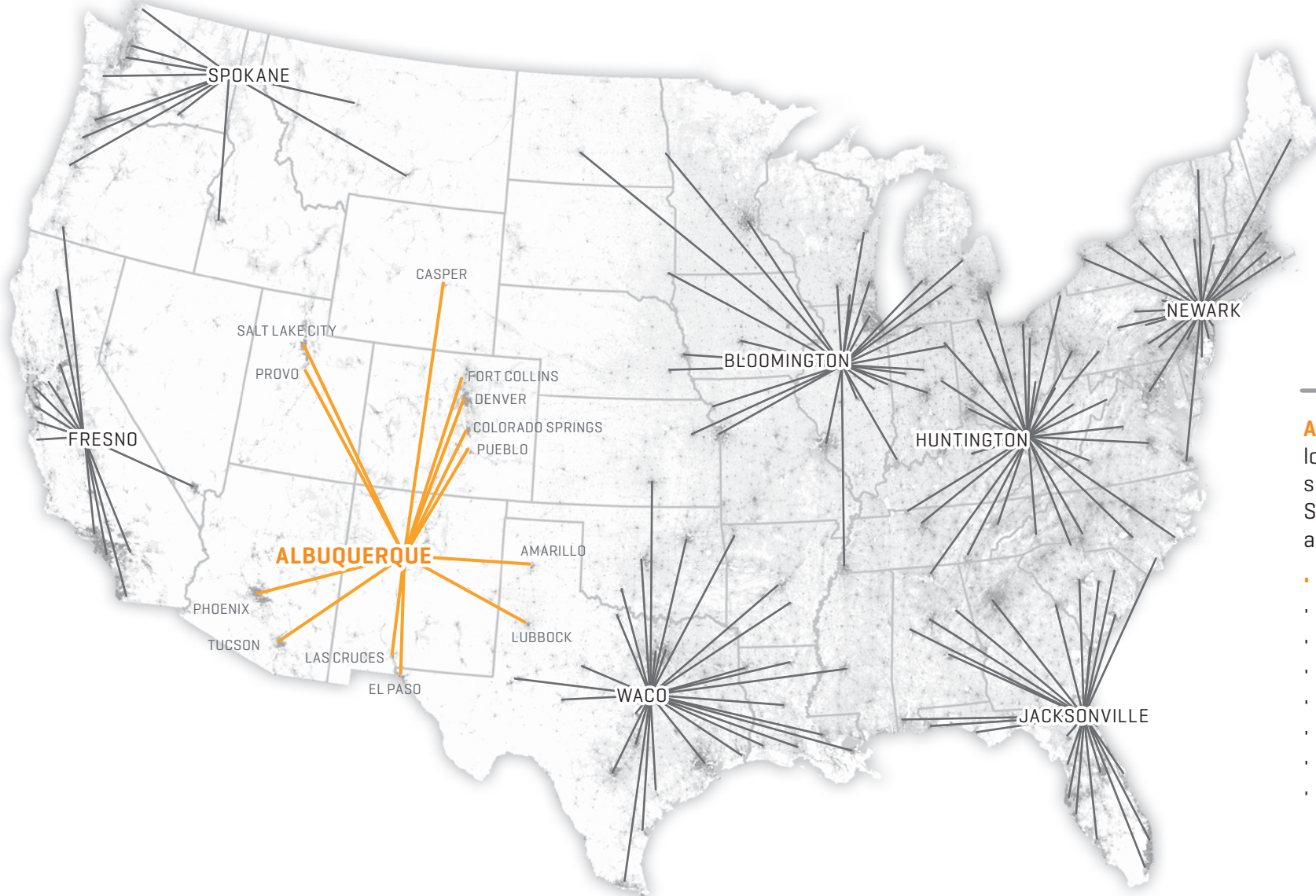
EASY ACCESS TO REGIONAL MARKETS



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
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

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**

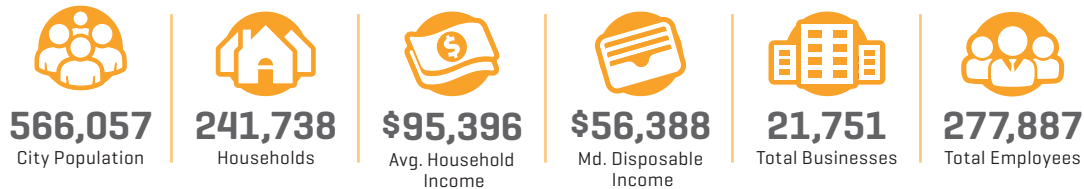
- Bloomington, IL
- Fresno, CA
- Huntington, WV
- Jacksonville, FL
- Newark, NJ
- Spokane, WA
- Waco, TX

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 2025 Demographics]



932,477
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.



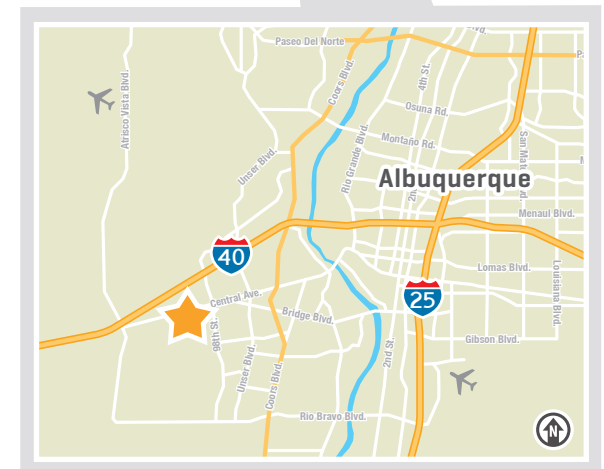
THE ALBUQUERQUE ADVANTAGE

- 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



**ABOUT THE DEVELOPER****INDUSTRIAL DEVELOPMENT + INVESTING**

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

WESTPOINTE

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



FOR MORE INFORMATION, CONTACT ONE OF OUR ADVISORS:

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