

581 Quantum Rd

 **Rio Rancho,
New Mexico**

Light Industrial/Warehouse/Distribution for Sale or Lease



Multi-tenant occupied multi-use space for sale or single unit for lease in the heart of Rio Rancho. Close proximity to Rio Rancho's City Center, this property has adequate parking and three drive ins. Minutes from I-25, this multi-use building is ideally located and suitable for a variety of uses.



Convenient Location:

Quick access to Highway 528 and Highway 550, just minutes from I-25 and I-40. Less than 30 mins to ABQ International Airport, 15 mins to ABQ, 45 mins to Santa Fe, and 4 hours to El Paso.



Price:

Available on request



Market Population:

50-mile radius
993,871
65% of working age
56% ethnically diverse
32% bachelor's degree or higher
Median Age: **38.8**



Average Commute:

30 mins (Sandoval County)
Approximately 69% of ABQ metro residents have a commute time of 29 mins or less.



Median HH Income:

Sandoval County: \$57,200
Rio Rancho: \$61,000



For more information about this property, Rio Rancho, or Sandoval County, contact us:

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581 Quantum Rd

SPECIFICATIONS & MORE

Sale Overview:

Property Type:	Light Industrial/ Warehouse/Distribution
Zoning:	SU-NR
Class of Space:	Class B
Sale Price:	Available upon Request
Unit Price:	Available upon Request
Gross Building Area:	20,000 SF
Building/Unit Size (RSF):	20,000 SF/7,500 SF
Land Area:	1.76 Acres
Terms:	Cash to Seller



Property Address: 581 Quantum Rd
Rio Rancho, NM 87124
County: Sandoval
MSA: Albuquerque

Lease Overview:

Available SF:	7,500 SF
Lease Rate:	Available upon Request
% Leased:	62.5%*
Building Size:	20,000 SF
Building Class:	B
Year Built:	2008
Zoning:	SU-NR
Market:	Rio Rancho
Cross Streets:	Quantum Rd and Highway 528

Property Highlights:

- Fenced Lot with Signage
- 20' - 24' Ceilings
- 3 Drive Ins each 10' x 12'
- Multi-Tenant Occupied
- Parking Ratio of 1.90/1,000
- Two Story Property
- 76,666 SF Land

*Owner will relocate current tenants for a buyer or lessee requiring all 20,000 SF.

About Sandoval County

Located in the heart of New Mexico, Sandoval County is part of the Albuquerque Metropolitan Statistical area. The fastest growing community in New Mexico, Sandoval County boasts approximately 300 days of sunshine and little to no incidents of natural disasters. For more information about Sandoval County, visit us online: SEA-NM.com