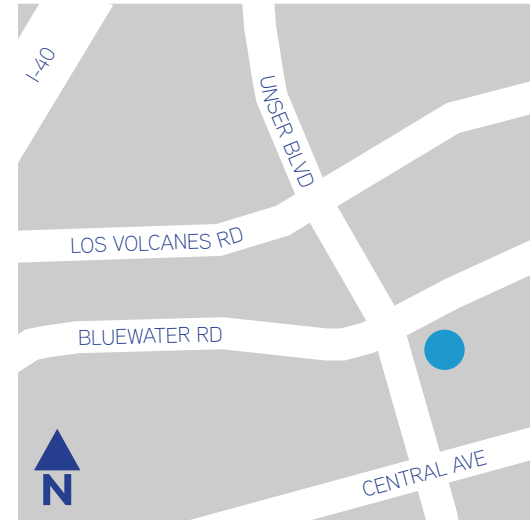


FOR LEASE > INDUSTRIAL SPACE

# Sandia Distribution Center

8000 BLUEWATER ROAD NW, ALBUQUERQUE, NM 87121



## Industrial Space Available > Suite 300

- > Lease Rate: \$6.50/SF
- > Lease Type: NNN
- > Building Size: +/- 201,720 SF
- > Available: +/- 32,000 SF
  - Office Space: +/- 2,090 SF
  - Warehouse Space: +/- 29,910 SF
- > Zoning: IP

## Building Amenities

- > 24' +/- Vertical Clearance with Skylights
- > Fenced Yard/Trailer Parking
- > 80' Concrete Truck Apron
- > Tilt-up Concrete Panel Construction
- > Fire Sprinklers
- > 277/480 Volt Power
- > 40' x 40' Column Spacing
- > 8 (8'x10') Dock-High Doors with Plates
- > 5 Gas Heaters
- > 12'x14' Drive-In Door

*Independently Owned and Operated*

The information contained herein was obtained from sources believed reliable; however, Colliers International makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

## Contact Us

JOHN RANSOM, SIOR, CCIM  
SR. VICE PRESIDENT | PRINCIPAL  
+1 505 880 7011  
ALBUQUERQUE, NM  
[john.ransom@colliers.com](mailto:john.ransom@colliers.com)

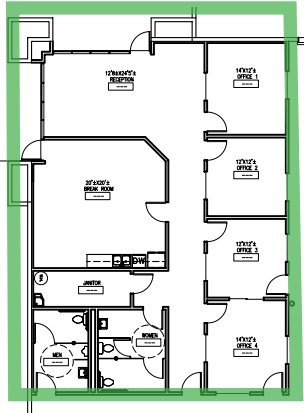
TIM WITH, SIOR, CCIM  
SR. VICE PRESIDENT | PRINCIPAL  
+1 505 880 7092  
ALBUQUERQUE, NM  
[tim.with@colliers.com](mailto:tim.with@colliers.com)

COLLIERS INTERNATIONAL  
+1 505 883 7676 Main  
5051 Journal Center Blvd NE, Suite 200  
Albuquerque, NM 87109  
[www.colliers.com](http://www.colliers.com)



FOR LEASE > INDUSTRIAL SPACE

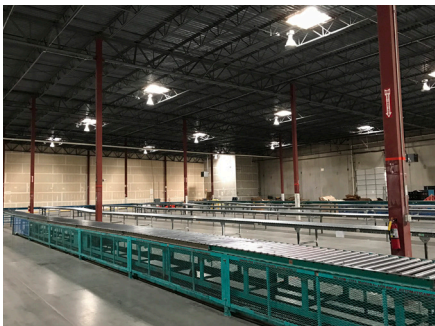
# Sandia Distribution Center

8000 BLUEWATER ROAD NW, ALBUQUERQUE, NM 87121



## Suite E > Floor Plan

	Office Space:	+/- 2,090 SF
	Warehouse Space:	+/- 29,910 SF



**DRIVE-IN DOOR**

**8 DOCK HIGH DOORS**

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5051 Journal Center Blvd NE, Suite 200

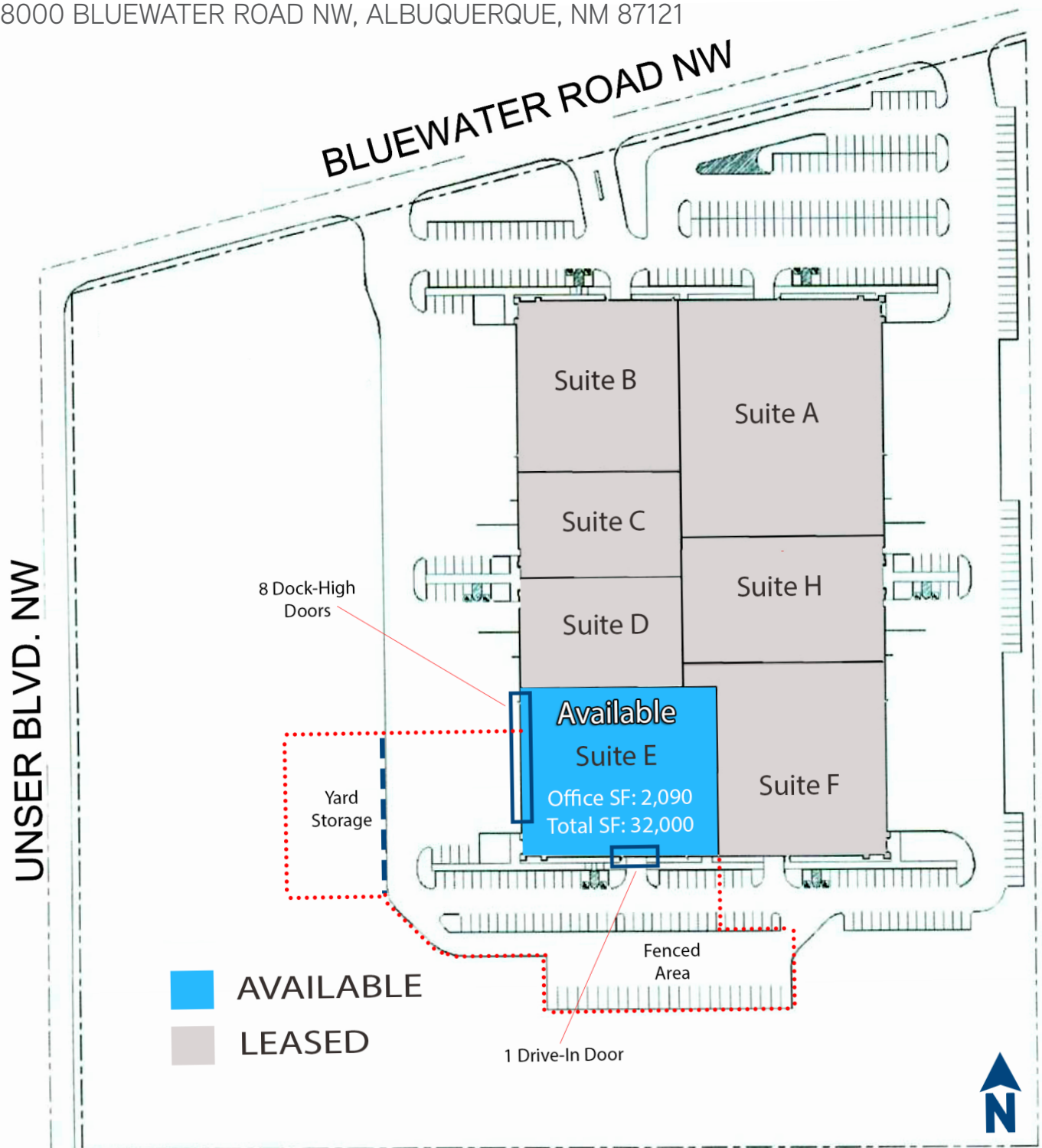
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FOR LEASE > INDUSTRIAL SPACE

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