

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with rounded corners. Below the text are three horizontal stripes in yellow, red, and blue.

# For Lease

8000 Bluewater Rd NW  
Albuquerque, NM 87121

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8000 Bluewater Rd NW | For Lease

# Property Profile

## Details

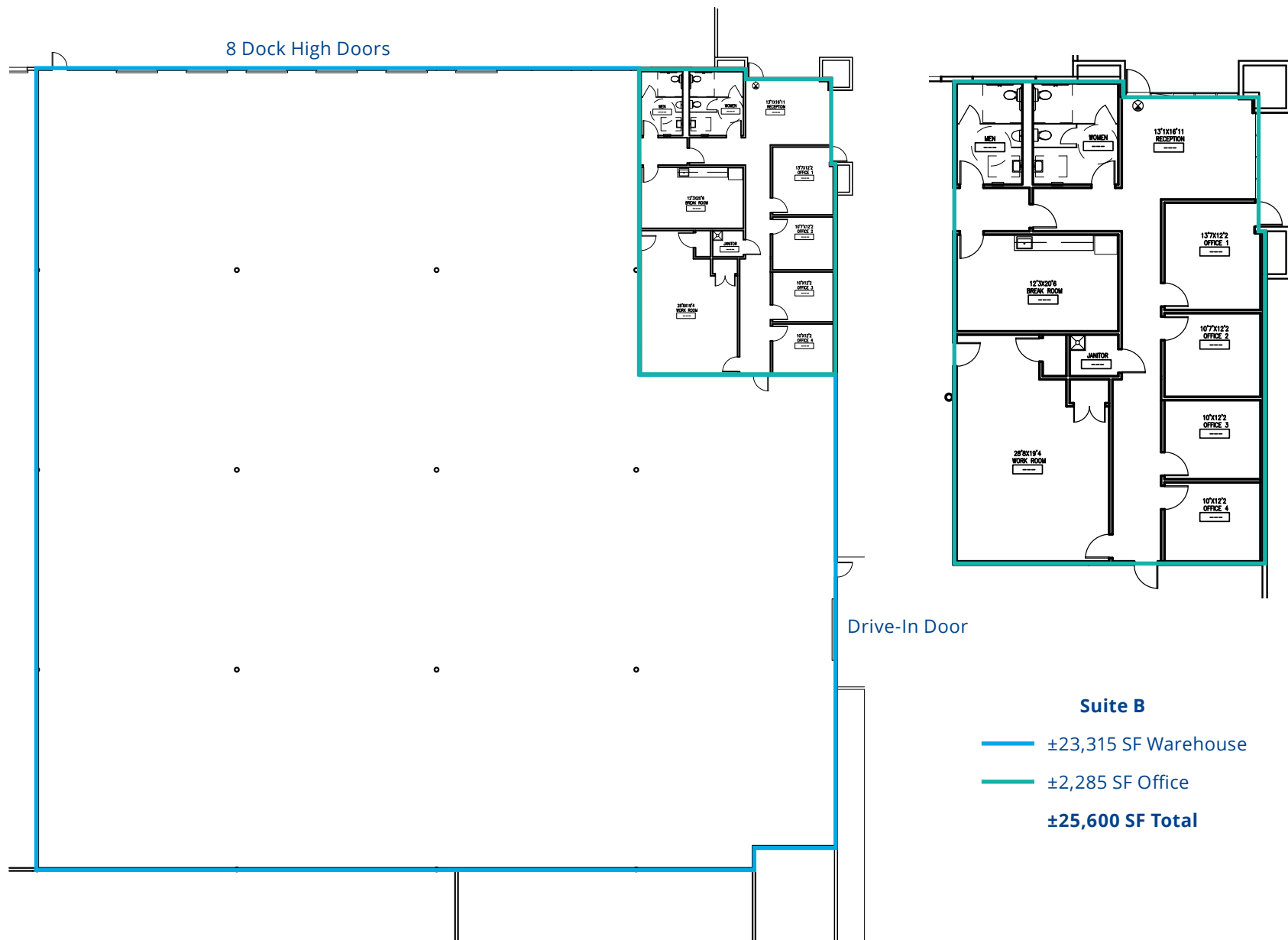
|                 |                                         |
|-----------------|-----------------------------------------|
| Lease Rate      | \$12.25 PSF                             |
| Lease Type      | NNN                                     |
| Building Size   | ± 201,720 SF                            |
| Space Available | ± 25,600 SF                             |
| Submarket       | West Mesa                               |
| Zoning          | NR-BP (Non-Residential - Business Park) |

## Features

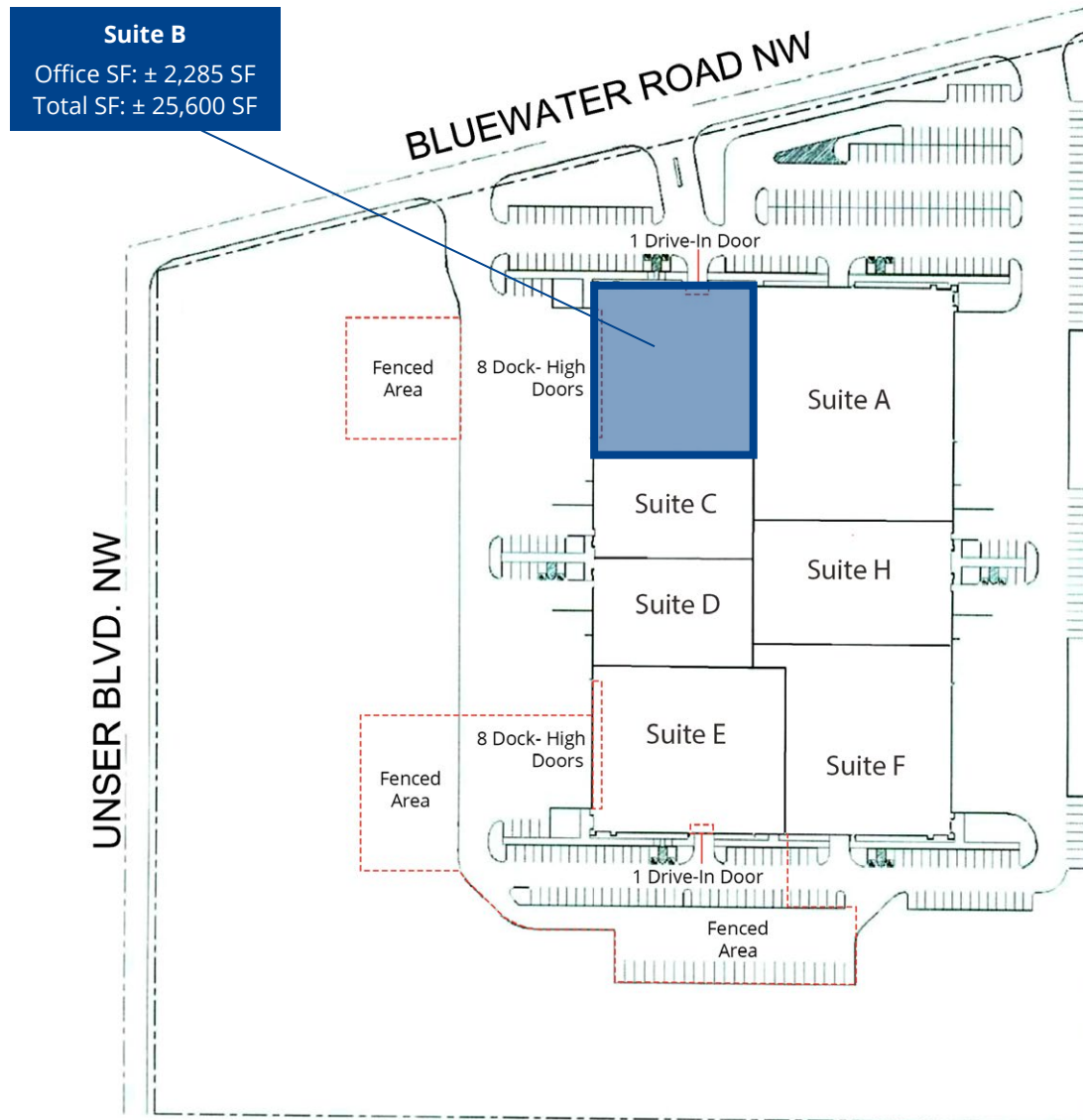
- ±24' vertical clearance with skylights
- Fenced yard/trailer parking
- 80' concrete truck apron
- Tilt-up concrete panel construction
- Fire Sprinklers
- 277/480 volt power
- 40' x 40' column spacing
- Suite B:
  - 8 (8' x 10') dock-high doors
  - 12' x 14' drive-in door



# Floor Plan

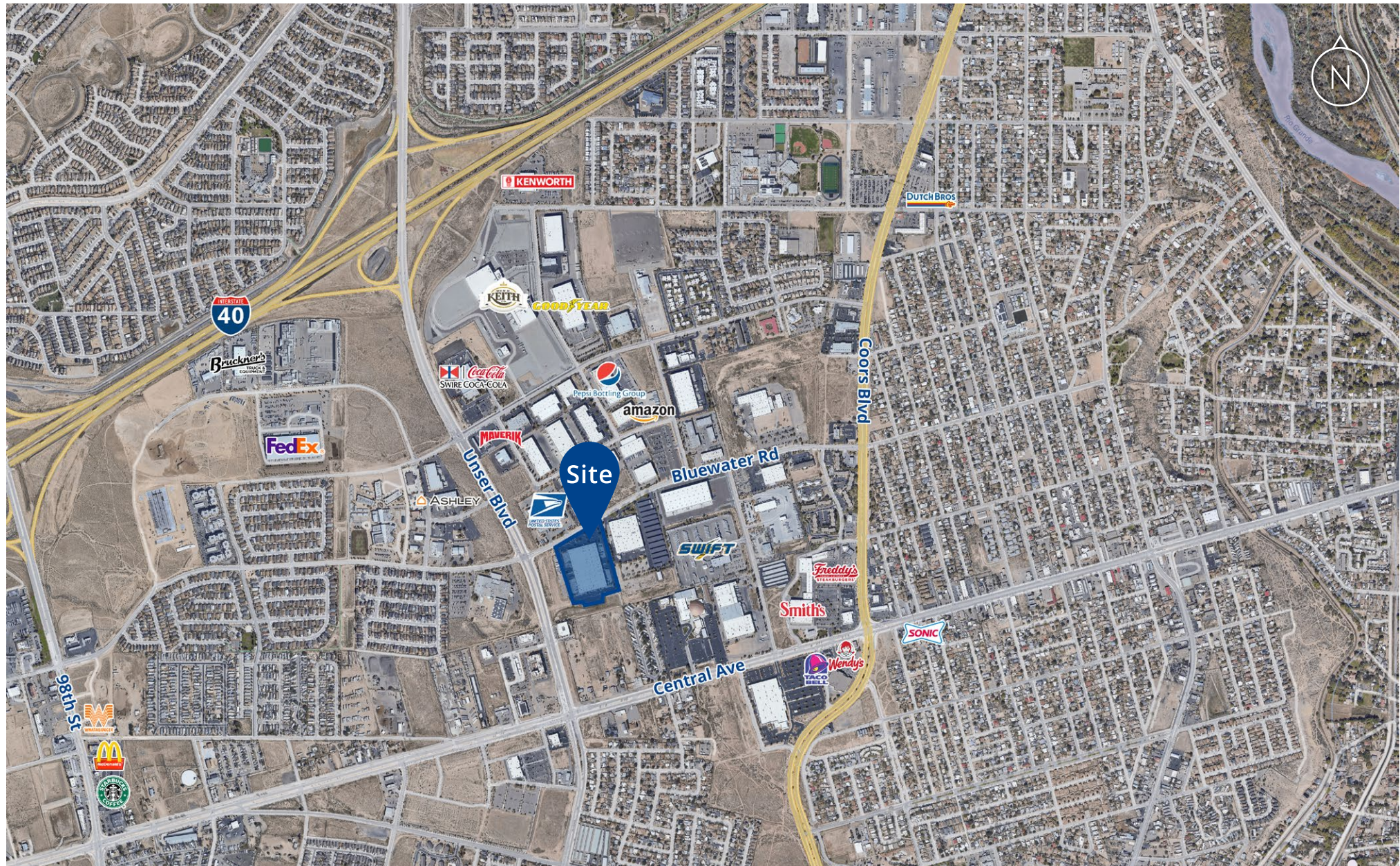


# Site Plan



8000 Bluewater Rd NW | For Lease

# Trade Area Aerial



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# Intersection Aerial

