

HEAVY MANUFACTURING FACILITY FOR SALE OR LEASE

ON ±14.32 ACRES OFF SOUTH I-25

245 WOODWARD RD SE, ALBUQUERQUE, NM 87102



INTERACTIVE
OFFERING MEMORANDUM

HEAVY MANUFACTURING FACILITY FOR SALE OR LEASE

245 WOODWARD RD SE, ALBUQUERQUE, NM

EXCLUSIVELY LISTED BY:

TAYLOR DINTZNER
Associate

DIR +1 (602) 946-4687
MOB +1 (907) 717-8319

taylor.dintzner@matthews.com
Lic No. SA707937000 (AZ)

ERIK MANARINO
Senior Associate

DIR +1 (602) 975-0808
MOB +1 (520) 665-9249

erik.manarino@matthews.com
Lic No. SA686808000 (AZ)

JOHN STROUD
Associate Vice President

DIR +1 (602) 975-0807
MOB +1 (515) 419-0718

john.stroud@matthews.com
Lic No. SA691768000 (AZ)

KYLE MATTHEWS
BROKER OF RECORD

LICENSE NO. 19601 (NM)



PROPERTY SUMMARY

- 8 buildings totaling ±112,000 SF situated on ±14.32 acres of land
- ±35' Max Clear Height
- Heavy Power (3-Phase 480 Volt)
- ±6,500 SF Administrative Office Space
- Zoning: NR-LM, Light Manufacturing
- Modern Paint Booth

INVESTMENT HIGHLIGHTS

- **Low Coverage IOS:** Subject facility features 8 buildings totaling 112,000 SF situated on 14.32 acres of land, boasting a coverage ratio of only 17.9%. This offers operators the rare ability to expand as future development capabilities are enabled through the excess land
- **Sunport Blvd Extension / I-25 & Airport Access:** In 2023, the Bernalillo County completed the **Sunport Blvd & Interchange Project** providing excellent access to/ from I-25 and the **Albuquerque International Sunport**
- **2023 Renovations:** Significant renovations were completed in 2023:
 - **Warehouse 1:** New flooring, drainage grates, upgraded water lines, new skylights, new studding and finishing
 - **Sandblasting Shed:** New Roof
 - **Office:** Extensive remodel, enhanced security camera system

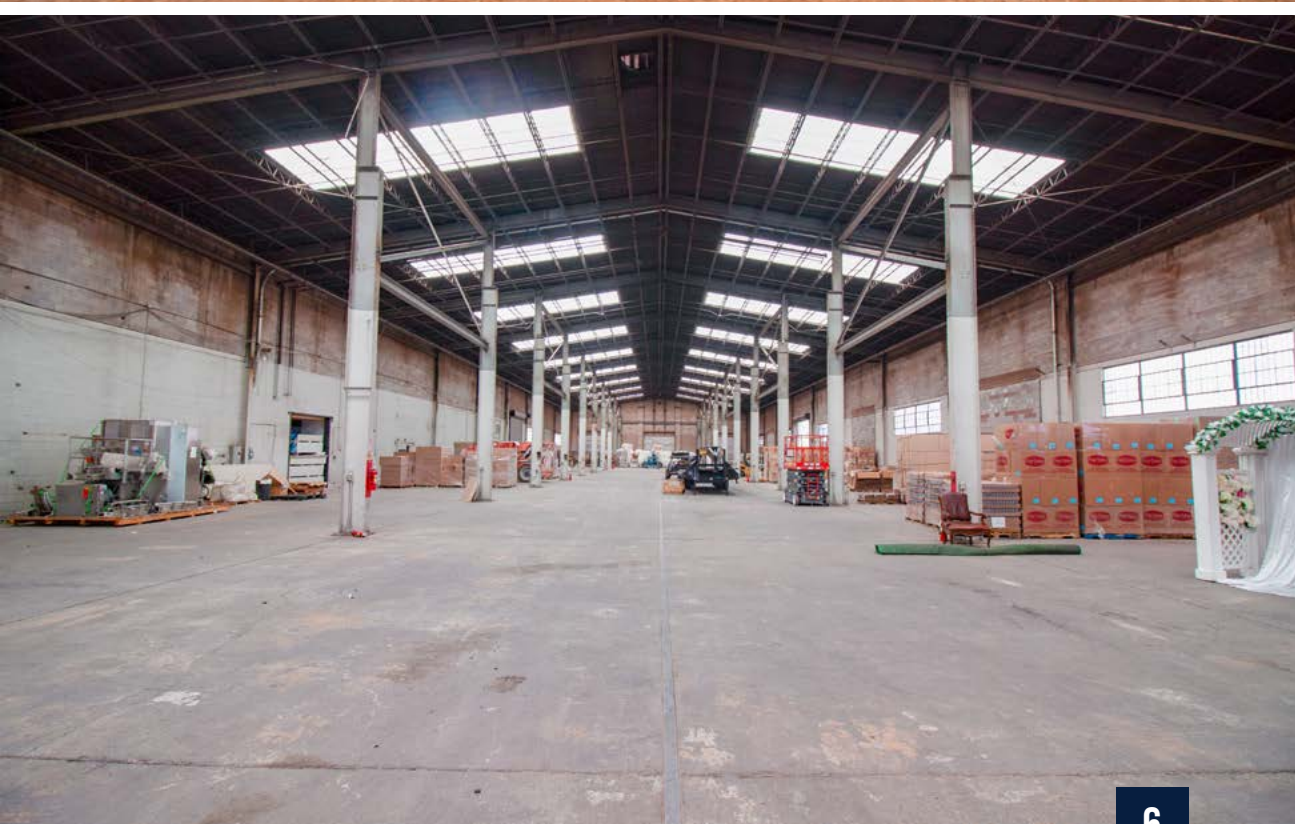




FINANCIAL OVERVIEW

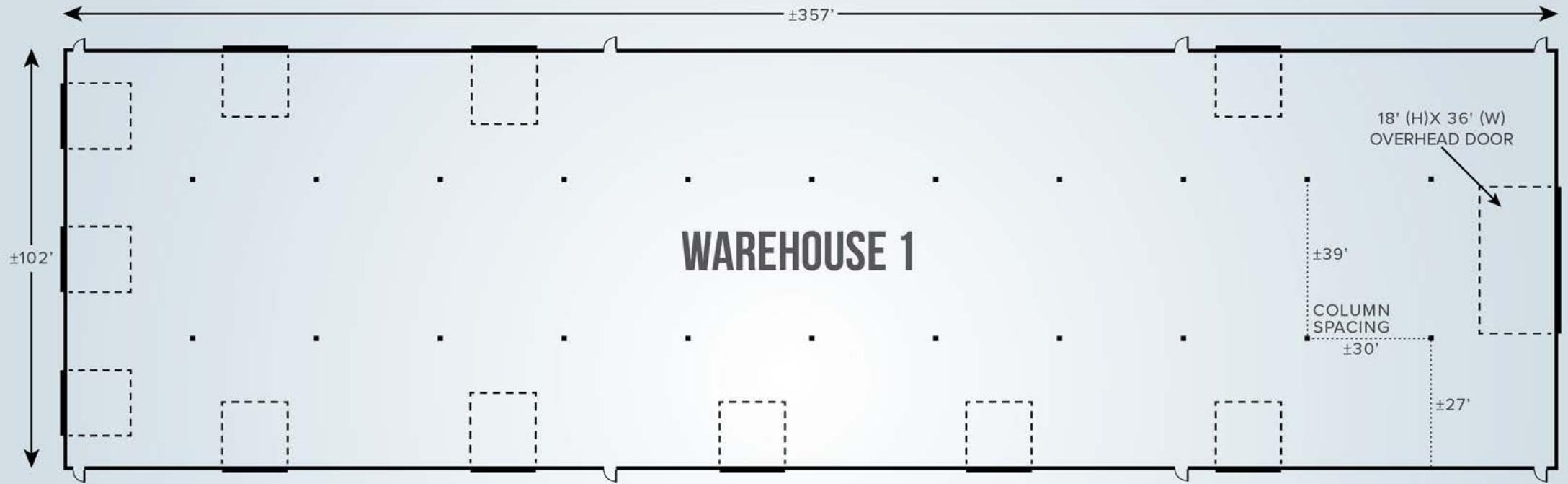
Address	245 Woodward Rd SE, Albuquerque, NM 87102
List Price	\$13,000,000
Lease Rate:	\$9.64/SF/YR NNN
RBA	±112,000 SF
Lot Size	±14.32 AC
Price/SF	\$116.07
Year Built/Renovated	1966/2023
Zoning	NR-LM Light Manufacturing



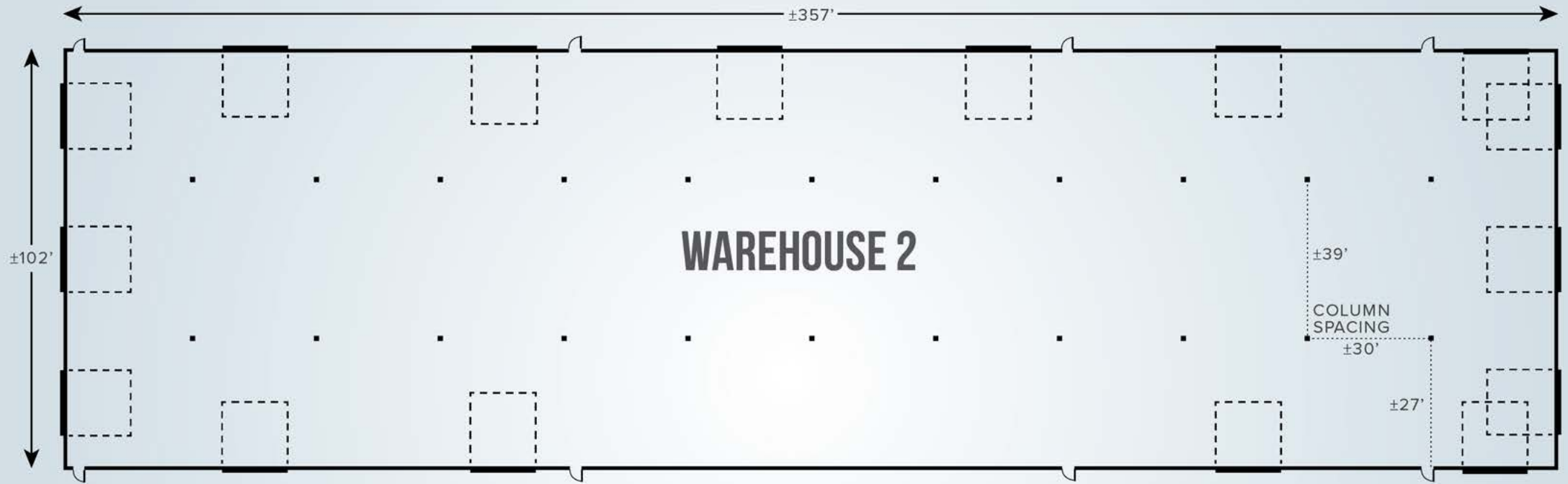




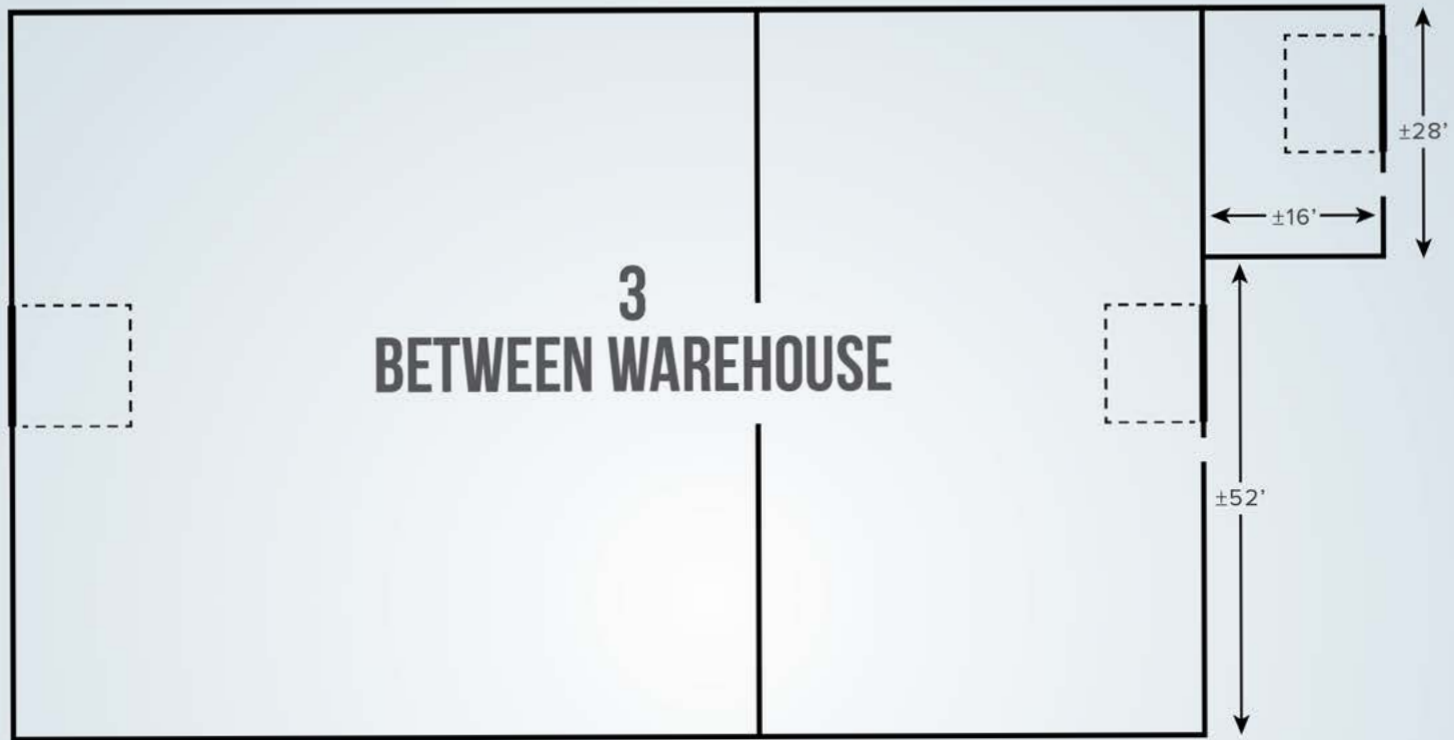
	WAREHOUSE 1	WAREHOUSE 2	BETWEEN WAREHOUSES	OFFICE	SHOP AREA	PAINT BOOTH 1	PAINT BOOTH 2	SANDBLASTING SHED
Square Footage	±36,414 SF	±36,141 SF	±9,520 SF	±6,558 SF	±13,532 SF	±2,856 SF	±4,490 SF	±2,578 SF
Eave Height	28'	-	13'	-	12'	24'	14'	22'
Peak Height	35'	-	15'	-	22'	24'	14'	22'
Overhead Doors	12	-	2	-	5	2	6	2
Door Dimensions	9 - 16' H x 16' W	14 - 16' H x 16' W	1 - 10' H x 12' W	-	5 - 12' H x 12' W	2 - 20' H x 12' W	6 - 13' H x 14' W	2 - 18' H x 20' W
	2 - 18' H x 16' W	2 - 18' H x 16' W	1 - 12' H x 12' W	-	-	-	-	-
	1 - 18 H x 36 W	-	-	-	-	-	-	-
Fire Protection	-	-	-	-	-	Sprinklered	-	-



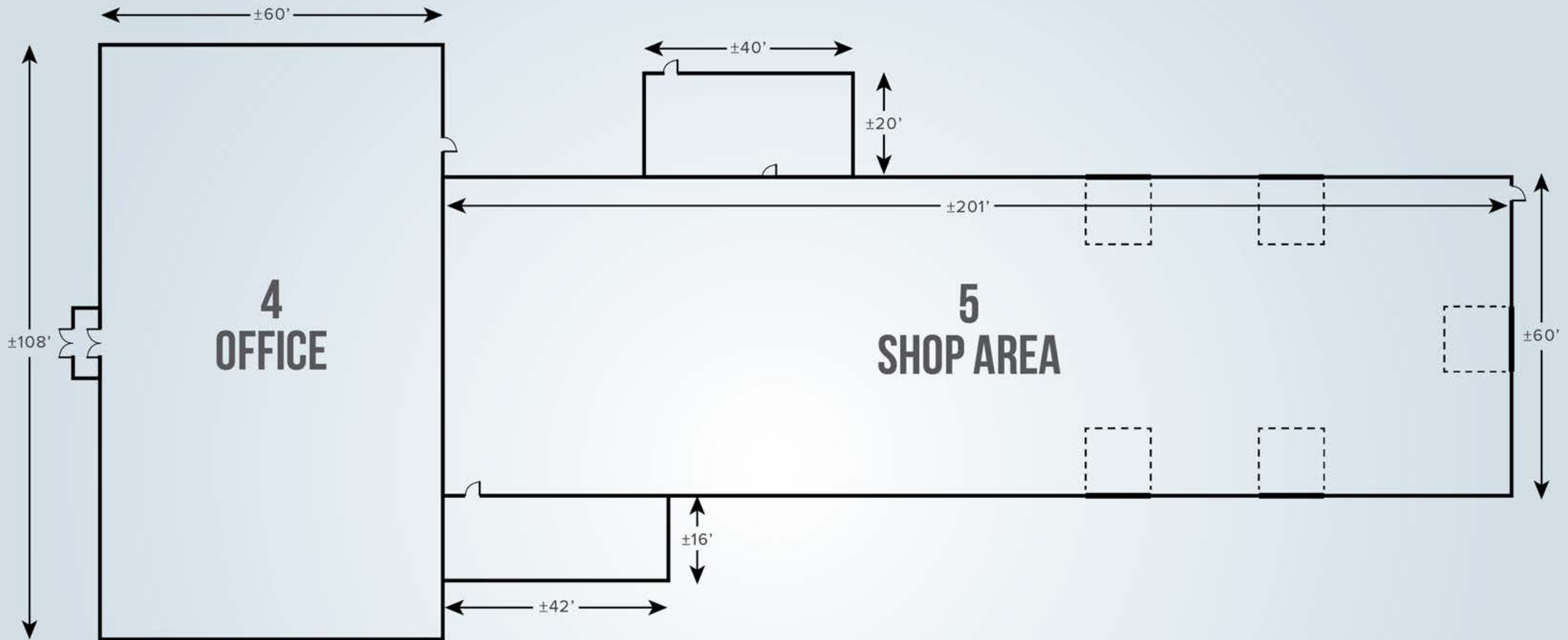
SQUARE FOOTAGE (±)	36,414
EAVE HEIGHT	±28'
PEAK HEIGHT	±35
OVERHEAD DOORS	12
DOOR DIMENSIONS	9 - 16' H X 16' W
	2 - 18' H X 16' W
	1 - 18' H X 36' W



SQUARE FOOTAGE (±)	36,414
EAVE HEIGHT	±28'
PEAK HEIGHT	±35
OVERHEAD DOORS	16
DOOR DIMENSIONS	9 - 16' H X 16' W 2 - 18' H X 16' W



SQUARE FOOTAGE (±)	9,520
EAVE HEIGHT	±13'
PEAK HEIGHT	±15
OVERHEAD DOORS	2
DOOR DIMENSIONS	1 - 10' H X 12' W 1 - 12' H X 12' W

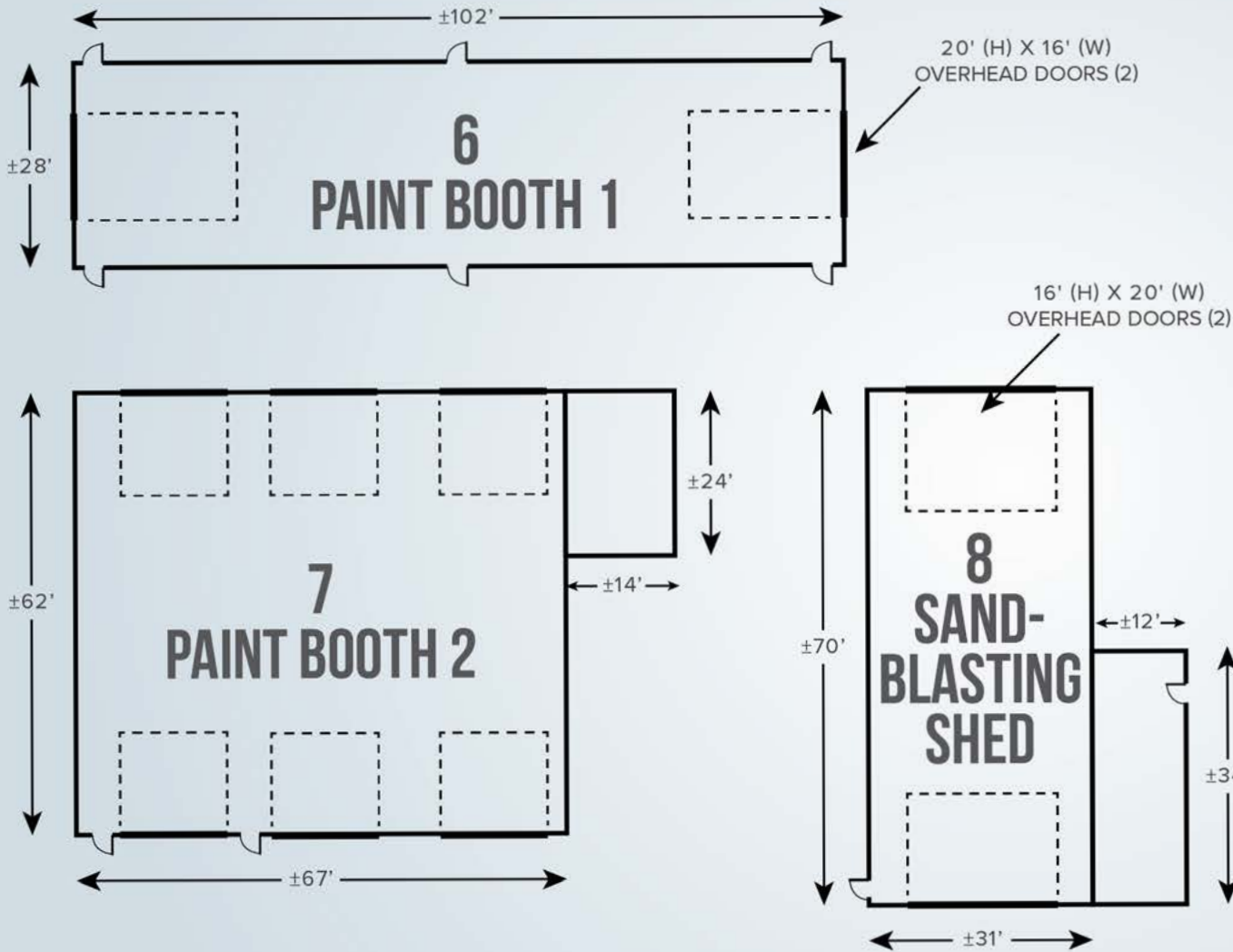


④ OFFICE

SQUARE FOOTAGE (±)	6,558
--------------------	-------

⑤ SHOP AREA

SQUARE FOOTAGE (±)	13,532
EAVE HEIGHT	±12'
PEAK HEIGHT	±22'
OVERHEAD DOORS	5
DOOR DIMENSIONS	5 - 12' H X 12' W



⑥ PAINT BOOTH 1

SQUARE FOOTAGE (±)	2,856
EAVE HEIGHT	±24'
PEAK HEIGHT	±24'
OVERHEAD DOORS	2
DOOR DIMENSIONS	2 - 20' H X 16' W

⑦ PAINT BOOTH 2

SQUARE FOOTAGE (±)	4,490
EAVE HEIGHT	±14'
PEAK HEIGHT	±14'
OVERHEAD DOORS	6
DOOR DIMENSIONS	6 - 14' H X 14' W

⑧ SANDBLASTING SHED

SQUARE FOOTAGE (±)	2,578
EAVE HEIGHT	±22'
PEAK HEIGHT	±22'
OVERHEAD DOORS	2
DOOR DIMENSIONS	2 - 18' H X 20' W

Honeywell



ALBUQUERQUE INTERNATIONAL
SUNPORT
± 2.7 MILES AWAY

UnivarSolutions

MAGELLAN
MIDSTREAM PARTNERS, L.P.



FBM



NEW SPACE
NEWS

Comfort
INN & SUITES

Hampton
by HILTON

BROADWAY BLVD SE ± 13,000 VPD

Clayton
albuquerque
Featuring Karsten Homes

SUBJECT PROPERTY



NTW
NATIONAL TIRE WHOLESALER

JTC
Commercial/Industrial Ceiling
Fans of the Art Shaping Families, INC.

WOODWARD RD SE





DOWNTOWN ALBUQUERQUE
± 3.6 MILES AWAY



SUBJECT PROPERTY



WILLIAM ST SE



WOODWARD RD SE



ALBUQUERQUE, NM

Albuquerque, New Mexico, offers a compelling proposition for investors seeking a diverse and dynamic market ripe with potential. Situated in the scenic high desert landscape of the American Southwest, Albuquerque boasts a rich cultural tapestry woven from its Native American, Hispanic, and Anglo heritage, providing a unique backdrop for business endeavors. The city's economy is multifaceted, with thriving sectors spanning healthcare, technology, tourism, renewable energy, and aerospace. Anchored by institutions such as the University of New Mexico and Sandia National Laboratories, Albuquerque has become a hotbed of innovation, attracting skilled talent and fostering a robust entrepreneurial ecosystem. In healthcare, the presence of cutting-edge research facilities and medical centers positions the city as a leader in healthcare innovation and services, attracting significant investment. Additionally, Albuquerque's vibrant tourism industry draws millions of visitors annually to experience its rich history, vibrant arts scene, and outdoor recreational opportunities, creating a fertile ground for hospitality and entertainment ventures. Furthermore, the city's commitment to sustainable development has spurred growth in renewable energy and clean technology sectors, offering lucrative opportunities for investors looking to capitalize on the global shift towards environmental sustainability. With its strategic location at the intersection of major transportation routes and its pro-business policies, Albuquerque presents a compelling case for investors seeking long-term growth and diversification in a thriving and culturally rich metropolitan area at the heart of the Southwest.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	3,777	64,367	190,559
2023 Population	3,550	65,148	190,673
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	1,219	25,714	74,305
2023 Households	1,150	26,446	75,131
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$53,354	\$54,709	\$63,228

DISTANCE MAP



**DOWNTOWN
ALBUQUERQUE**

**UNIVERSITY OF
NEW MEXICO**

±3.6 MILES

±3.9 MILES

SUBJECT PROPERTY

±2.7 MILES

**ABQ INTERNATIONAL
AIRPORT**

2023 SUNPORT BOULEVARD EXPANSION PROJECT

The inauguration of the 26.9 million dollar Sunport Boulevard in Albuquerque, New Mexico, marks a milestone in the city's infrastructure development. This state-of-the-art thoroughfare serves as a crucial link between the Albuquerque International Sunport and surrounding areas, facilitating seamless transportation for residents, tourists, and businesses alike. With its carefully planned layout and modern amenities, Sunport Boulevard not only alleviates traffic congestion but also enhances accessibility to key destinations, including nearby commercial hubs and residential neighborhoods. Its construction represents a collaborative effort between public and private sectors, underscoring a commitment to fostering sustainable growth and improving the quality of life for Albuquerque's diverse community.

The project, which was completed in June 2023, provides excellent access from the subject facility to both the Interstate 25 Highway and the Albuquerque International Sunport.



SOURCE: WWW.BERNCO.GOV/PUBLIC-WORKS/WP-CONTENT

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **245 Woodward Rd SE, Albuquerque, NM 87102** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

HEAVY MANUFACTURING FACILITY FOR SALE OR LEASE

245 WOODWARD RD SE, ALBUQUERQUE, NM 87102

INTERACTIVE OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY:

TAYLOR DINTZNER
Associate

DIR +1 (602) 946-4687

MOB +1 (907) 717-8319

taylor.dintzner@matthews.com

Lic No. SA707937000 (AZ)

ERIK MANARINO
Senior Associate

DIR +1 (602) 975-0808

MOB +1 (520) 665-9249

erik.manarino@matthews.com

Lic No. SA686808000 (AZ)

JOHN STROUD
Associate Vice President

DIR +1 (602) 975-0807

MOB +1 (515) 419-0718

john.stroud@matthews.com

Lic No. SA691768000 (AZ)

KYLE MATTHEWS
BROKER OF RECORD

LICENSE NO. 19601 (NM)