

New-Construction Industrial/Flex Space

NORTH OF I-40 ON THE WESTSIDE

For Lease



MOVE-IN READY OCTOBER 2026

**±2,400 - 26,400 SF
Available**

7501 La Morada Pl. NW | Albuquerque, NM 87120

NAI SunVista] **Got Space™**

Opening the Door to Commercial Real Estate Excellence

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PROPERTY

AVAILABLE

±2,400 - 26,400 SF

- ±2,400 - 9,600 Contiguous SF

LEASE RATE

\$16.50/SF + \$2.25/SF NNN

(Water & Gas are included in NNN)

- ±2,400 SF Unit:
\$3,750 + Electricity

HIGHLIGHTS

- Brand-new industrial/flex construction
- Modern office and warehouse configuration
- Move-in ready October 2026
- 19'-23' clear heights
- 14' x 14' grade-level overhead doors
- Convenient access to Unser Blvd. and I-40
- Located in a high-growth Westside trade area
- 200-amp, 3-phase power
- Each unit has an additional ±800 SF of mezzanine space not included in the SF
- 2.4/1,000 SF parking ratio

ZONING NR-C 

LOCATION

NEQ Unser Blvd. &
La Morada Pl. NW



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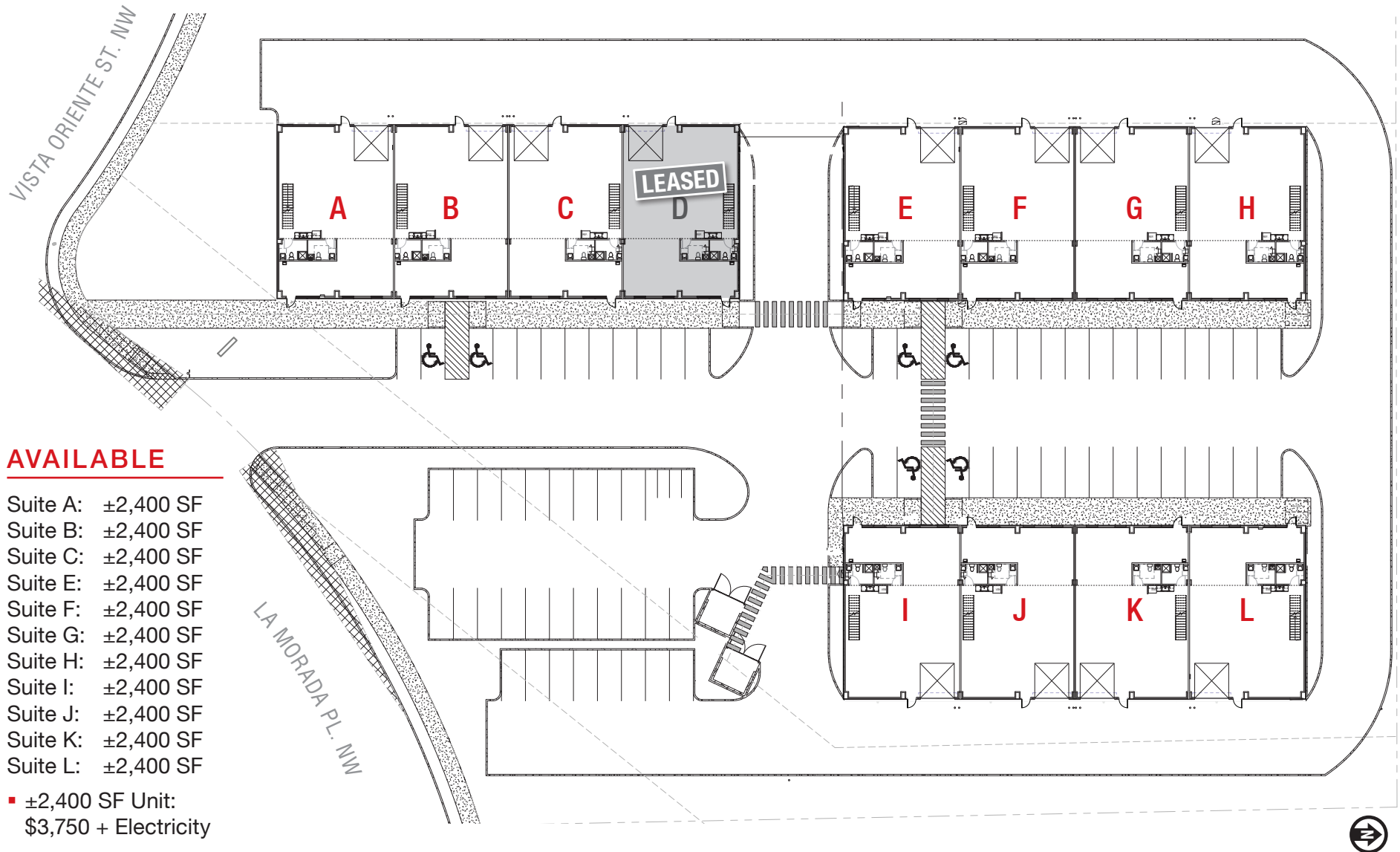
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SITE PLAN



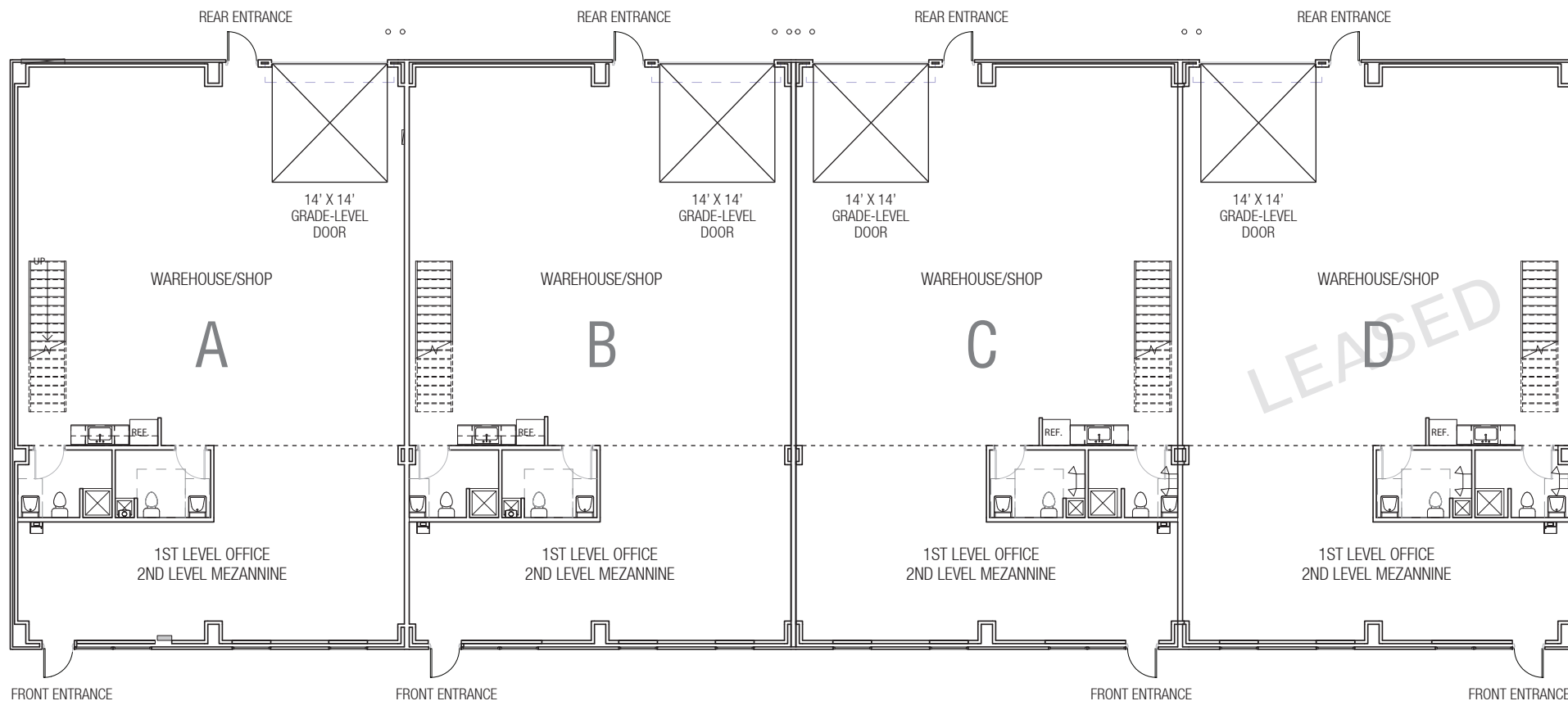
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FLOOR PLAN

SUITE SIZE: ±2,400

(±800 SF mezzanine space not included in the SF)



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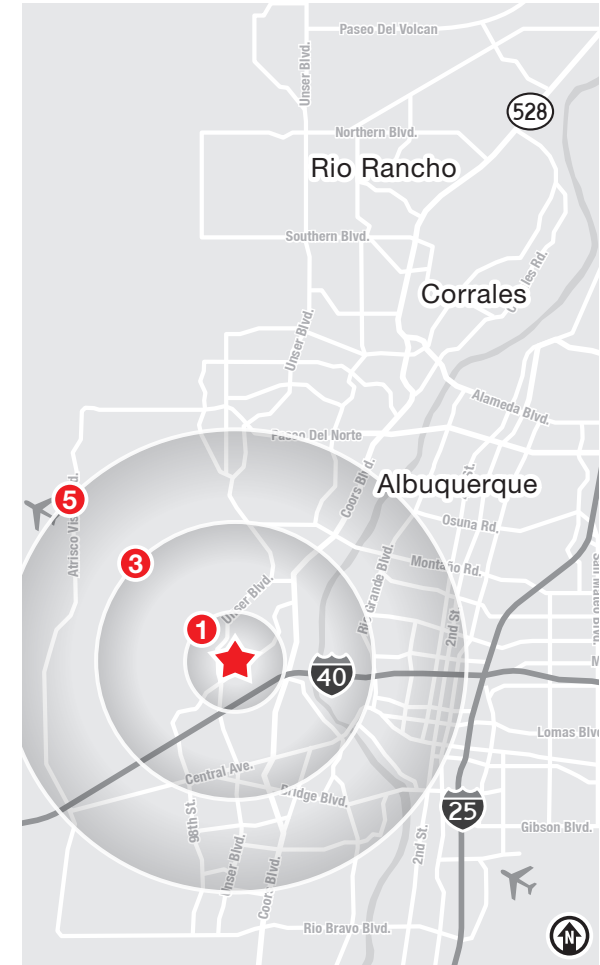
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LOCATION

Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,562	75,087	185,496
Average HH Income	\$100,392	\$97,798	\$95,019
Daytime Employment	2,131	17,682	69,957

2026 Forecasted by Esri



NAI SunVista

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.

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