

North I-25 Distribution/Manufacturing Warehouse

LESS THAN A MILE FROM I-25

For Lease



8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113

NAI SunVista] **Got Space™**

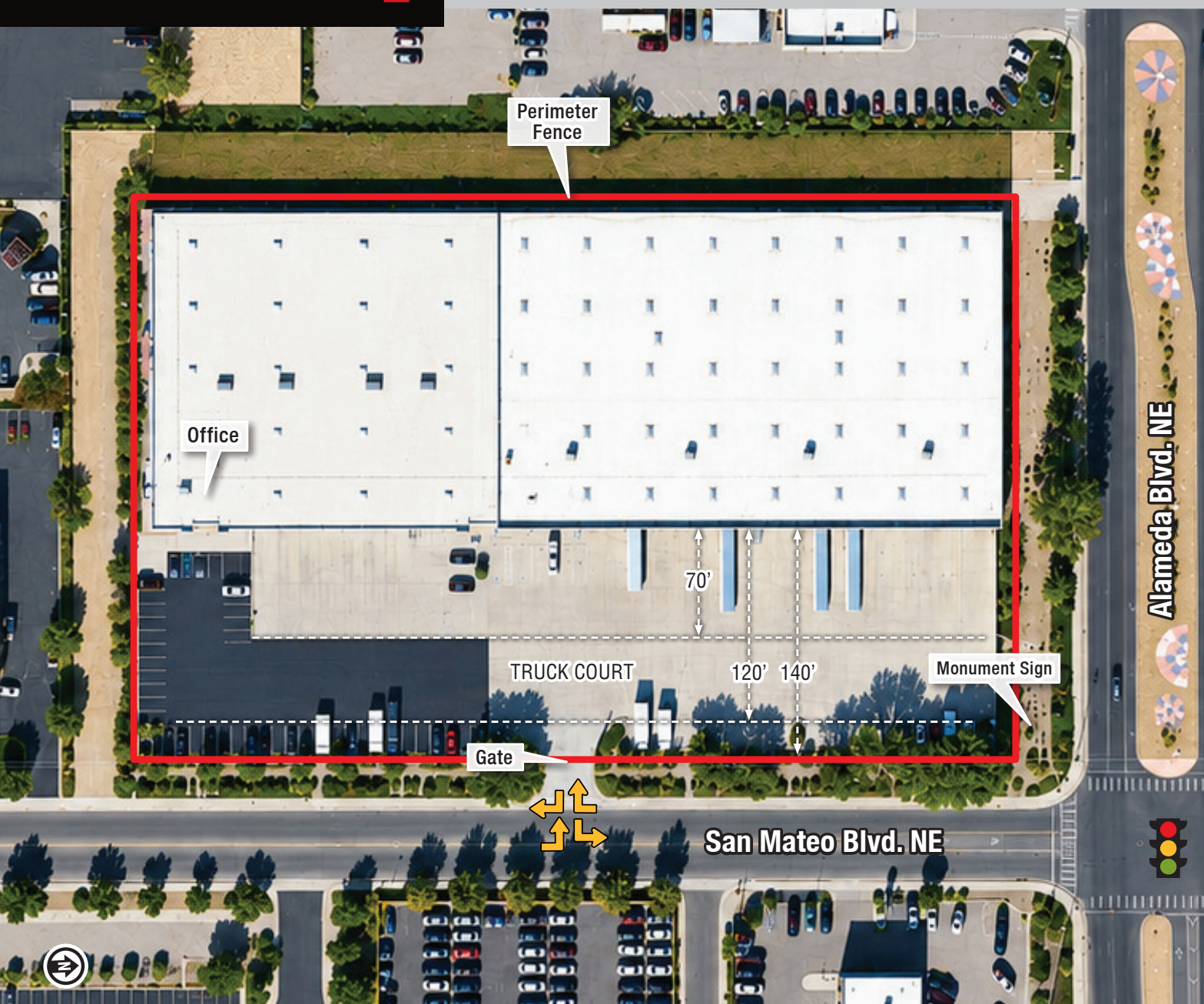
Opening the Door to Commercial Real Estate Excellence

**±108,535 SF on
±6.2 Ac. Available**

- 22' - 28' Clear Heights
- 18 Dock-High Doors
- 1 Grade-Level Drive-In Door
- Includes ±4,800 SF Office

For Lease

8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113



Overview

AVAILABLE

Warehouse: ±103,735 SF

Office: ±4,800 SF

Total: ±108,535 SF

Land: ±6.2 Acres

LEASE RATE

See Advisors

ZONING NR-LM 

LOCATION

SWQ I-25 & Alameda Blvd. NE

HIGHLIGHTS

- Located in the desirable North I-25 corridor
- Immediate access to I-25 and just 7 miles to I-40
- Close connectivity to rail, interstate, and regional logistics networks
- Well maintained tilt-up concrete building
- Fully-fenced with mature landscaping
- 400-amp, 480-volt, 3-phase electric service
- Zoning allows for:
 - Manufacturing/fabrication
 - Warehouse/distribution

For Lease



8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113



Site

- ±6.2 Acres
- 77 vehicle parking spaces
- Fully-fenced with gate access
- 18 dock-high doors with dock levelers
- 1 grade-level, drive-in door with ramp-access
- New parking lot and improved truck court
- New exterior paint



Warehouse

- Features suspended gas heaters and warehouse circulation fans
- LED lighting
- 400-amp, 480-volt, 3-phase electric service
- ESFR
- Safety guard rails throughout
- New warehouse paint



For Lease

8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113

Floor Plan



Warehouse 1

- ±43,671 SF
- 28' clear height
- 54' x 40' column spacing
- Includes ±4,800 SF of office

Warehouse 2

- ±64,864 SF
- 22' clear height
- 40' x 40' column spacing
- Warehouse restroom

TRUCK COURT

RAMP-ACCESS
DRIVE-IN DOOR



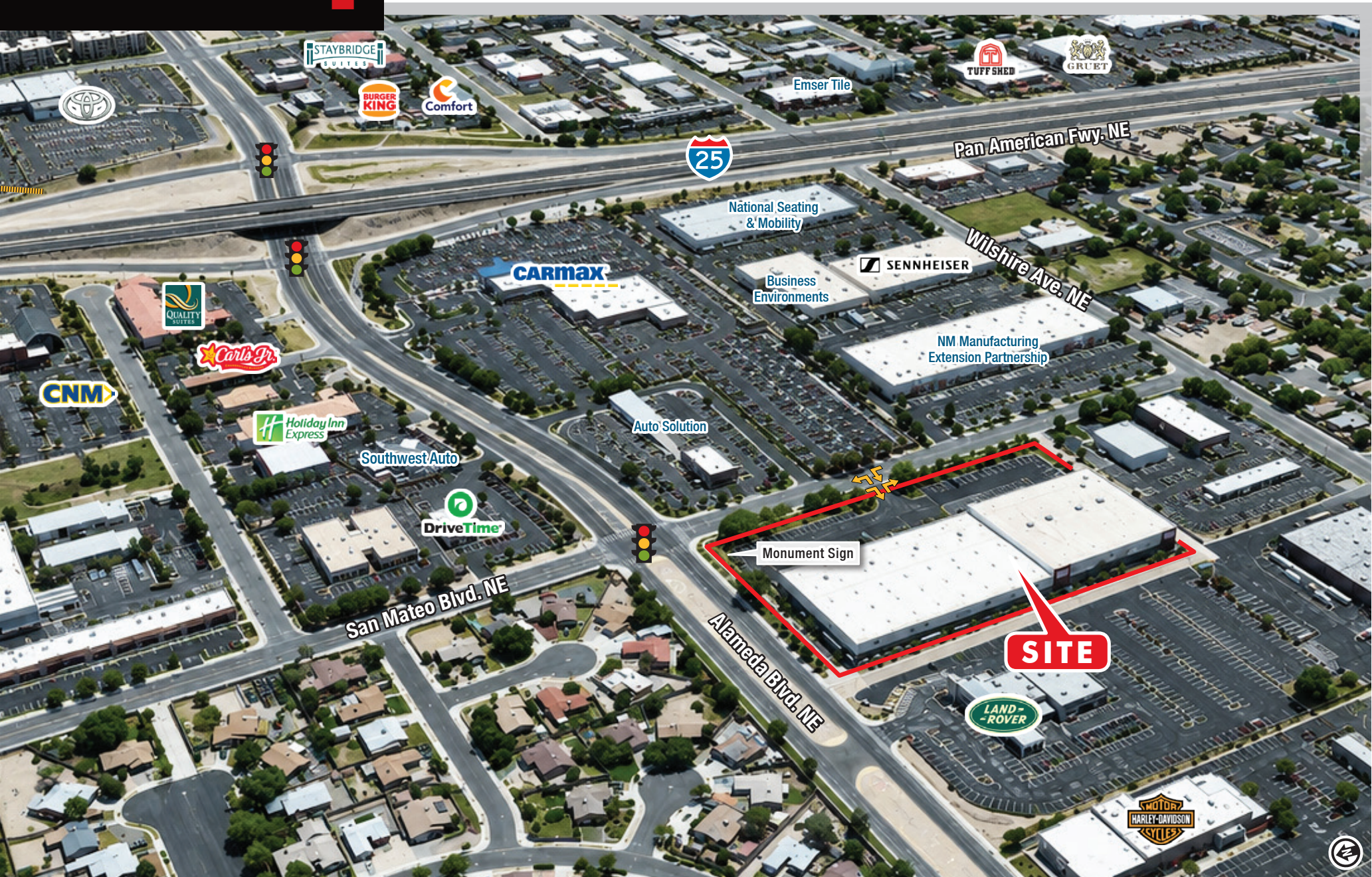
Office

- ±4,800 SF
- Open reception area
- Large open work area
- Five private offices
- Large training room
- Break room
- Multiple restrooms
- Recently updated to include new paint and ceiling tiles



For Lease

8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113



NAISunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

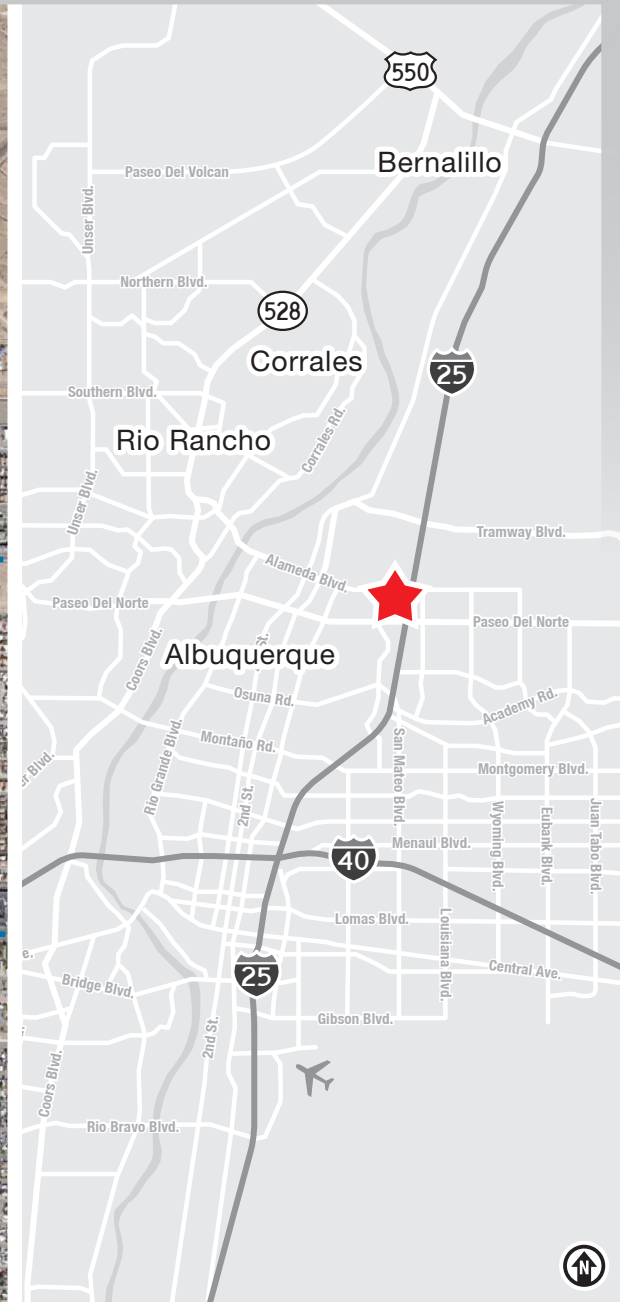
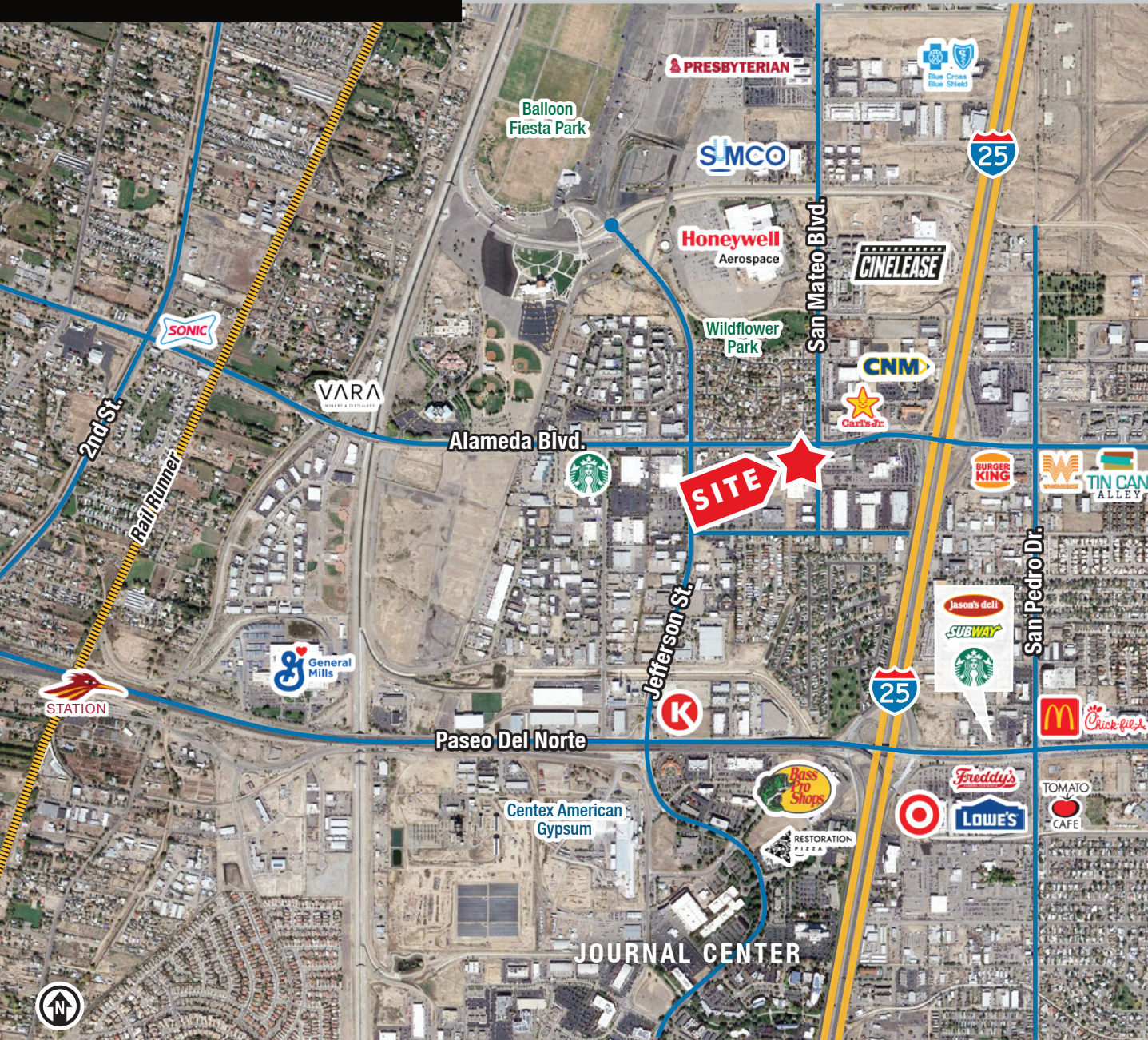
Alex Pulliam SIOR
alex@sunvista.com
505 350 5729

Riley McKee CCIM, SIOR
riley@sunvista.com
505 379 1549

For Lease



8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113



NAI SunVista

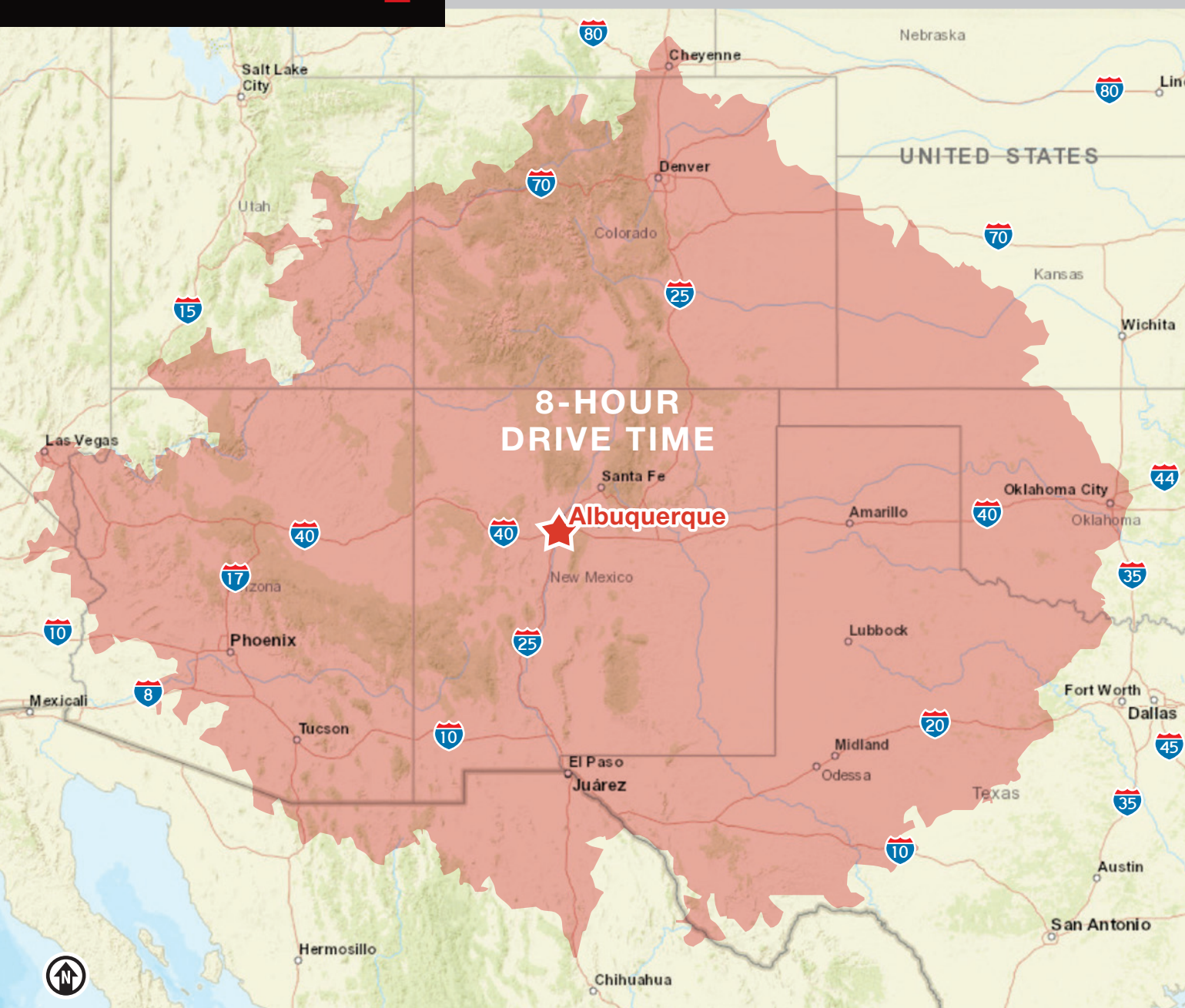
505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Alex Pulliam SIOR
alex@sunvista.com
505 350 5729

Riley McKee CCIM, SIOR
riley@sunvista.com
505 379 1549

For Lease

8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113



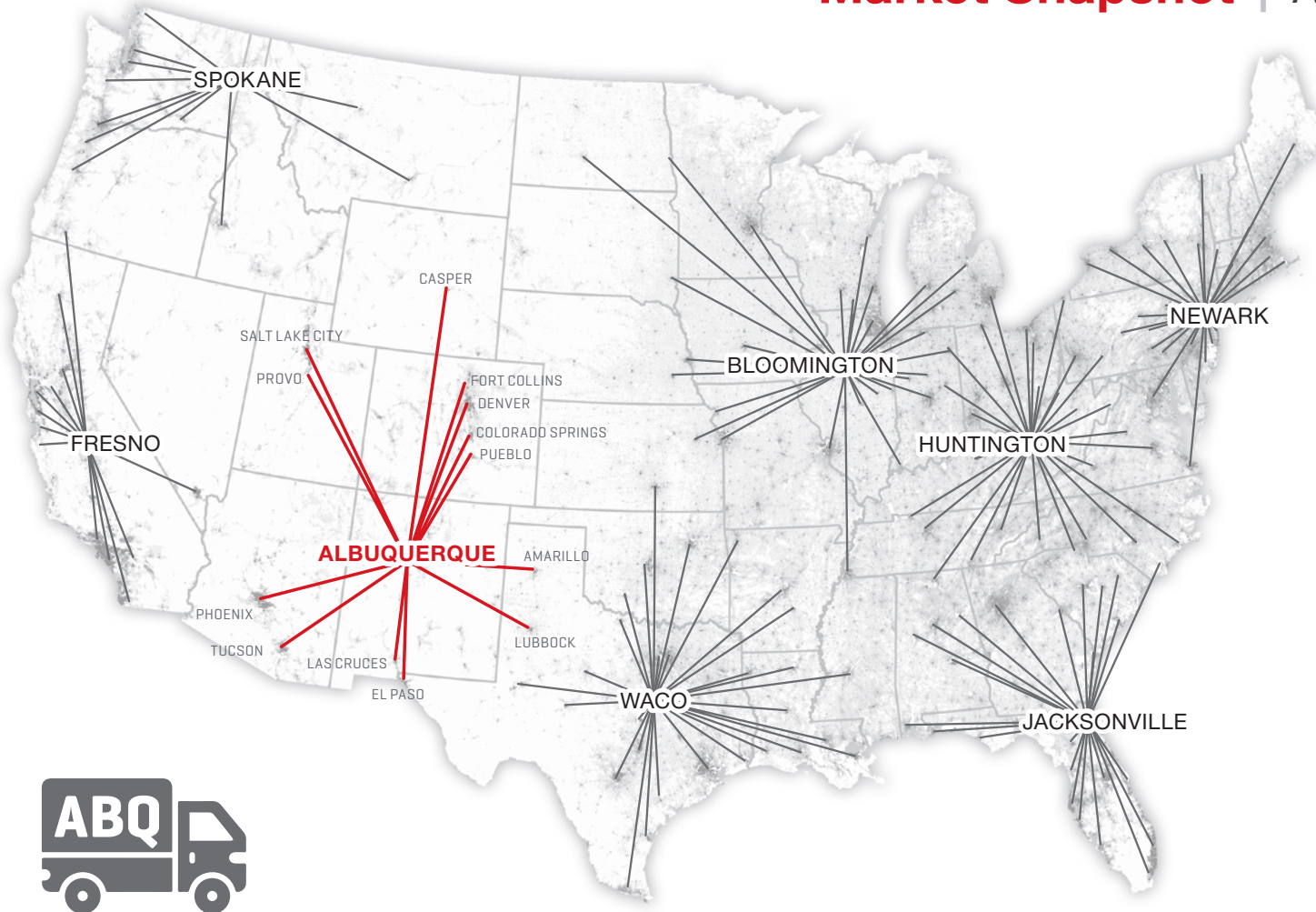
Drive Times

Logistics Drive Times
From Albuquerque

DESTINATION	MILES	DRIVE TIME
AMARILLO	289	4 hrs 10 min
CHEYENNE, WY	549	7 hrs 51 min
CHIHUAHUA, MX	503	8 hrs 12 min
CO. SPRINGS	379	5 hrs 21 min
DALLAS	650	9 hrs 30 min
DENVER	449	6 hrs 30 min
EL PASO	266	3 hrs 49 min
HOUSTON	841	12 hrs 50 min
LAS VEGAS	575	8 hrs 0 min
LOS ANGELES	787	11 hrs 37 min
LUBBOCK	322	5 hrs 5 min
OKLAHOMA CITY	544	7 hrs 48 min
PHOENIX	419	6 hrs 32 min
SALT LAKE CITY	599	9 hrs 46 min
SAN ANTONIO	709	10 hrs 52 min
SANTA FE	64	1 hr 3 min
TUCSON	449	6 hrs 27 min



Market Snapshot | Albuquerque Metro Area



SOUTHWEST DISTRIBUTION HUB – ONE-DAY REACH

Albuquerque is one of 8 locations that combined serves 95% of the United States population within a one-day drive.

Albuquerque benefits from controlled supply and stable demand from federal and aerospace users. With a 3.3% vacancy rate, its build-to-suit focus has helped avoid the volatility seen in speculative-heavy markets.

Why It Matters

These emerging markets are becoming critical alternatives to high-cost, supply-constrained industrial hubs. Developers and investors are drawn by their connectivity, labor availability, and affordability, even in the face of rising vacancy in some areas. The long-term outlook remains strong as infrastructure investments and new demand drivers take hold.

What's Next

As speculative construction slows and market fundamentals begin to settle, consequently, these secondary markets are well-positioned for the next phase of industrial expansion. At the same time, nearshoring, distributed supply chains, and evolving tenant preferences are reshaping the industrial landscape. As a result, these ten markets are well-positioned to benefit from these trends.

Source: CRE Daily, 2025

For Lease

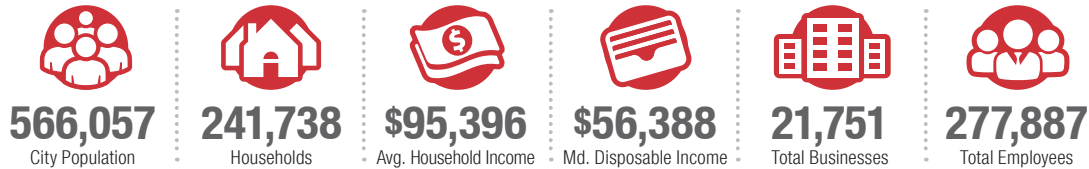
8701 SAN MATEO BLVD. NE | ALBUQUERQUE, NM 87113

Trade Area Analysis | Albuquerque

A Regional Industrial Hub

Located near the geographic center of New Mexico at the intersection of I-25 and I-40, Albuquerque is the state's most populous city and one of the most livable in the U.S. The city serves as a major transportation and shipping hub for the Southwestern United States with the BNSF Railway, air cargo from Albuquerque International Airport (Sunport), and a commuter train running from Belen to Santa Fe. A talented workforce, a business-friendly environment, a community rooted in history and a high quality of life make Albuquerque hard to beat.

ALBUQUERQUE BY THE NUMBERS (ESRI 2025 Demographics)




932,477
Albuquerque Metro Population


The Largest
City in the State



Albuquerque is home to some of the region's largest distributors. It's ability to serve all New Mexico markets and beyond make this area one of the elite locations for large industrial users.



THE ALBUQUERQUE ADVANTAGE

- Low-risk location
- Skilled workforce
- Business incentives
- Quality of life
- Low cost of living
- On the cutting edge of technology



COMPETITIVE BUSINESS CLIMATE

Low energy costs, low property taxes, affordable real estate and cost of living, a qualified/productive workforce, aggressive incentives, efficient market access

NAI SunVista

505 878 0001 | sunvista.com
2424 Louisiana Blvd. NE | Suite 100
Albuquerque, NM 87110

Alex Pulliam SIOR
alex@sunvista.com
505 350 5729

Riley McKee CCIM, SIOR
riley@sunvista.com
505 379 1549

OFFERED EXCLUSIVELY BY:



Alex Pulliam SIOR

alex@sunvista.com

505 350 5729



Riley McKee CCIM, SIOR

riley@sunvista.com

505 379 1549



Opening the Door to Commercial Real Estate Excellence

505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated uses are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.