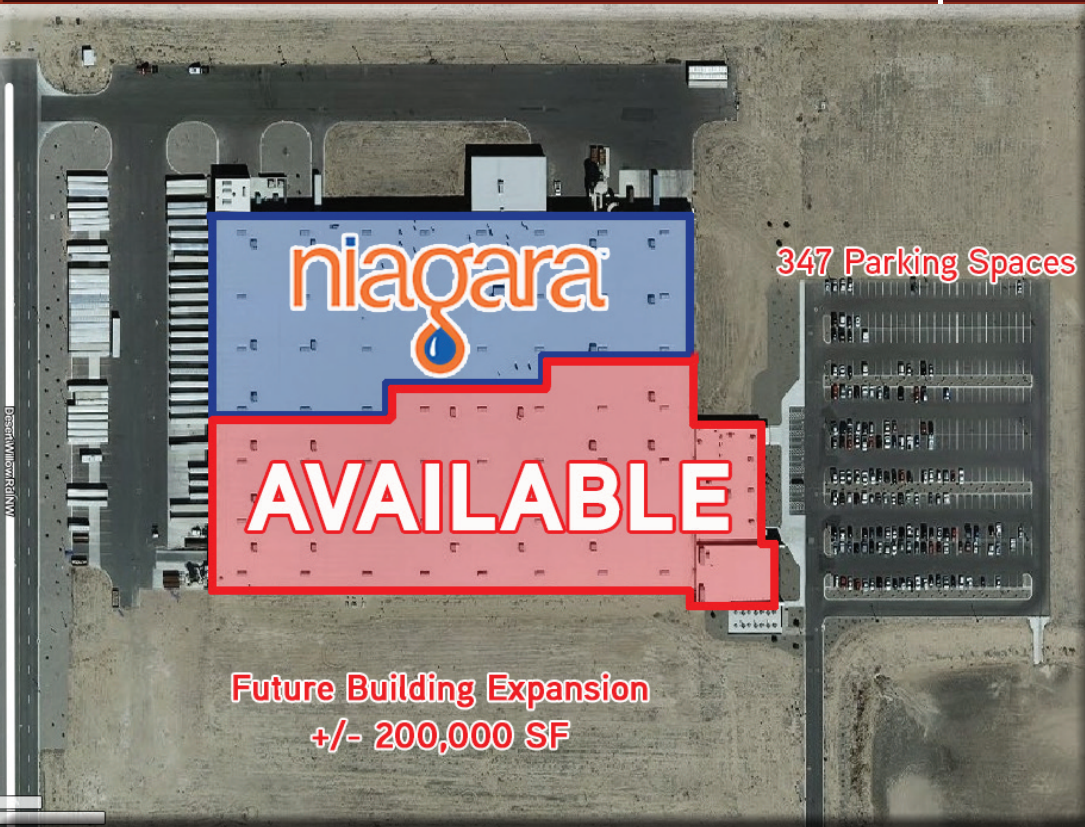


Large Quality Manufacturing Space for Sale Owner/ Occupant or Investor 1300 Desert Willow Rd. | Los Lunas, NM



AVAILABLE SPACE BUILDING FEATURES

SALE PRICE

- \$21,500,000

CURRENT TENANT:

- Niagra Bottling Co.

AVAILABLE:

- ±203,234 SF
 - Office: 19,190 SF
 - Warehouse: 179,028

CEILING HEIGHT:

- 24' to 28'

BAY SIZE:

- 50' x 50'

DOCK DOORS:

- 36

COLUMN SPACING:

- 50'

ACRES:

- 50'

This manufacturing plant consists of a building totaling ±361,187 SF on a 50 acre site in Los Lunas, NM. Please note there is up to 60 acres of adjoining land available. The facility features an office and break area of 19,190 SF with an assembly room large enough for all employees of this facility to congregate.

Natural light from large skylights above the manufacturing space fills the area with light during all times of the day. Building includes ESFR Fire Protection System and 27,000 amps of 3-phase power.

CONTACT US

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Managing Member

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Albuquerque, NM 87110

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WEB: www.rio-re.com

Life is Great...

RIO

Large Quality Manufacturing Space Available in the Albuquerque Area



Major manufactures such as General Mills and Tempur-Pedic call Albuquerque home, as do a host of financial, insurance and healthcare companies. The area is also partner with local businesses and industry, such as University of New Mexico, Sandia National Laboratories and Kirtland Air Force base.

Neighboring tenants include Wal-Mart Distribution Center, the 300 acre Facebook Data Center and a state of the art Rail Park all located with a 6 mile range.

After incentives New Mexico offers manufactures among the lowest effective corporate tax rate in the Western United States.

Housing has had an increase on new construction near the facility which will bring new local workforce.

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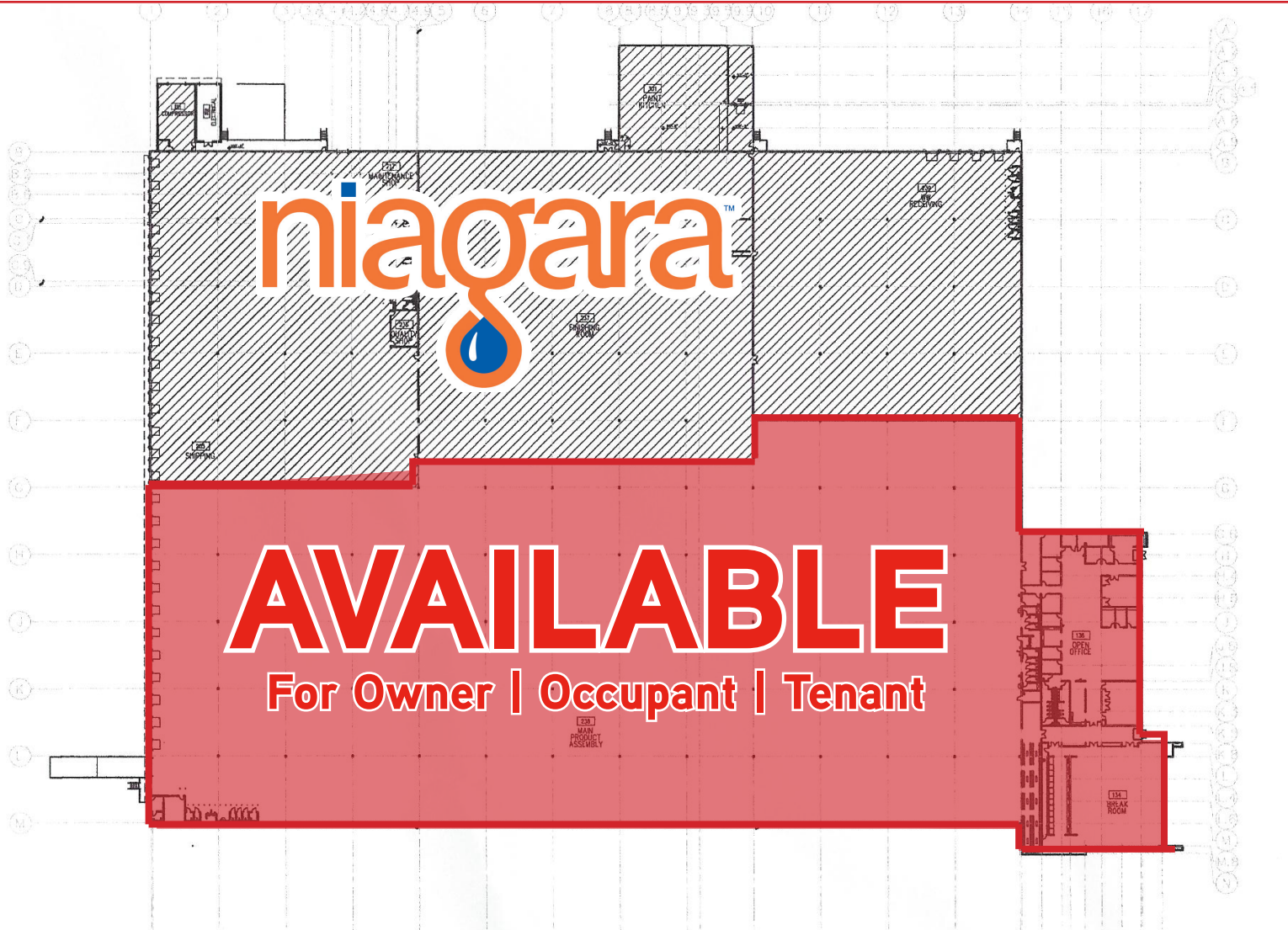
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SITE PLAN



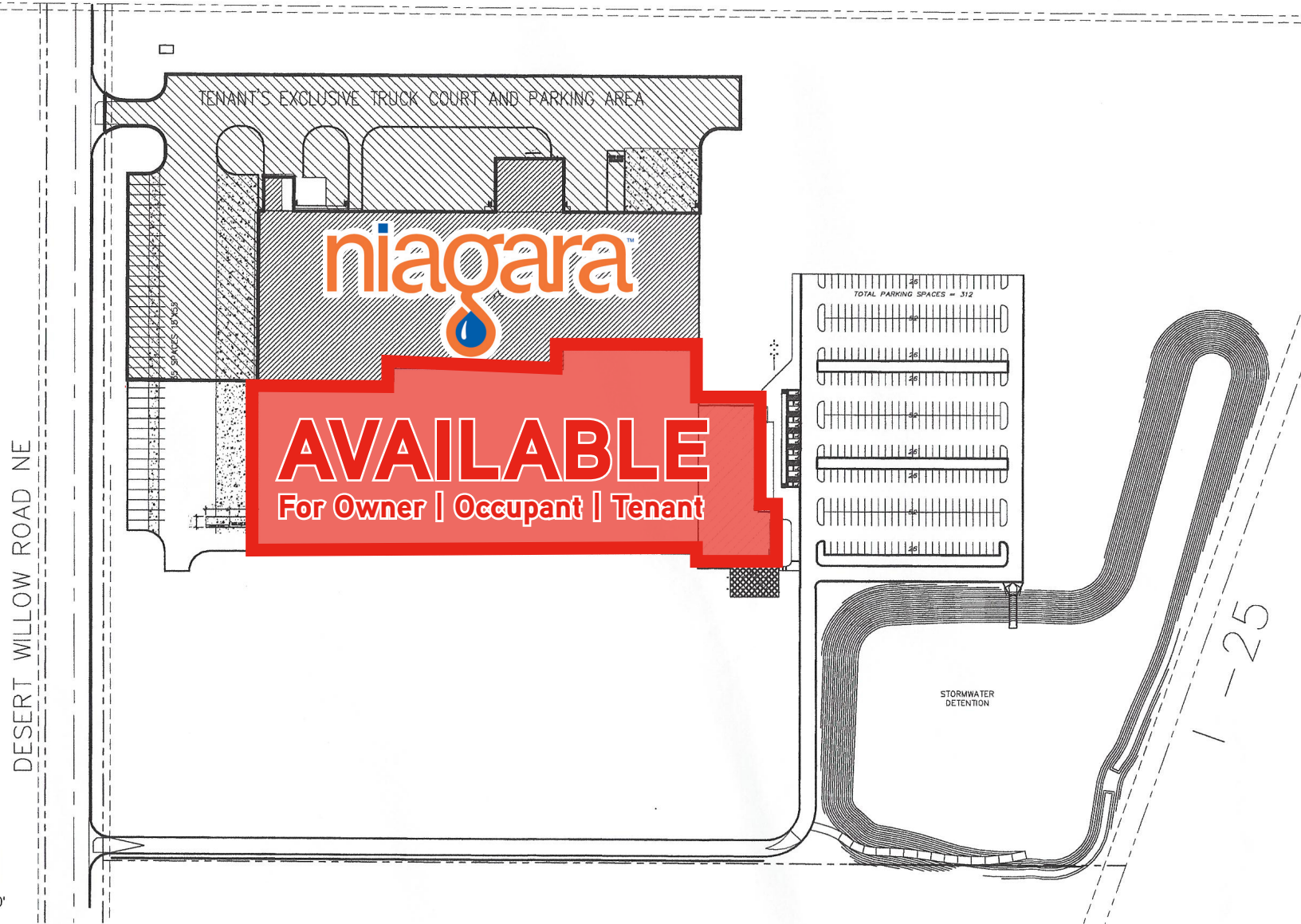
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FLOOR PLAN



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