



FOR SUBLEASE

Amazing opportunity to secure premium space and unlock extraordinary financial advantage. A signed lease by August 1st guarantees a remarkable potential $\pm \$200,000$ in rent savings compared to market rent rates.

95,070 $\pm$ SF Rio Rancho Manufacturing/Warehouse

510 LASER RD NE | RIO RANCHO, NM 87124

CBRE

Prime Greater Albuquerque Industrial Building

510 Laser Rd offers a unique opportunity to sublease a manufacturing/distribution user. This highly functional property is strategically located just minutes from Highway 528, a major arterial route. It boasts heavy power capacity, generous ceiling heights in the warehouse, and is zoned for industrial use.

PROPERTY HIGHLIGHTS

- Heavy power - 3-phase, 500 kVA to building
- 20'6" - 21'9" clear height in manufacturing area
- 24'0 - 25'6" clear height in warehouse
- 38' X 44' column spacing
- Ten dock high doors
- Two drive-in doors
- SU zoning - City of Rio Rancho
- Evaporative cooling, suspended gas heat in warehouse
- HVAC in office
- 44,190± SF warehouse can be leased separately
- **Adjacent industrial building, 590 Laser Rd, is also available (48,864± SF), combined 143,934± SF. Inquire with broker for details.**



95,070±
TOTAL SF

4.52±
ACRES

8,294± SF Office
42,586± SF Manufacturing
44,190± SF Warehouse

Contact Broker to
discuss flexible
lease rates



528

528

NORTHERN BLVD

VORTEX RD

Connecting
Bridge

510 Laser Rd
95,070± SF

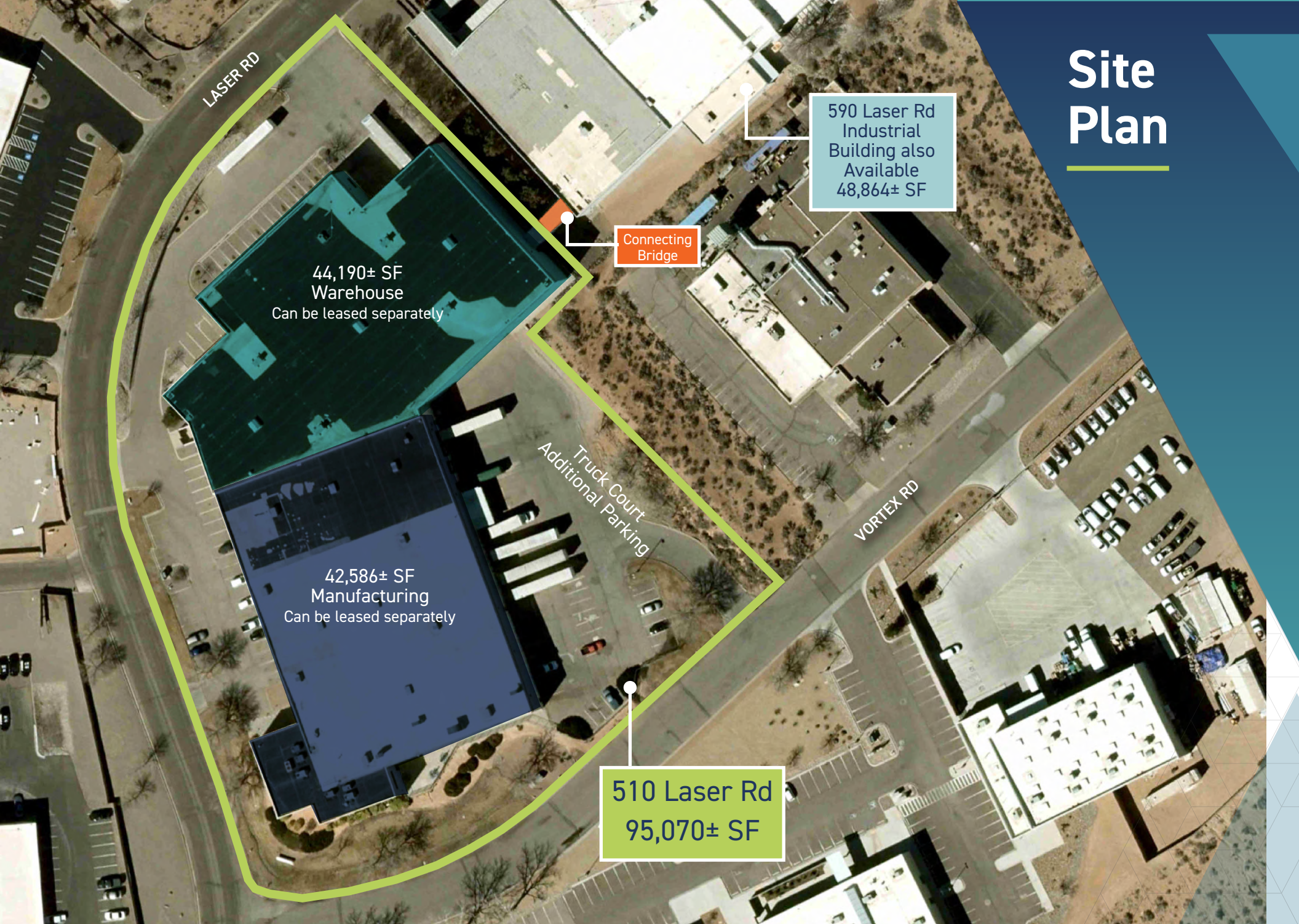
44,190± SF
Warehouse
Can be leased separately

42,586± SF
Manufacturing
Can be leased separately

590 Laser Rd
Industrial
Building also
Available
48,864± SF

LASER RD

Site Plan



LASER RD

590 Laser Rd
Industrial
Building also
Available
48,864± SF

Connecting
Bridge

44,190± SF
Warehouse
Can be leased separately

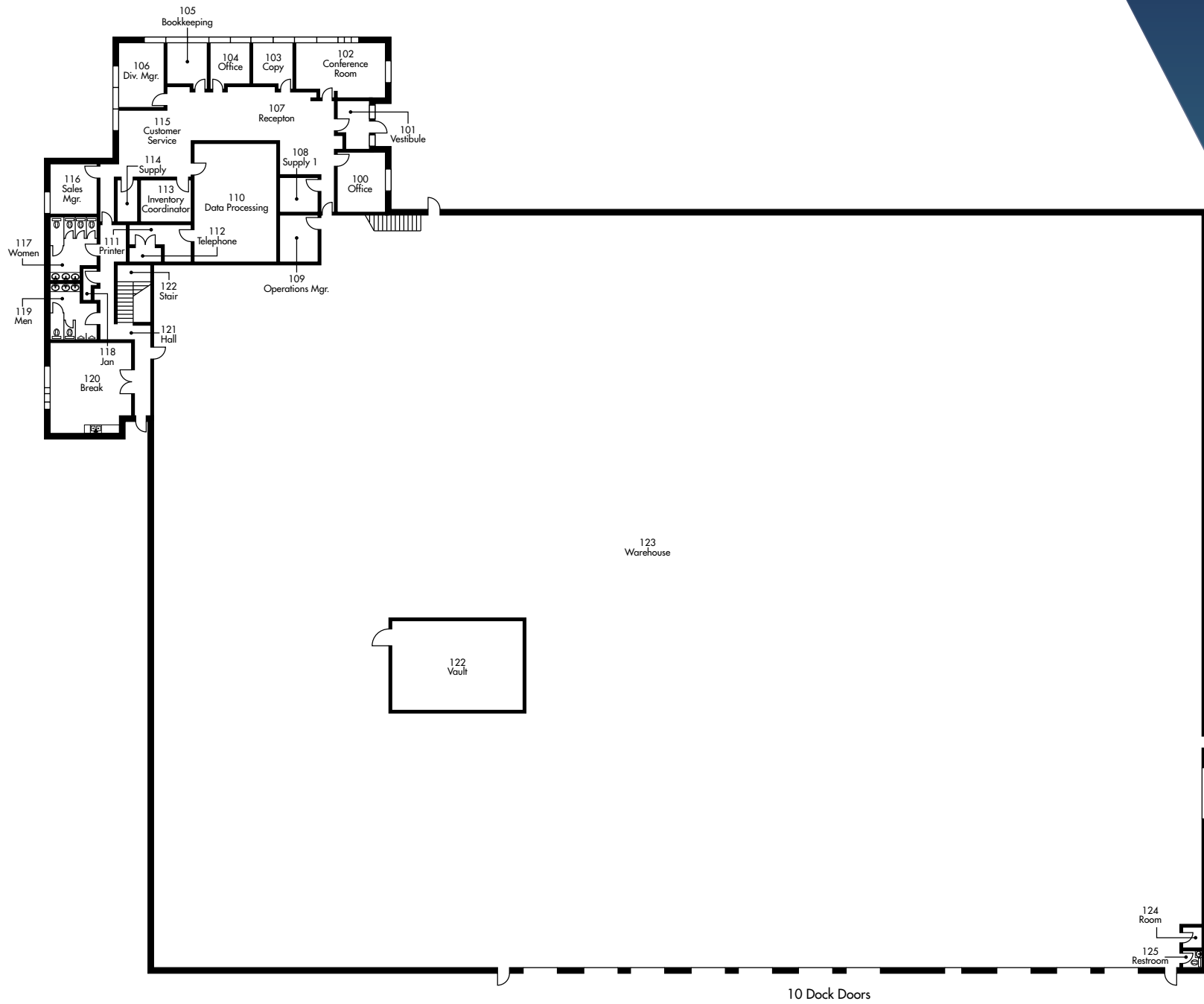
Truck Court
Additional Parking

VORTEX RD

42,586± SF
Manufacturing
Can be leased separately

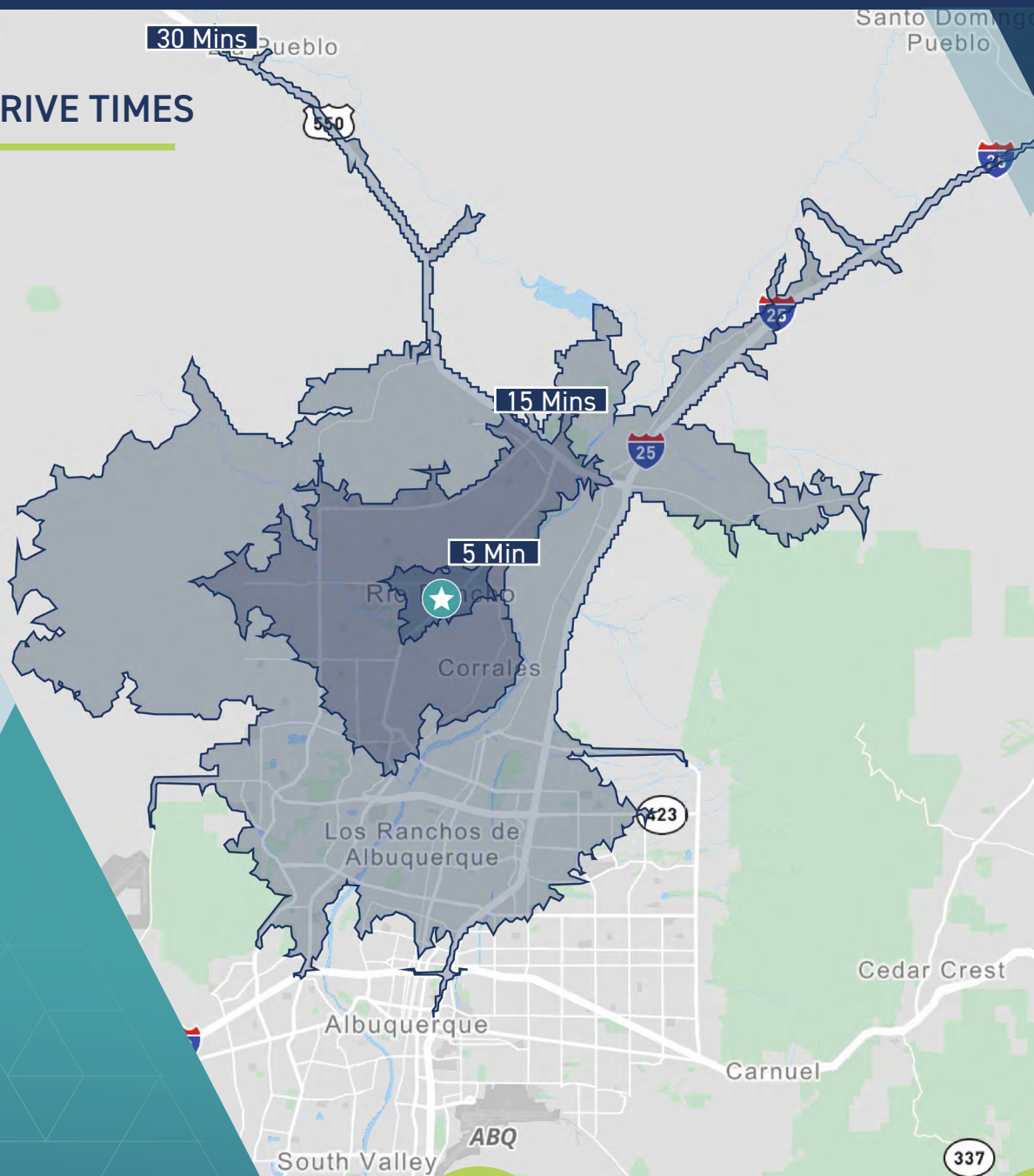
510 Laser Rd
95,070± SF

Floor Plan





DRIVE TIMES



Location

Rio Rancho, NM is the third largest city and fastest growing community in the State of New Mexico and is a part of the Greater Albuquerque MSA. It also serves as the economic hub for Sandoval County. Rio Rancho has been named one of the best places to live in the country with a vibrant economy, excellent schools and a highly educated workforce. The residential neighborhoods have been developed with an emphasis on open space, parks and recreation.

Manufacturing and technology companies choose Greater Albuquerque Region/ Rio Rancho for it's high concentration of highly-skilled workers, business-friendly environment and incentives that drive growth.



20 MINUTES
TO INTERSTATE 25



1 MINUTE
TO HIGHWAY 528

Why Rio Rancho?

Rio Rancho is home to many of the regions top employers including Intel, AerSale, Presbyterian and the University of New Mexico. Large companies and manufacturers locate in Rio Rancho for a range of reasons including:



Cooperative and pro-development government



Large pool of highly skilled workers



Affordable, new housing



Excellent public and private schools



Emphasis on higher education options
Two college campuses in Rio Rancho



Low risk of natural disaster



Excellent quality of life with emphasis on
outdoor activities and community open space

111,577

POPULATION

\$109,519

AVG HH INCOME

34.8%

BACHELOR'S DEGREE+

126,589

2029 PROJECTED
POPULATION

Leading Industries in Greater Albuquerque Region

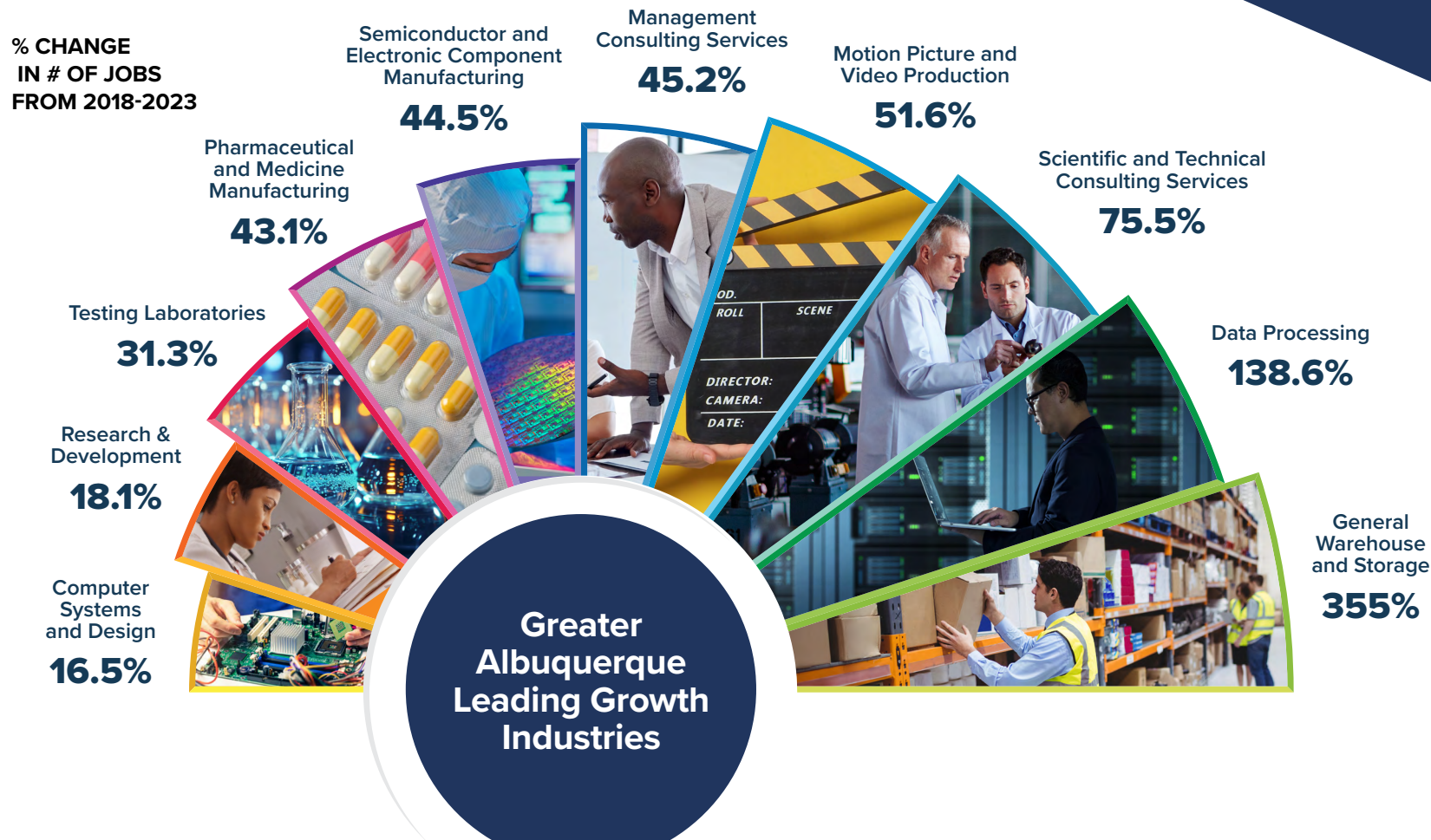
With an abundance of local talent, Greater Albuquerque offers opportunities for growth across numerous private-sector industries. In recent years, the private sector has experienced remarkable expansion in various manufacturing and distribution/warehouse industries.

3rd highest count of jobs for Semiconductor and Electrical Equipment Manufacturing

(Metro Areas 500k-1M, NAICS 3344)

40% of the population is prime working age

Lightcast 2024



510 Laser Rd NE

RIO RANCHO | NEW MEXICO



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