

# 2020 Industrial Snapshot

## Albuquerque, NM

March 2, 2021

Albuquerque Industrial Market



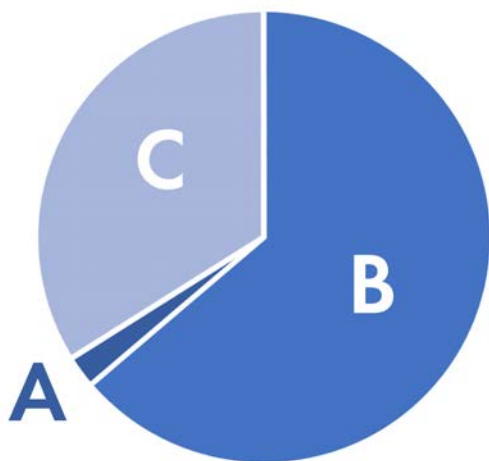
## Flex Market

Total Sq. Ft.	Vacancy	Avg. Face Rate
<b>2,048,005</b>	<b>7.43%</b>	<b>\$12.05</b>

## Industrial Market

Total Sq. Ft.	Vacancy %	Avg. Face Rate
<b>21,312,729</b>	<b>3.17%</b>	<b>\$7.86</b>

## Total Square Feet By Class



## CLASS A

Total Square Feet	<b>534,921</b>
Vacancy %	<b>0.00%</b>
Avg. Face Rate	<b>\$ 8.48</b>

## CLASS B

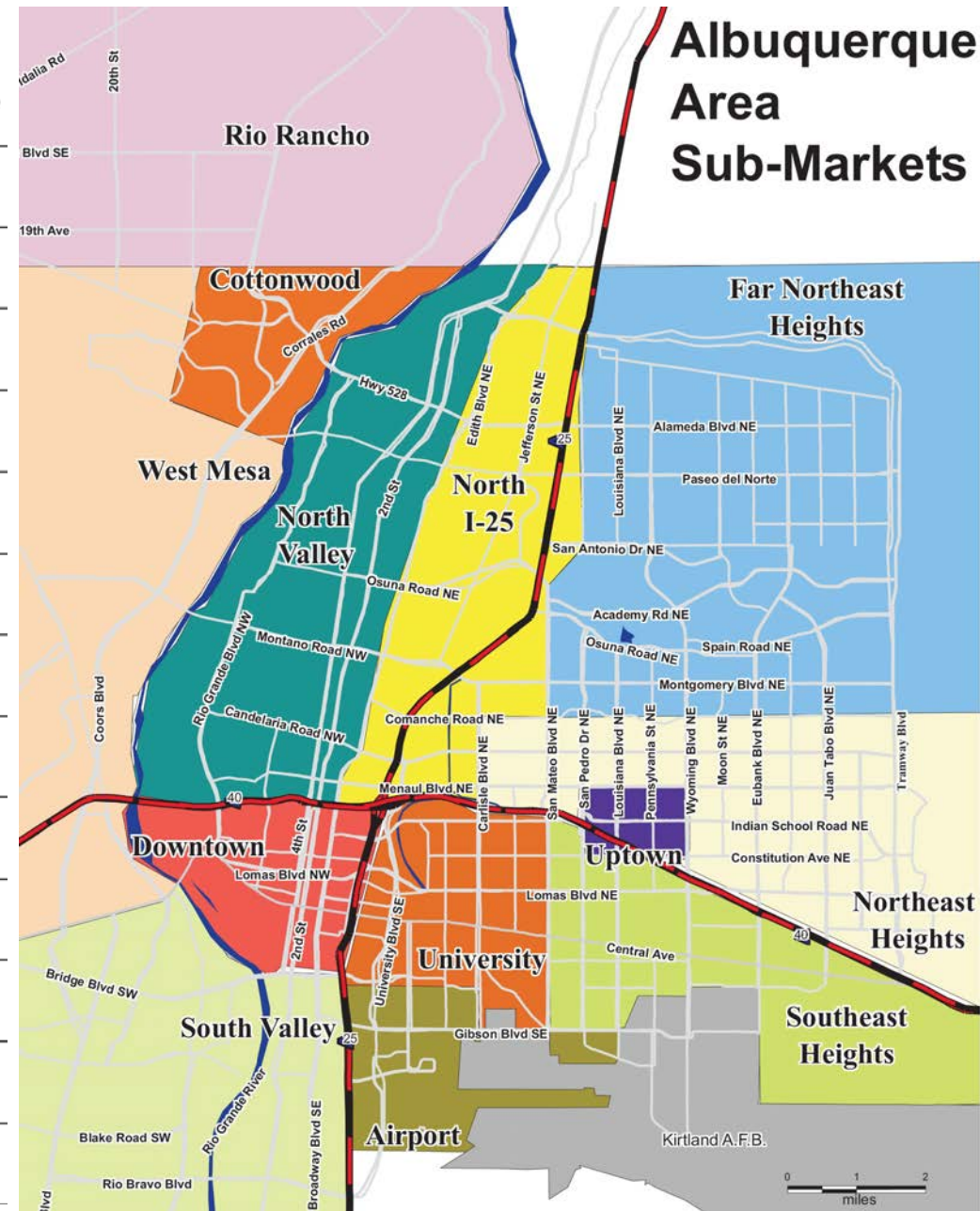
Total Square Feet	<b>14,894,589</b>
Vacancy %	<b>3.72%</b>
Avg. Face Rate	<b>\$8.65</b>

## CLASS C

Total Square Feet	<b>7,931,224</b>
Vacancy %	<b>2.95%</b>
Avg. Face Rate	<b>\$ 7.66</b>



Submarket	Total SF	Vacancy	Face Rate
Airport	658,661	2.33%	\$ 7.12
Downtown	2,797,834	1.04%	\$ 6.13
Far NE Heights	162,604	0.00%	\$ 10.38
Mesa Del Sol	276,047	0.00%	\$ 9.13
North I-25	10,644,347	3.74%	\$ 9.13
North Valley	1,827,304	4.99%	\$ 7.86
NE Heights	208,631	0.00%	\$ 8.13
Rio Rancho	1,305,909	2.17%	\$ 8.35
South Valley	1,978,903	6.80%	\$ 7.31
SE Heights	513,099	0.00%	\$ 7.18
University	173,788	0.00%	\$ 8.68
West Mesa	2,813,607	6.59%	\$ 7.87



## 2020 Largest Industrial Leases

10800 Gibson Blvd SE | 72,784 SF | 10 year NNN lease | New to market | Satellite Surveillance Company



3349-3351 Columbia Drive, Albuquerque, NM | 32,000 SF | Goodman Global | Renewed Lease | Heating, Ventilation and Air Conditioning System Manufacturer



7300 Meridian Place NW, Albuquerque, NM | 45,000 SF | Amazon | New Lease | Amazon leased the entire distribution center



5821 Midway Park Blvd., Albuquerque, NM | 22,000 SF | 5821 Midway Park Blvd | Gem State Distributors | New Lease | Distribution Hub





**For Lease | 14800-14820 Central SE |  
Office/Lab/Warehouse | \$7.75-\$12.25 SF  
NNN | 4,928-12,308 SF | 19' Clear Height  
| 277/480 volt 3 phase | 4:1000 Parking  
Ratio | Room for New Construction**



**For Lease NNN | 4500 Alexander | North  
I-25 Corridor | 21,000+ SF Office &  
Warehouse | Secure Truck Court | 5  
Overhead Doors**



## Property Search

REAL ESTATE ADVISORS Value Creation Marketing Strategy is a proactive Data Driven Marketing Platform relating to the leasing and sale of income properties. Our unique process is designed to increase achievable rental rates and sales price by expanding the number of prospects, lower leasing and sale cost and increase market knowledge. Whether you are an investor or occupier of commercial real estate, knowledge of available properties and space in the market is critical to understanding your market position. To assist you in your research, we have provided you with the following Property Search link.

[www.reamm.com/property-search](http://www.reamm.com/property-search)

## Space Calculator

REAL ESTATE ADVISORS goal in our Right Fit Solution representation of Tenant and Owner Occupants is to save our client's money and time as well as reduce their risk. The first step is assisting our clients is determining their real estate is defining the optimal space need. You may determine your requirement with our Space Calculator.

[www.reamm.com/space-calculator](http://www.reamm.com/space-calculator)

## Market Insights

REAL ESTATE ADVISORS Capital Markets Value Maximizer is a disciplined approach to owner representation based on the philosophy that results are the product of in-depth market knowledge, good planning and timely implementation. Go to our Market Insights webpage for comprehensive information on the market and specific types of properties

[www.reamm.com/market-insights](http://www.reamm.com/market-insights)

## Phone: (505) 539-3200

Our reputation, for creating sound solutions for our clients' challenges through application of our knowledge and experience, is widely respected. Whether you are an occupier of commercial real estate, a private owner in our local market or an institutional investor with a multimarket presence, our professionals are ready to help.

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