WAREHOUSE / OFFICE FLEX SPACE WITH GATED YARD

SWQ OF SOUTHERN AND UNSER
1201 Veranda Road Southeast Rio Rancho, NM 87124



FOR LEASE

AVAILABLE SPACE
2,500 -5,375 SF

RATE
$15.00 PSF NNN
NNNs* $1.76 PSF
* Estimate provided by Landlord and subject to change

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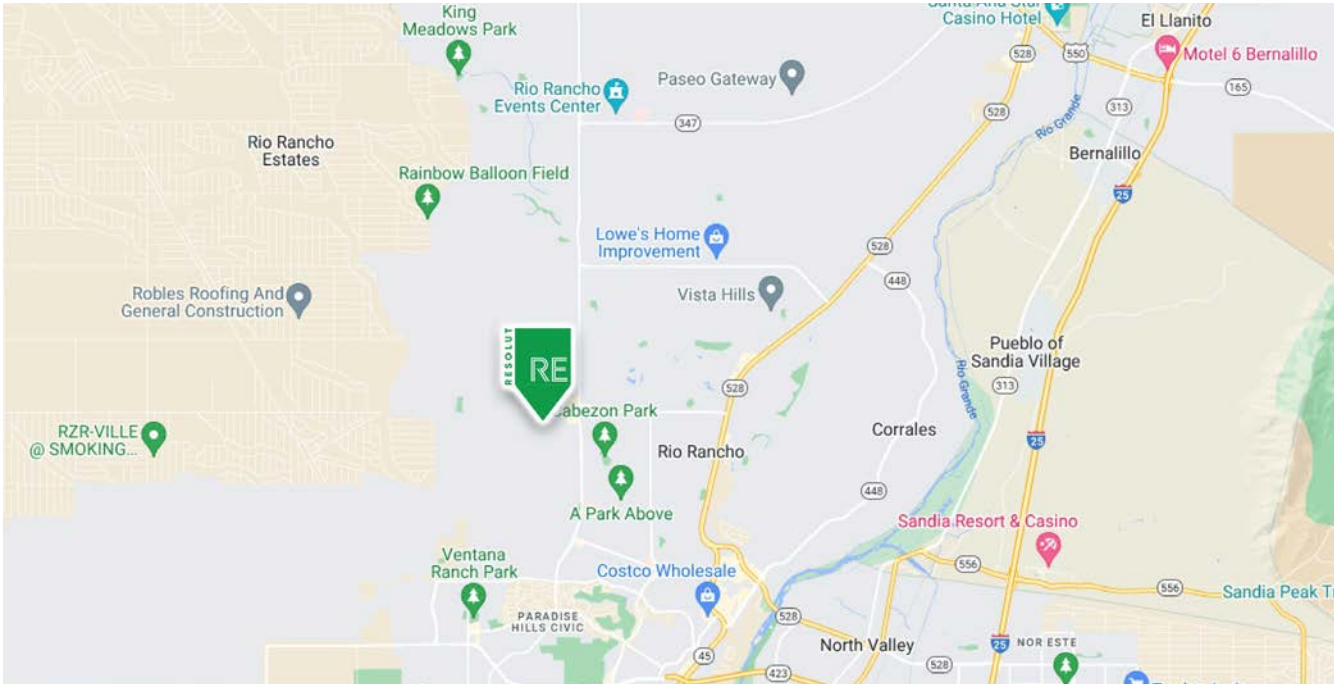
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PROPERTY HIGHLIGHTS

- Rare Rio Rancho opportunity — Warehouse, office, and yard space combined in one property.
- Functional Flex space
- Gated yard
- 12' roll up door
- Hard-to-replicate configuration — The combination of building improvements and yard space distinguishes the property from conventional warehouse or office offerings.



AREA TRAFFIC GENERATORS

Smith's, Target, Walmart, Albertsons, Presbyterian, Planet Fitness, Big Lots, Intel, CVS, Sally Beauty, Dollar General, Walgreens, AutoZone, Applebee's, Arby's, Taco Bell, Starbucks

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DEMOGRAPHIC SNAPSHOT 2026

149,760
POPULATION
3-MILE RADIUS

$123,820.00
AVG HH INCOME
3-MILE RADIUS

81,159
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Southern: 16,365 VPD
Unser: 16,932 VPD
(Sites USA 2026)

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PROPERTY OVERVIEW

A rare opportunity to lease a well-designed industrial property in Rio Rancho, New Mexico, featuring a functional combination of warehouse space, professional office buildout, and valuable yard area. Thoughtfully configured to support industrial, service, distribution, and other business operations, this property offers the versatility and functionality that are increasingly difficult to find in the Rio Rancho market.

The well-planned layout combines warehouse operations with dedicated office space, providing an efficient environment for businesses that need both operational and administrative areas under one roof. The additional yard space offers valuable flexibility for equipment, vehicle parking, material storage, or other business needs, subject to applicable zoning and use requirements.

With its quality buildout, practical design, and combination of indoor and outdoor space, this property presents an exceptional opportunity for an owner-user or investor seeking a functional industrial asset in a market where comparable opportunities are limited.

LOCATION OVERVIEW

Located in Rio Rancho, New Mexico, this property offers businesses an opportunity to establish or expand operations in the growing northwest Albuquerque metropolitan area. Rio Rancho provides access to a broad regional customer base, established residential and commercial markets, and the greater Albuquerque business community.

The property's combination of warehouse, office, and yard space is particularly well suited for businesses that require operational flexibility, on-site equipment or vehicle storage, and convenient access between administrative and industrial functions. Its location within Rio Rancho makes it worth considering for contractors, service companies, distributors, equipment-related businesses, and other owner-users seeking a functional property in this market.

Industrial properties that combine a thoughtfully designed building with usable yard space can be difficult to replace once acquired, making this a compelling opportunity for businesses seeking a long-term operational base in the Rio Rancho area.



PROPERTY DETAILS

Lease Rate:	$15.00 PSF
NNN:	$1.76 PSF
Available SF:	2,500 - 5,375 SF

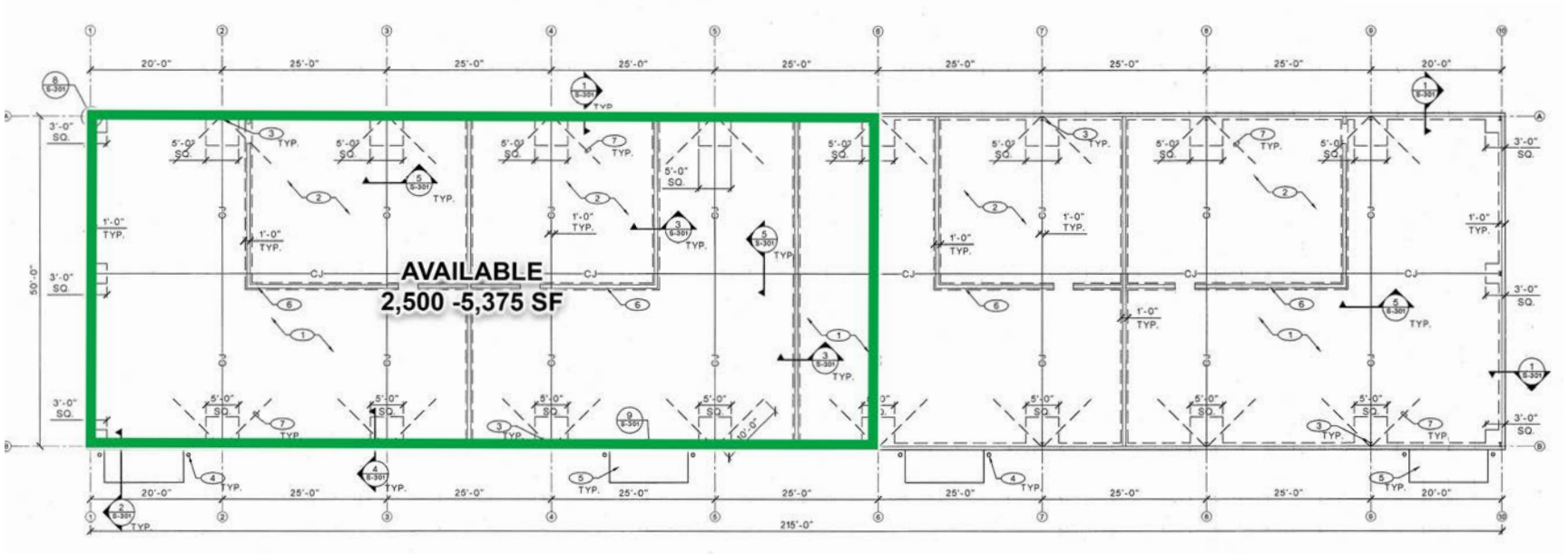
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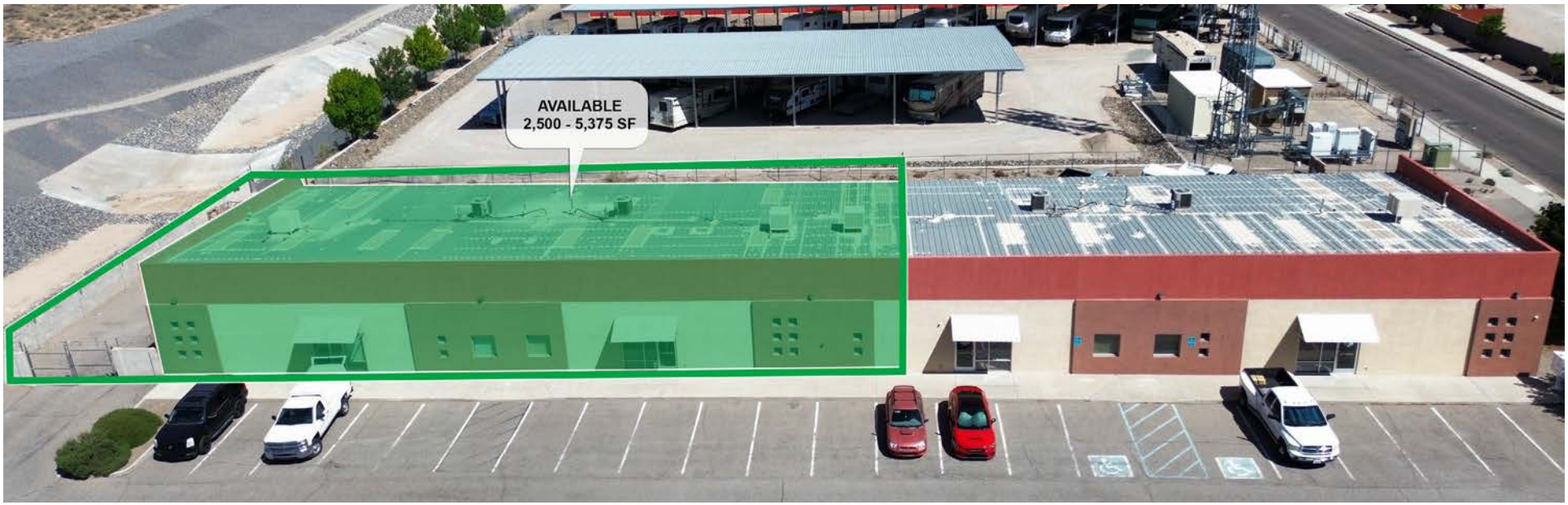
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Suite 103: 2,500 SF (Can be Combined with Suite 104)







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Suite 104: ± 2,875 SF (Can be Combined with Suite 103)





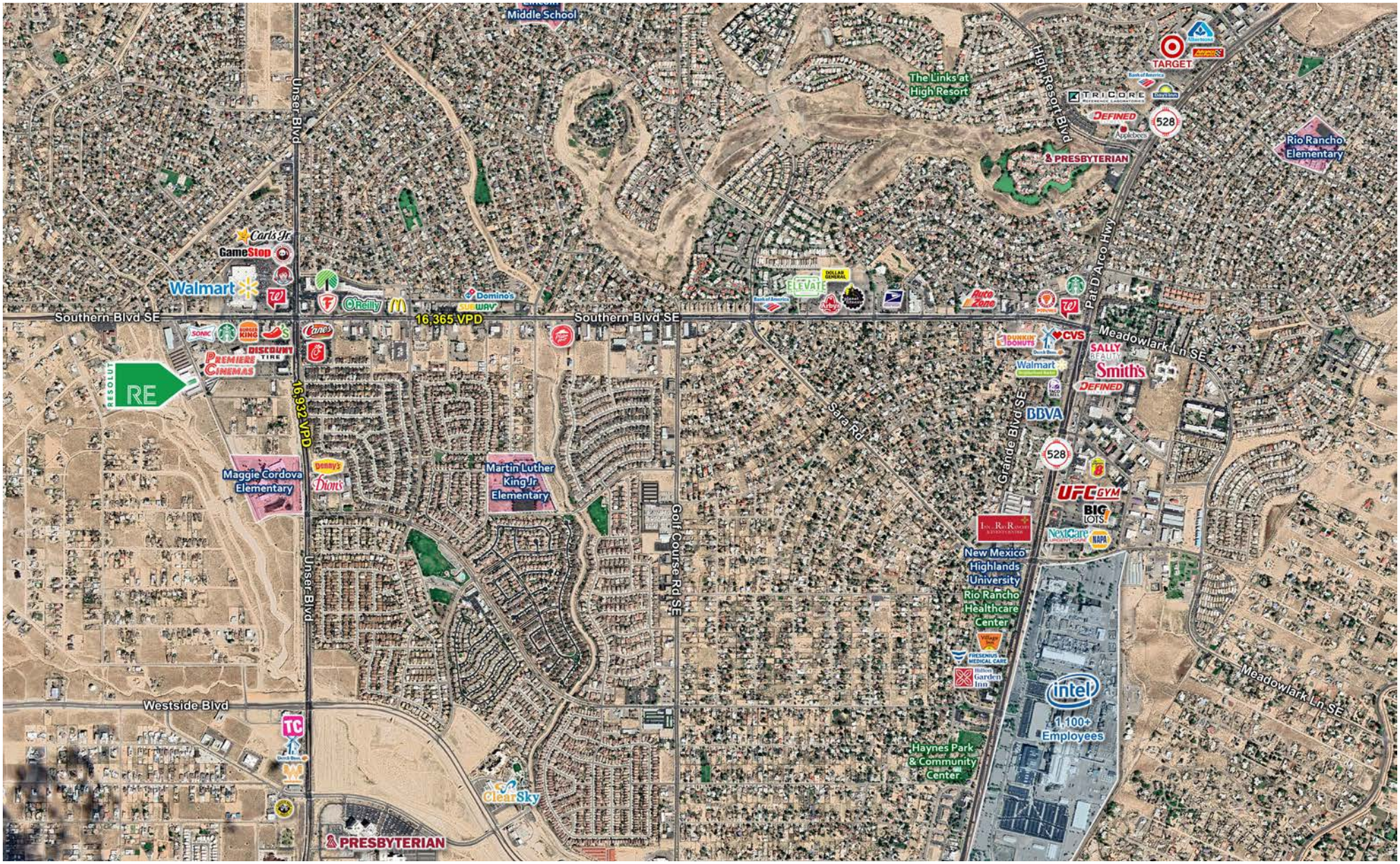






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