

NEW MARKET TAX CREDIT ELIGIBLE

FOR LEASE

RIO GRANDE DISTRIBUTION CENTER

530 AIRPORT DR. NW

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WAREHOUSE | DISTRIBUTION | MANUFACTURING FOR LEASE

LOCATION

The Rio Grande Distribution Center is located 1 mile south of Interstate 40 and 7 miles from Interstate 25. The property is located in the Meridian Business Park, a 140 acre Class A Industrial Park. The property is ideal for manufacturing, warehousing and distribution.

BUILDING AMENITIES

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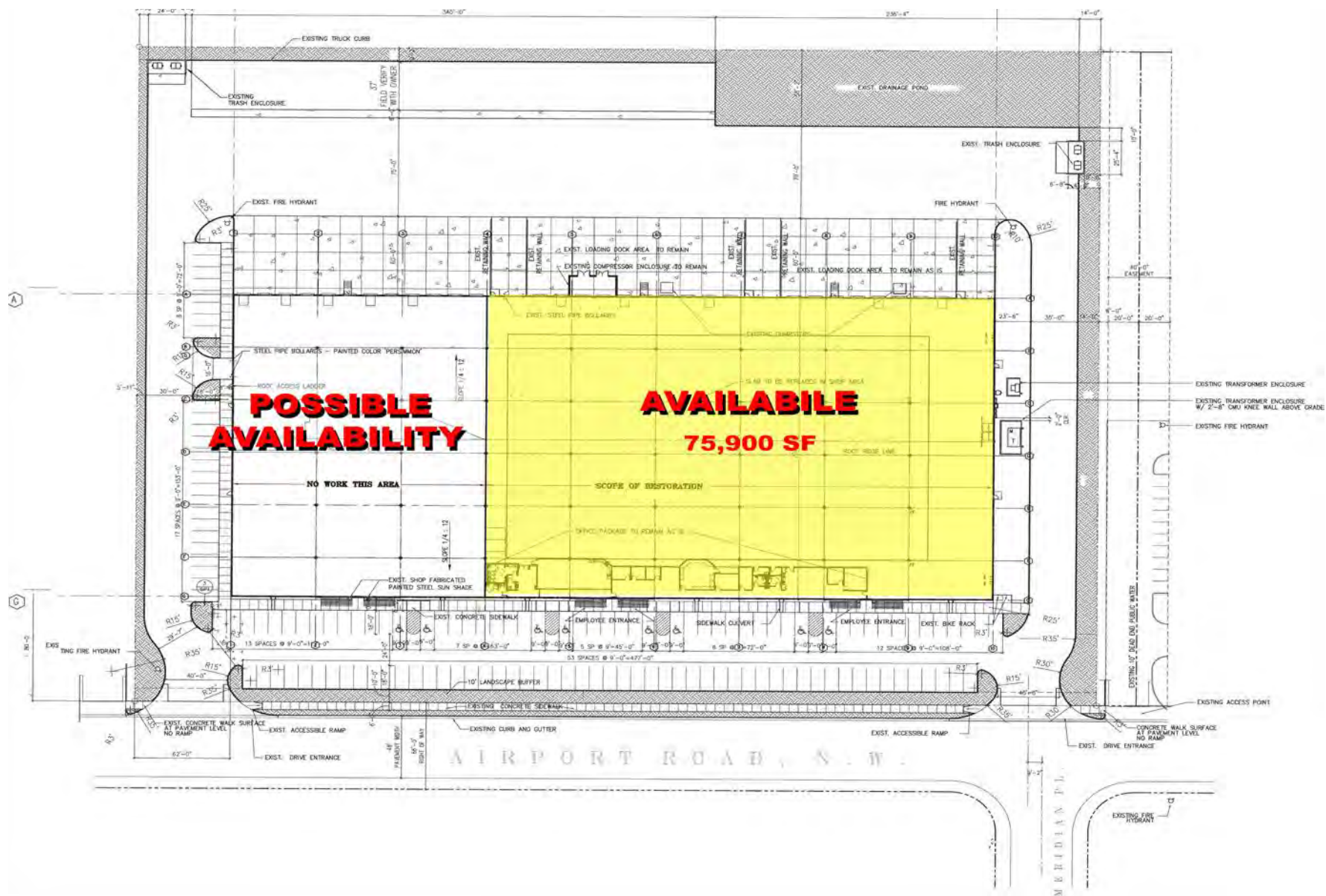
- » Concrete tilt wall construction
- » ESFR (Early Suppression, Fast Response) Fire System Protection with 10" line
- » Large 180' truck court with 60' concrete apron
- » 28' ceiling clear height
- » Column Spacing 40' X 55'
- » 3-Phase, 480 V, 1,000 Amps
- » 6" reinforced concrete slab, rated at 4,000 psi
- » 11 Dock Doors (2 oversized, 1 electric)
- » 1.15/1,000 Parking Ratio
- » 7,590 SF Office (10%)
- » 2 Ramped Drive In Doors
- » 1 - 5 ton overhead bridge crane running the entire depth of the space
- » Compressors
- » Airline and power drops throughout the facility
- » IP Zoning

AVAILABILITY

75,900 SF
7.1389 ACRES
\$6.75 PER SF
NNN

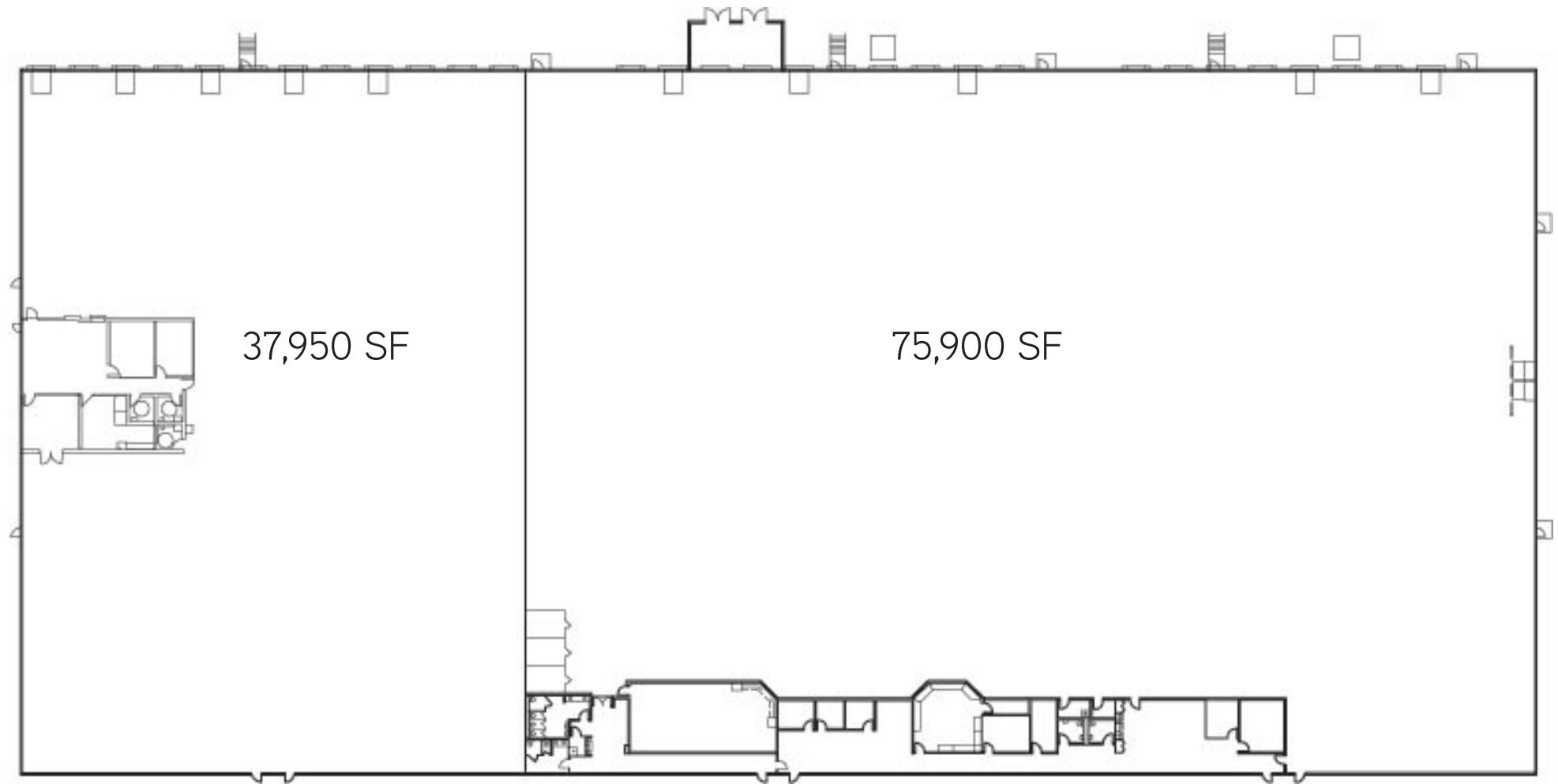
POTENTIAL
113,850 SF
ASK BROKER FOR DETAILS





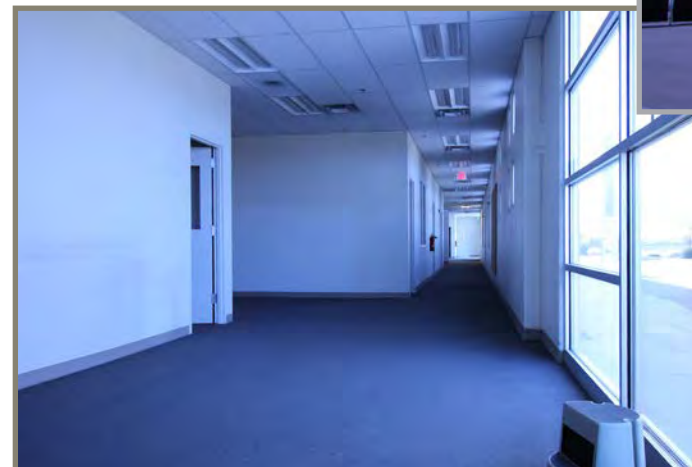
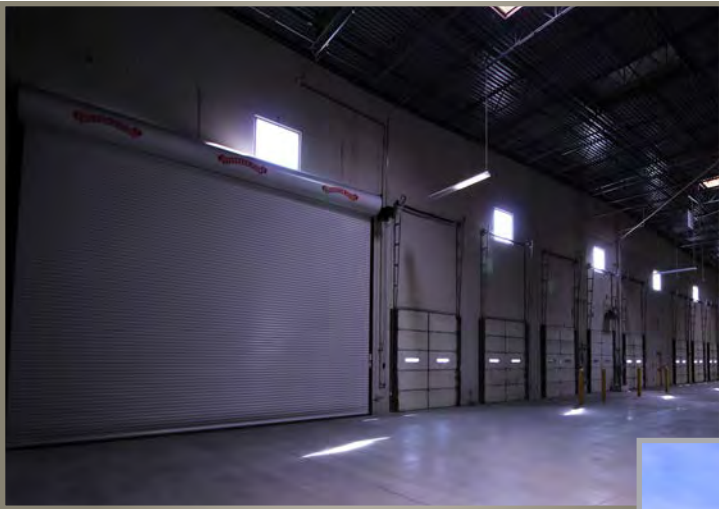
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