

# Albuquerque Industrial Overview

## 2021 Year End

### Featured Listing

14,390 - 20,677 SF Available  
Secured Truck Court  
5 Drive In Doors - 1 with lift  
3 : 1,000 Parking Ratio



### ALBUQUERQUE INDUSTRIAL MARKET



**19,159,526**  
TOTAL SQUARE FEET



**3.62%**  
VACANCY RATE



**\$9.83**  
AVERAGE FACE RATE



901 Rio Grande Blvd NE  
Suite D-224  
Albuquerque, NM 87104



505.539.3200  
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# SIGNIFICANT LEASE TRANSACTIONS



7200 Bluewater Rd NW

West Mesa Submarket - Albuquerque, NM 87121

Deal Type	New Lease	Suite Size	150,000 SF
Property Type	Industrial Class A	Tenant	Schenker Inc.

10800 Gibson Blvd SE

Southeast Heights Submarket - Albuquerque, NM 87123

Deal Type	New Lease	Suite Size	72,100 SF
Property Type	Flex Class A	Tenant	BlueHalo



1239 Bellaman Ave NW

Downtown Submarket - Albuquerque, NM 87104

Deal Type	New Lease	Suite Size	45,166 SF
Property Type	Industrial Class B	Tenant	Dufresne Spencer Group

## ALBUQUERQUE INDUSTRIAL MARKET UPDATE

If you are an Industrial tenant looking for existing space in the Albuquerque market, for all practical purposes it does not exist. The non-owner-occupied industrial market of buildings over 20,000 sf consists of 438 properties totaling 19,159,526 square feet. There is 693,688 square feet of vacant space resulting in a 3.62% vacancy rate.

Geographically, 312,077 square feet or 45% of the total industrial market vacancy is in two buildings in the Los Lunas Corridor.

In looking at product type, the Flex Industrial Market consists of 1,350,8707 square feet with 284,794 square feet of vacancy, which is a 21.5% vacancy rate. The flex product type accounts for 41% the total industrial market vacancy. 100% of the flex vacancy is in the city limits of Albuquerque.

Therefore, if you are a tenant who is looking for general warehouse and will not consider flex space or Los Lunas, there is less than 100,000 square feet available spread out between 398 buildings. This results in a 0.56% vacancy rate.

To understand how the Albuquerque Industrial market got so incredibly tight, go to <https://reanm.com/abq-industrial-vacancy-rate-of-2-and-dropping/> or click on [ABO's Industrial Vacancy Rate of 2% and Dropping? - Real Estate Advisors \(reanm.com\)](#)

As office and industrial experts in Albuquerque/Santa Fe, we are knowledgeable of trends and demands in the market and work with owners and occupiers in identifying prospects that do not currently exist in our local market.

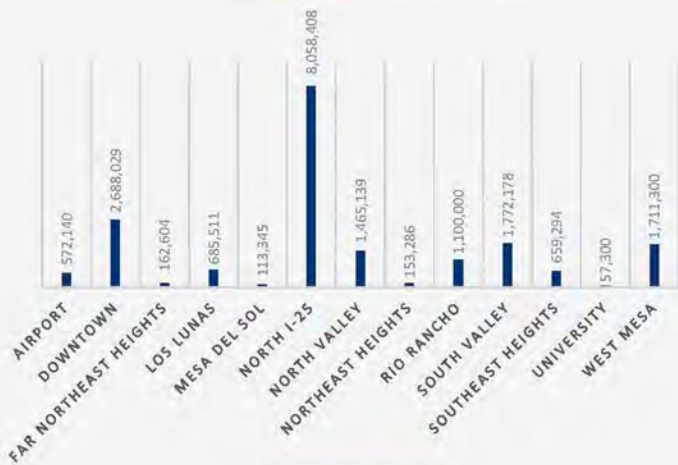
CLASS A	
Total Square Feet	1,154,697
Availability	8.66%
Average Face Rate	\$9.72

CLASS B	
Total Square Feet	11,048,246
Availability	4.86%
Average Face Rate	\$10.36

CLASS C	
Total Square Feet	6,956,583
Availability	0.82%
Average Face Rate	\$9.01

## SUBMARKET BREAKDOWN

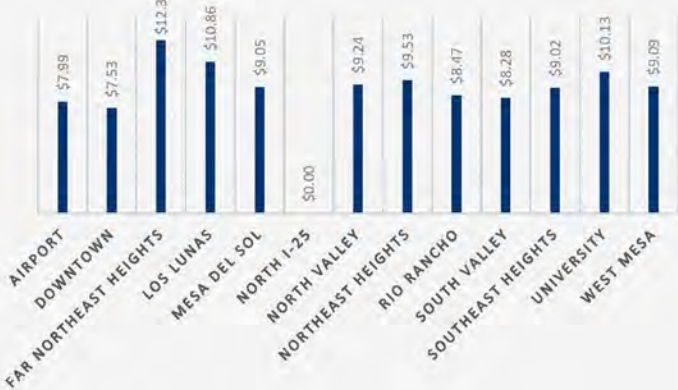
### TOTAL SQUARE FEET



### AVAILABILITY

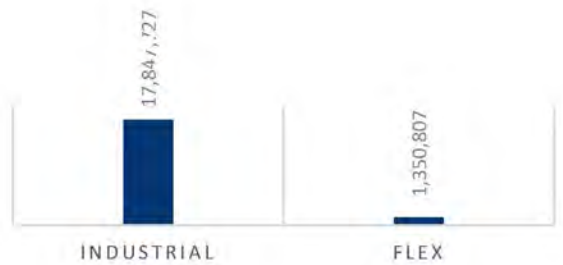


### AVERAGE FACE RATE



## PRODUCT TYPE BREAKDOWN

### TOTAL SQUARE FEET



### AVERAGE RENTAL RATE



### AVAILABLE SPACE



### VACANCY RATE



# TOOLS FOR SUCCESS

Our reputation of 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. At Real Estate Advisors, Your Success is Our Focus. Below is a list of tools for your use to help achieve this Success:



## MARKET OVERVIEW AND BLOGS

As market leaders, we understand the value of knowing current market trends. Go to the **News** tab on our website for up-to-date, high-level information, trends and happenings in the Albuquerque/Santa Fe Office and Industrial markets. [www.reanm.com/news/](http://www.reanm.com/news/)



## PROPERTY SEARCH

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



## SPACE CALCULATOR

You may determine your requirement with our Space Calculator. The first step to assist our clients in determining their real estate needs is defining their optimal space. [www.reanm.com/space-calculator](http://www.reanm.com/space-calculator)



## OWN VS LEASE ANALYSIS

The primary economic consideration for any user evaluating whether to own vs lease is to determine whether the return on the investment in a property is greater than the return on the investment in their business. Real Estate Advisors has created a "back of the napkin" Own vs Lease Comparison Analysis along with a handout that highlights some the most common pros vs cons factors for commercial real estate users to consider when evaluating whether to purchase a property. These tools are available on our website below. [Own vs Lease Analysis 11.23.21.xlsx \(live.com\)](#)



## MARKET INSIGHTS

Go to our Market Insights webpage for comprehensive information on the market and specific types of properties. [www.reanm.com/market-insights](http://www.reanm.com/market-insights)

*REA | Real Estate Advisors offer real estate services to owners, investors, and occupiers of commercial real estate. Our mission is creating and enhancing value for our clients, associates, and partners through the implementation of well executed commercial real estate strategies. As leaders in the industry, we provide investors and occupiers with solutions to their commercial real estate needs. Our professionals advise clients on market conditions, create value in the positioning and marketing of properties for lease and sale and represent firms in their search for new space.*