

STRATEGIC R&D

10421 DEVELOPMENT RD SE, ALBUQUERQUE, NM 87123

FOR
LEASE



LEASE

- » **Rate:** \$17.50/RSF NNN
- » **1st Floor:** 14,472 ±RSF
- » **2nd Floor:** 6,266 ±RSF
- » **Total RSF:** 20,738 ±RSF

FEATURES

- » Located in the Sandia Research Park with immediate access to KAFB gate
- » Multiple grade level docks
- » Zoned: NR-BP
- » Fenced Secured Parking
- » ORBIT Network Fiber
- » 500 KVA Transformer
- » 277/480 Volt. Three phase/four wire. 1,600 amps
- » Security System in place

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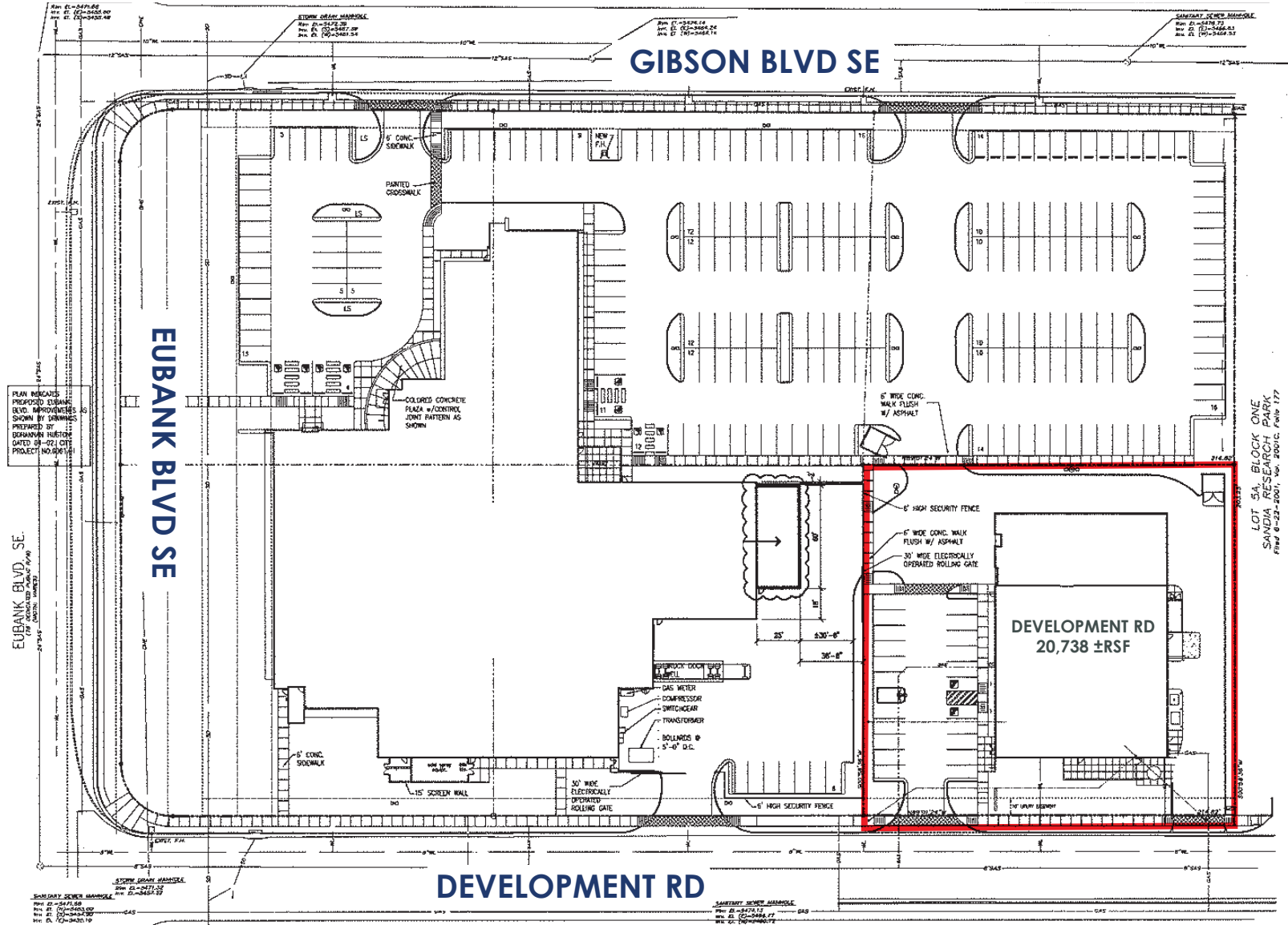
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SITEPLAN

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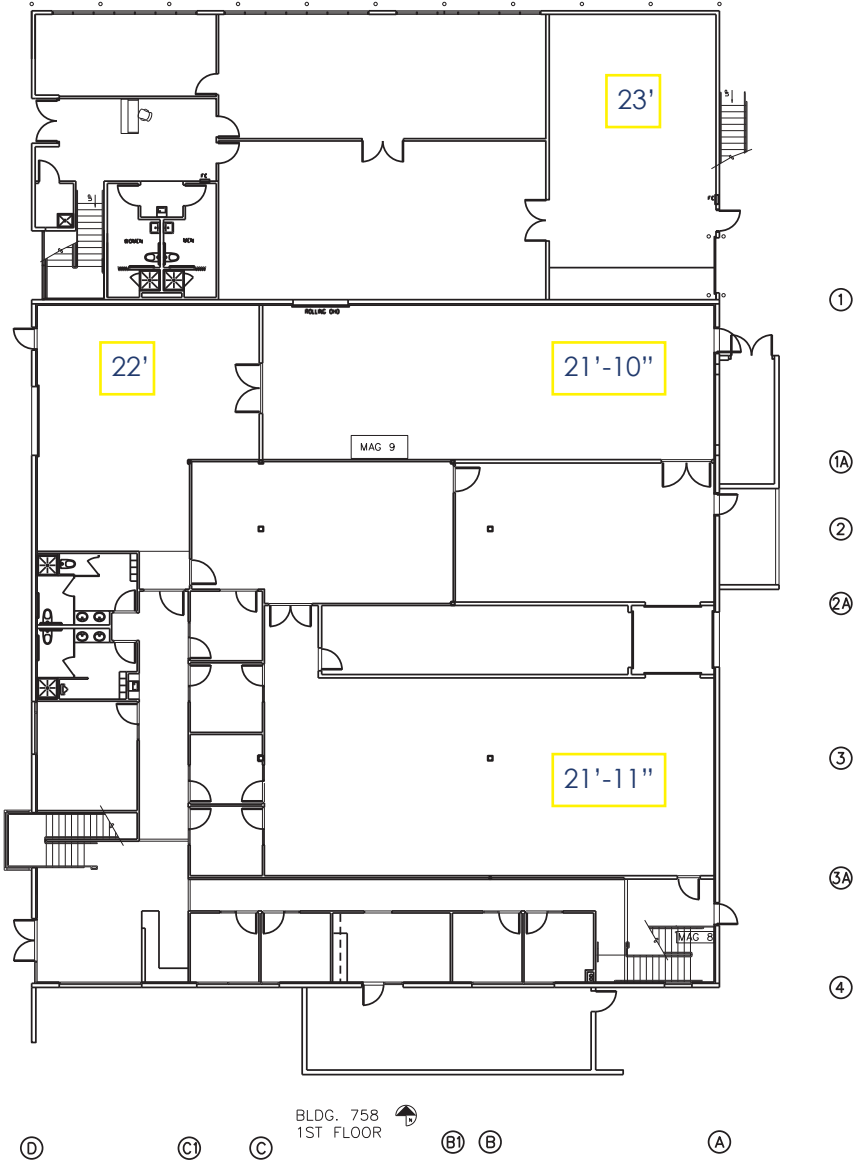
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10421 DEVELOPMENT RD - FIRST FLOOR

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14,472 ±RSF

Approx. Ceiling Heights




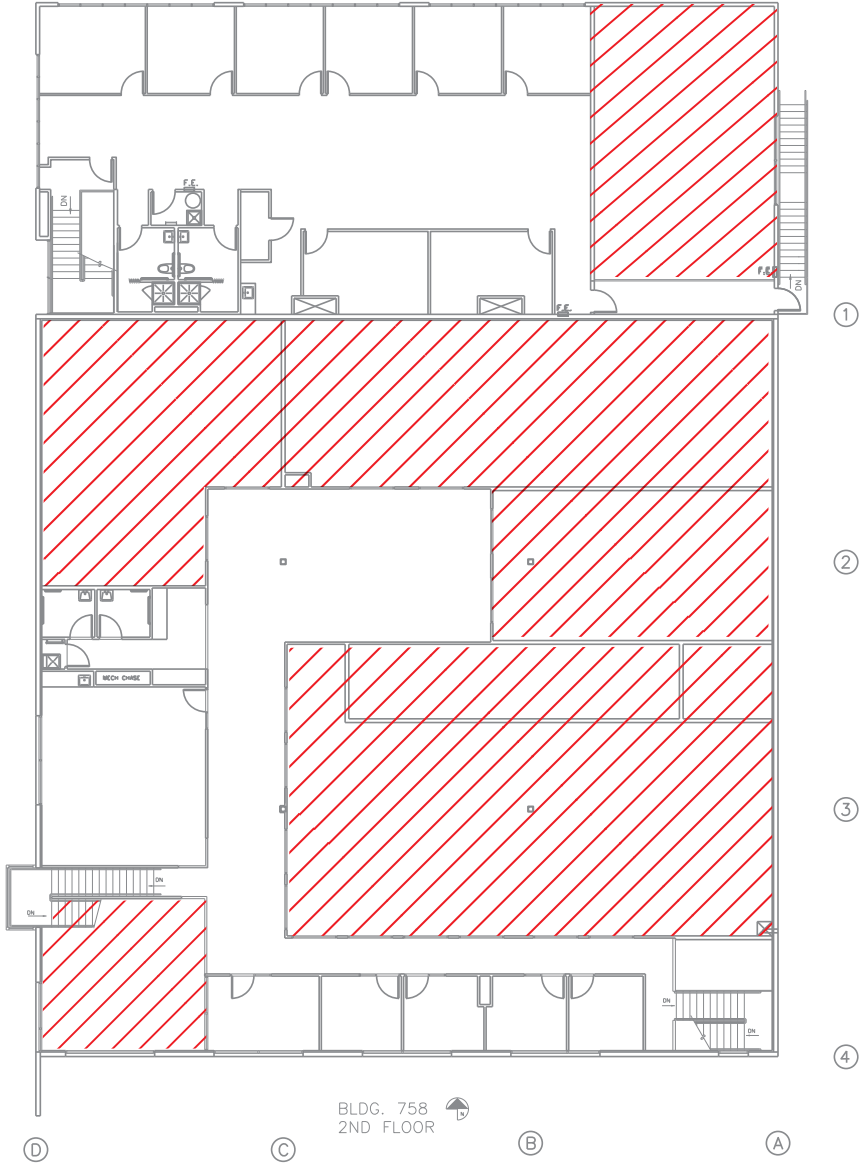
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10421 DEVELOPMENT RD - SECOND FLOOR

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6,266 ±RSF

 Indicates high bay or atrium open to below



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AERIAL VIEW

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AREA OVERVIEW

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DRIVE TIME DEMOS

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10 MINUTE DRIVE TIME



Population - 126,972



Avg HH Income - \$59,655



20 MINUTE DRIVE TIME



Population - 325,494



Avg HH Income - \$69,468



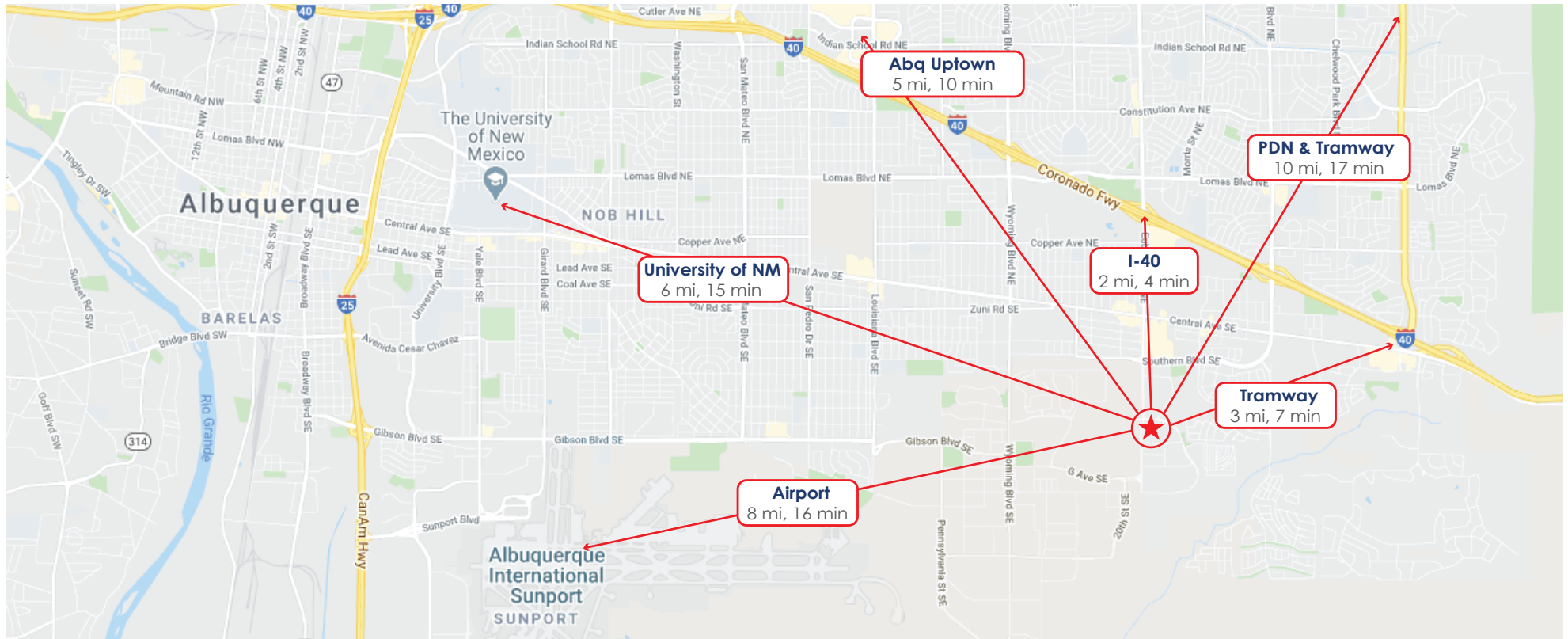
30 MINUTE DRIVE TIME



Population - 523,159



Avg HH Income - \$76,741



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CONTACT INFORMATION

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CONTACT

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