

CALL FOR MORE INFORMATION



AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- State of the art office buildout
- 60% Office / 40% Warehouse
- 15' Clear height
- 3-Phase Power / 400 Amps
- 7 offices, conference, breakroom/kitchen
- Paved yard
- Drive up & grade level door
- 28 kW Solar System
- Self-financing Options available

TRAFFIC COUNT

Jackie: 951 VPD  
Barbara Loop: 1,885 VPD  
(Sites USA 2021)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



71,360  
2021 POPULATION  
3 MILE RADIUS



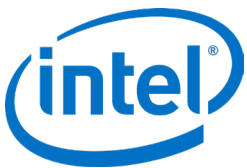
46,194  
2021 DAYTIME POPULATION  
3 MILE RADIUS



\$86,231  
2021 AVERAGE INCOME  
3 MILE RADIUS



1,885 VPD  
BARBARA LOOP



LESS THAN 0.5 MILES FROM PROPERTY  
\$3.5 BILLION INVESTMENT  
1,000 NEW JOBS

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## PROPERTY OVERVIEW

Sale Rate	SOLD
Available SF:	7,475 SF
Lot Size:	0.65 Acres
Year Built:	2008
Frontage (in Feet):	110
Zoning:	C-2
Submarket:	Rio Rancho
Sprinklers:	Yes
Clear Height:	17'
Power:	3-Phase 400 AMP
Solar:	28 KW

## PROPERTY OVERVIEW

4041 Jackie Rd. is a state of the art office warehouse building near the entrance of Rio Rancho off of Jackie Rd. & 528. This office/warehouse building has a brand new buildout including 7 private offices, conference room, breakroom with full kitchen, 4 restrooms, and modern finishes throughout. The property is 60% office and 40% warehouse. Warehouse includes a 10'x12' doc-high door, a 10'x12' grade level door, and 17' of clear height. The property is fully sprinkled and heated & cooled throughout. The property has a new 28 KW solar system with a value of over \$100,000 that fully offsets power usage of current user.

## LOCATION OVERVIEW

Property is located near the southern border of Rio Rancho to the north of the Intel campus. This property is within 5-minutes drive time of the city of Albuquerque and 5- minutes from the village of Corrales.

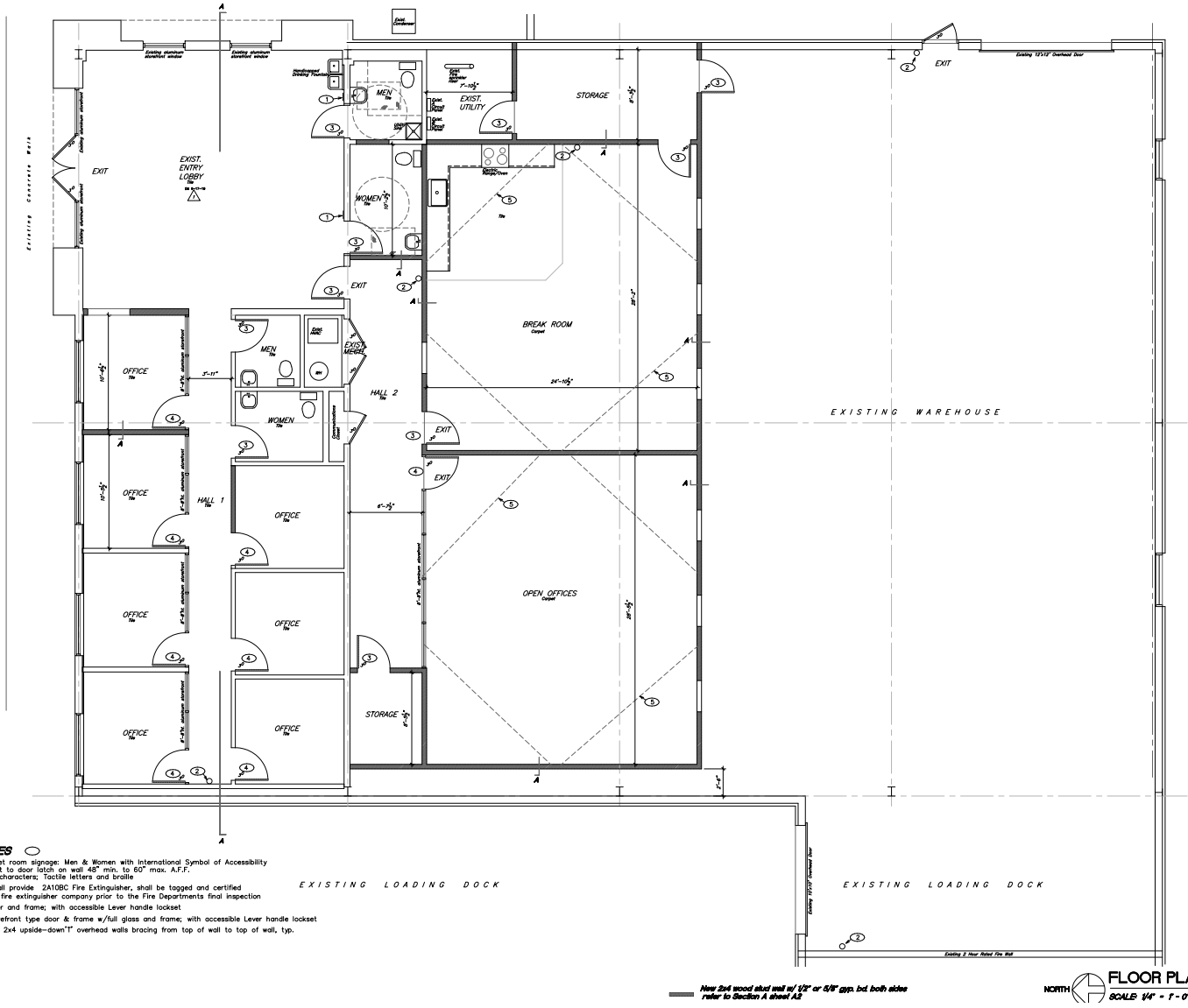
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**KEYED NOTES**

1. Accessible toilet room signage: Men & Women with International Symbol of Accessibility. Mount adjacent to door latch on wall 48" min. to 60" max. A.F.F. to bottom of characters. Tactile letters and braille.
2. Contractor shall provide 2A10BC Fire Extinguisher, shall be tagged and certified by a licensed fire extinguisher company prior to the Fire Departments final inspection.
3. Solid core door and frame, with accessible Lever handle lockset.
4. Aluminum storefront type door & frame w/ full glass and frame, with accessible Lever handle lockset.
5. Composite (2) 2x4 upside-down T overhead walls bracing from top of wall to top of wall, typ.

EXISTING LOADING DOCK

EXISTING WAREHOUSE

EXISTING LOADING DOCK

New 2x4 wood stud wall w/ 1/2" or 5/8" gap, btd. both sides  
refer to Section A @ sheet A2

NORTH  **FLOOR PLAN**  
SCALE 1/4" = 1'-0"

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# Rio Rancho Office Warehouse

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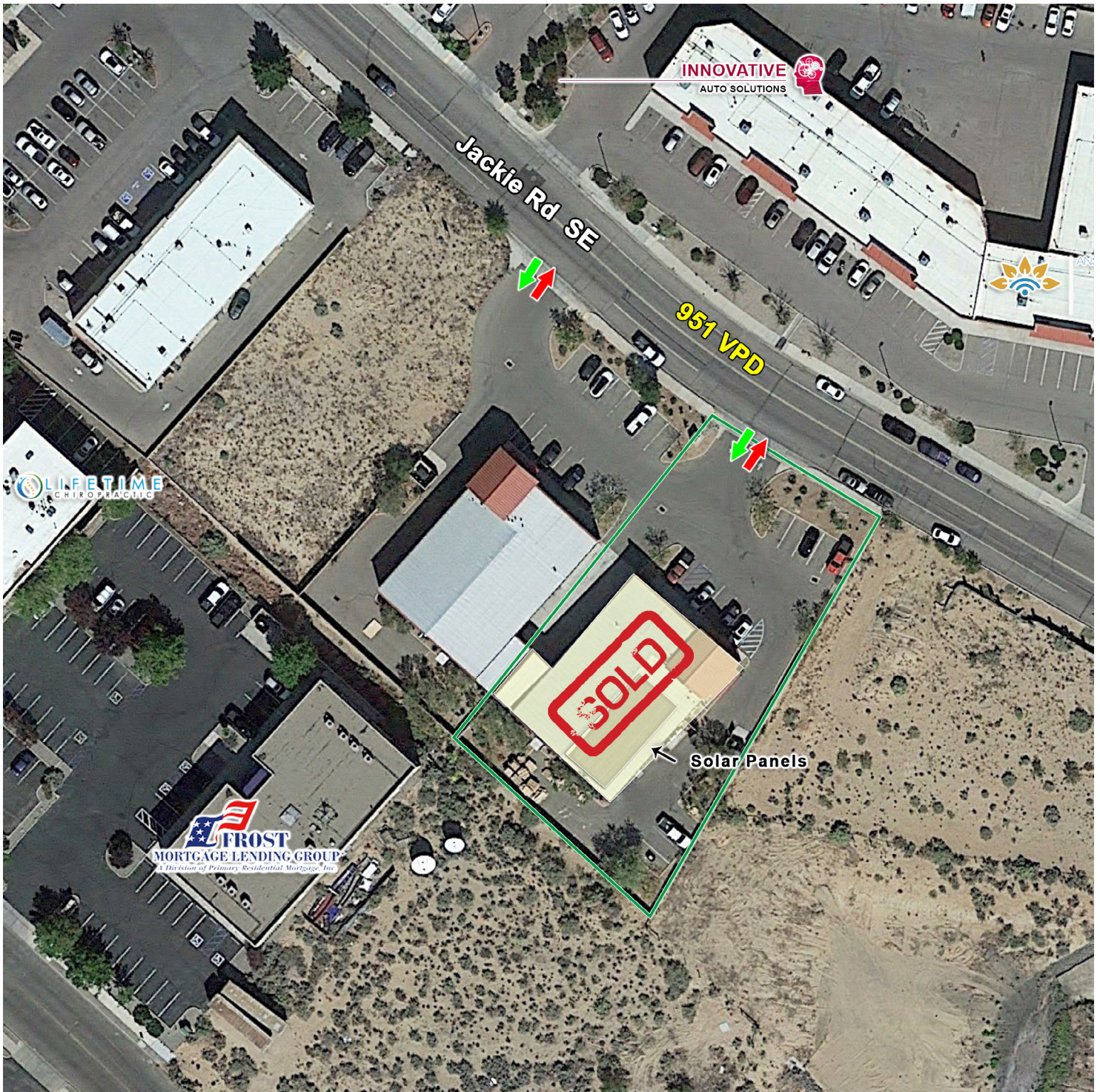
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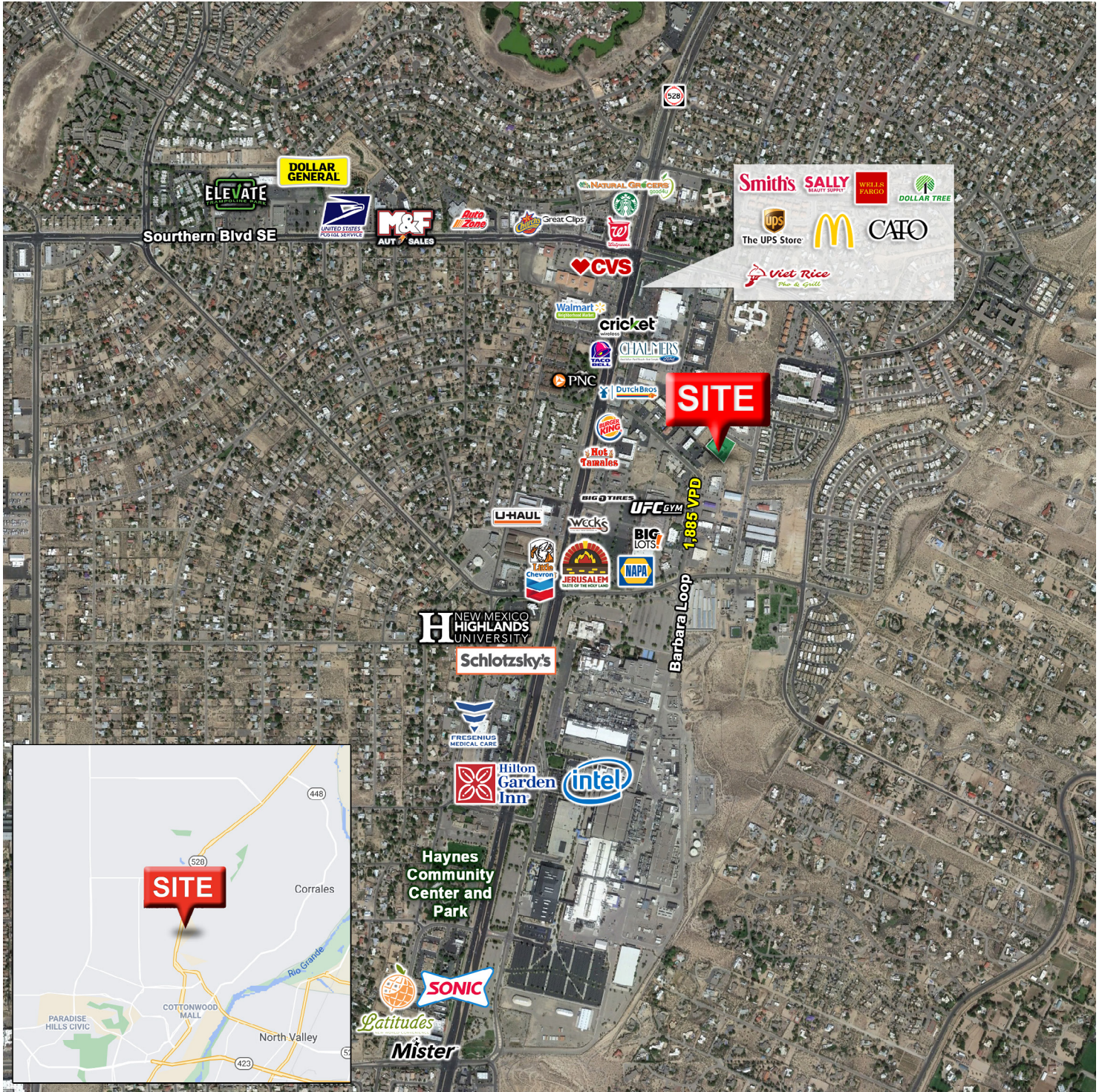
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