



Planned Industrial Facility

AVAILABLE

- 30,000 to 150,000 SF

SITE FEATURES

- 10.3014 AC
- Zoned NR-BP
- Fenced Truck Court & Trailer Parking with Automatic Gates
- 130' Truck Court
- 146± Car Parking Spaces
- 43± Trailer Parking Spaces

FEATURES

- Concrete Tilt-up Constructions
- 32' Clear Height
- ESFR Fire Suppression System
- Office Area Built to Suit
- Dock & Drive-in (Ramp) Access

Another fine development by
BRUNACINI
 DEVELOPMENT LTD. CO.

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

FOR LEASE

7200 Bluewater Rd. NW

Albuquerque, NM 87121

Located in the Meridian & Atrisco Business Parks near I-40 and Unser

CONTACT

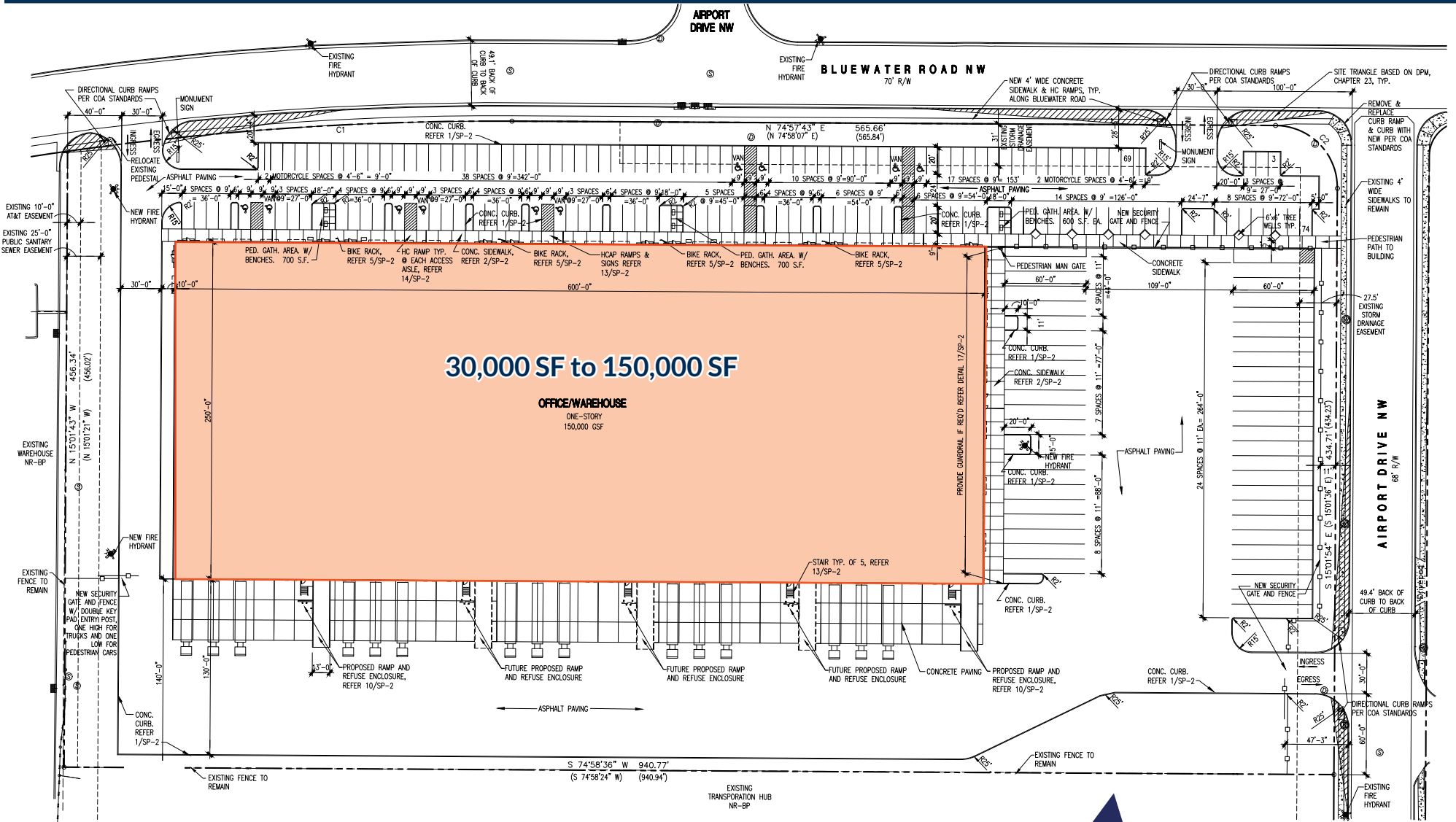
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Site Plan



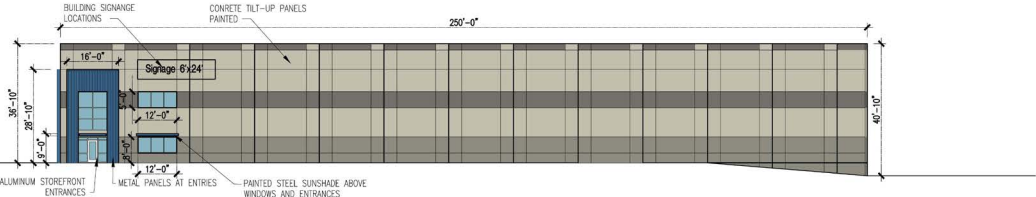
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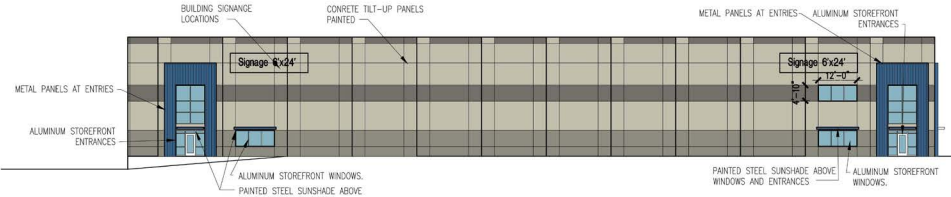




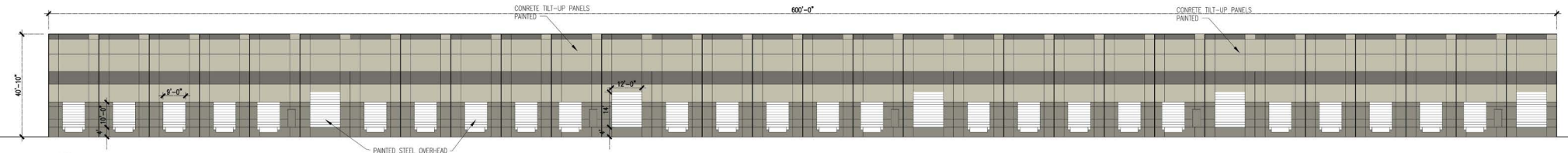
1 NORTH ELEVATION
1"=20'-0"



2 WEST ELEVATION
1"=20'-0"



3 EAST ELEVATION
1"=20'-0"



4 SOUTH ELEVATION
1"=20'-0"



Rendering



Conceptual renderings for illustrative purposes only.





Property Information

PROPERTY TYPE	Industrial
ADDRESS	7200 Bluewater NW, Albuquerque, NM 87121
CROSS STREETS	Interstate 40 & Unser Blvd.

Property Details

BUILDING SIZE (SF)	150,000
BUILDING DIMENSIONS	600' x 250'
CONSTRUCTION TYPE	Concrete Tilt
CLEAR HEIGHT	32'
COLUMN SPACING	60' x 50'
DOCK HIGH DOORS	25 - 9'x10' & 5 - 12'x14'
DRIVE-IN DOORS	2 - Ramped 12'x14' OHDs (additional possible)
LAND AREA (AC)	10.3014
ROOF COVERING	TPO
CAR PARKING	146 Spaces
TRAILER PARKING	43 Spaces
TRUCK COURT DEPTH	140'
ZONING	NR-BP

Utility / Sprinkler Details

ELECTRICAL VOLT AMP PHASE	277/480 1200 (Expandable to 2400) 3
FIRE LINE	12"
FIRE SUPPRESSION SYSTEM	ESFR
GAS	1" High Pressure
SEWER	6" Line
WATER	2" Yard Line, 1" Meter
UTILITIES METERED SEP	Yes

HVAC / Lighting Details

HEAT TYPE - OFFICE	TBD
HEAT TYPE - WHSE	TBD
AC TYPE - OFFICE	Gas Forced Heat
AC TYPE - WHSE	TBD
LIGHTING	LED

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Office - Warehouse



Garden - Office



Office - Flex



Distribution Warehouse



BRUNACINI DEVELOPMENT LTD. CO.

Brunacini Development develops , constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. In the past 30 years Brunacini Development has developed approximately two million square feet of distribution warehouse, office/warehouse, office/flex, office and specialized-use facilities in the Albuquerque metro area, with approximately one million square feet in its current portfolio. As a full-service commercial real estate developer Brunacini Development provides a host of customized services such as fast-track built-to-suits, multi-tenant developments, leasing, property management, and building maintenance services.

Brunacini Development has earned a solid reputation as a self-performing general contractor, constructing the highest quality facilities at competitive costs throughout decades of property development in the greater Albuquerque area. With every project, the Brunacini Development team applies a hands-on comprehensive approach, inherent flexibility, extensive experience with an unparalleled commitment to producing the highest quality product. Due to its long-standing local development experience, Brunacini Development has the necessary knowledge of building code administration, zoning, and municipal ordinances to ensure smooth progression through every aspect of the development process.

Established in 1978, Brunacini Development has grown from a general contractor to a fully integrated commercial real estate design/ build construction firm with the following capabilities:

- ◆ Land Acquisition
- ◆ Project Financing
- ◆ Land Entitlement
- ◆ Self-Performing Design & Construction
- ◆ Architectural Design Oversight
- ◆ Project Engineering Oversight
- ◆ Construction & Project Management
- ◆ Asset Management
- ◆ Property Leasing
- ◆ Property Management
- ◆ Building Maintenance Services

