



Sandia Distribution Center

8000 BLUEWATER ROAD | ALBUQUERQUE, NEW MEXICO

201,720 SQUARE FEET • 71% LEASED TO 4 QUALITY TENANTS



Executive Summary

The Offering

CBRE, Inc., as an exclusive broker, is pleased to offer for sale **EJM Sandia Distribution Center (the "Property")**, an institutional quality industrial building 201,720 square feet located in Albuquerque, New Mexico. The building is 71% leased to 4 quality tenants, Owens & Minor Distribution, Inc., Shaw Industries, Tesla and Western Paper Distributors, Inc., and is strategically located with access to I-40, SR-45 and downtown Albuquerque. The property offers a staggered rollover schedule and attractive unit sizes ranging from 19,200 SF – 72,500 SF.

Property Specifications

Portfolio Summary	City, State	Square Footage	Occupancy	# of Buildings	# of Tenants	Clear Height	Year Built	Year 1 NOI
EJM Sandia Distribution Center 8000 Bluewater Road	Albuquerque, NM	201,720	71%	1	4	±24'	2000	\$888,061

Please note that it is the intent of the Seller to sell the assets with the existing debt (as generally outlined in the Existing Debt Summary available in the OM on page 25) in place with the buyer responsible for the loan assumption fees or to have the buyer be responsible for the associated pre-payment penalties if the buyer chooses to pursue market based debt or otherwise not assume the existing loans.



Key Investment Highlights



PROPERTY HIGHLIGHTS

Unique Albuquerque Opportunity

- » Institutional quality industrial building totaling 201,720 square feet
- » Property features include $\pm 24'$ clearance, 47 Dock-High Doors, 8 Grade Level Doors, 9% office finish and ample parking due with 31% coverage
- » Attractive unit sizes ranging from 19,200 SF – 72,500 SF
- » Functional cross-dock building with two points of ingress/egress on Bluewater Road
- » Additional ± 6.19 acre parcel available as a separate offering

TENANCY HIGHLIGHTS

71% Leased to 4 Quality Tenants

- » Immediate upside to NOI after leasing 25,600 & 32,000 square foot vacancies
- » Quality tenants include Owens & Minor Distribution, Inc. (72,500 SF), Shaw Industries (19,200 SF), Tesla (19,200 SF) and Western Paper Distributors, Inc. (33,200 SF)
- » Highly committed tenants with 18.3 years weighted average lease term from inception
- » High quality, stable tenancy as demonstrated by 96% average rent collection April-August 2020

LOCATION HIGHLIGHTS

Strategic Albuquerque Location with Strong Demographics

- » Great location with easy access to I-40, SR-45 and downtown Albuquerque
- » Serves as the state's major commercial center, serving as a hub for business, trade, finance, industry & government
- » With a substantial labor force, the Albuquerque metro area accounts for nearly 45% of the state's total employment
- » With a young population and the presence of the University of New Mexico, the Albuquerque metro area will continue to provide employers with an abundant, diverse and well-educated work force

MARKET HIGHLIGHTS

Most Dynamic Urban Area is New Mexico

- » Albuquerque is a logistics & manufacturing market with an industrial base of 43.2 MSF
- » Strong Albuquerque industrial dynamics as demonstrated by 2.8% vacancy rate, a record low for the market
- » Net absorption totaled 235 KSF in H1 2020 – the 8th consecutive half-year period of positive net absorption
- » Two buildings have been completed in the first half of 2020, and were nearly 90% pre-leased
- » The average asking lease was is \$0.645 PSF NNN, the highest rate in more than a decade

ALBUQUERQUE

43.2 MSF
BASE

2.8%
VACANCY
RATE

235 KSF
YTD NET
ABSORPTION

10.7%
3 YEAR
RENT GROWTH

WEST MESA

4.4 MSF
BASE

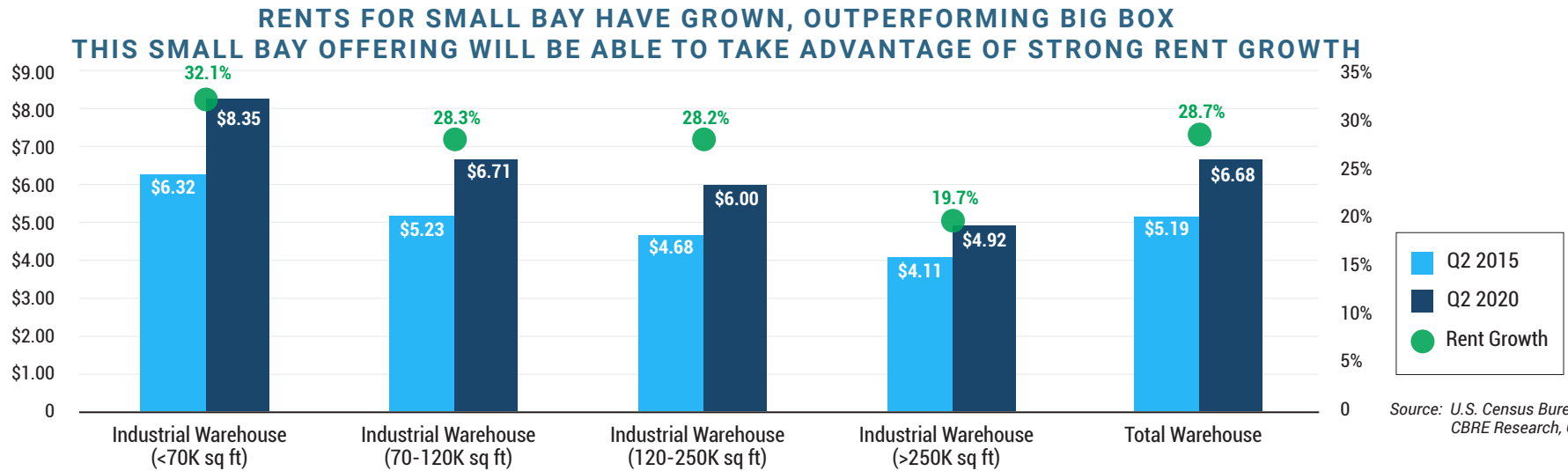
4.7%
VACANCY
RATE

78 KSF
YTD NET
ABSORPTION

2.3%
2019
RENT GROWTH

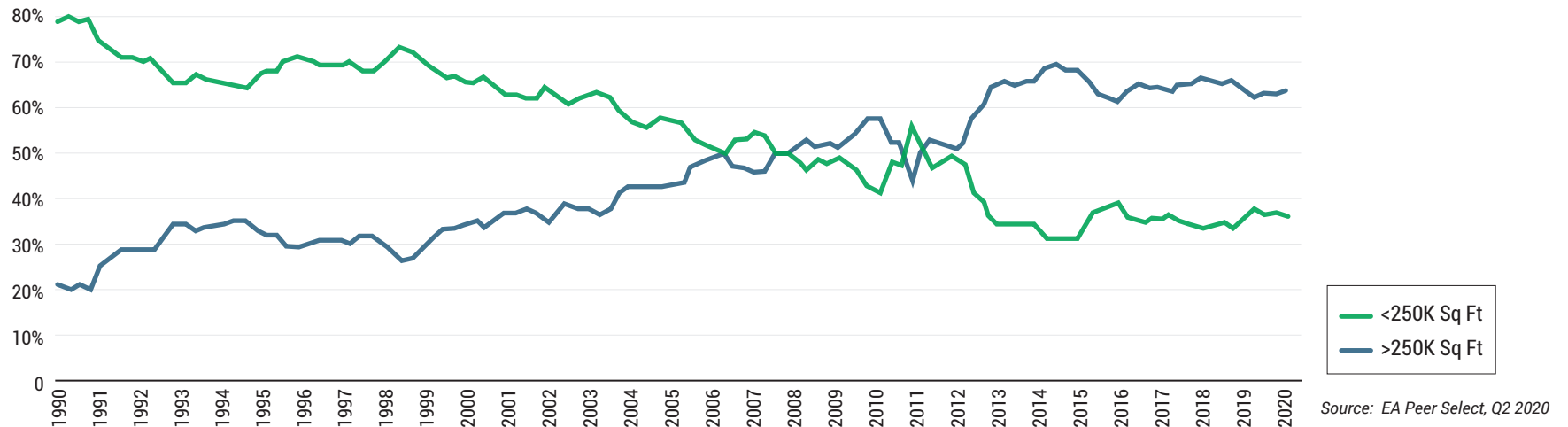
Small Bay Outpacing Big Box Industrial

INDUSTRIAL WAREHOUSE RENT GROWTH BY BUILDING SIZE SEGMENT

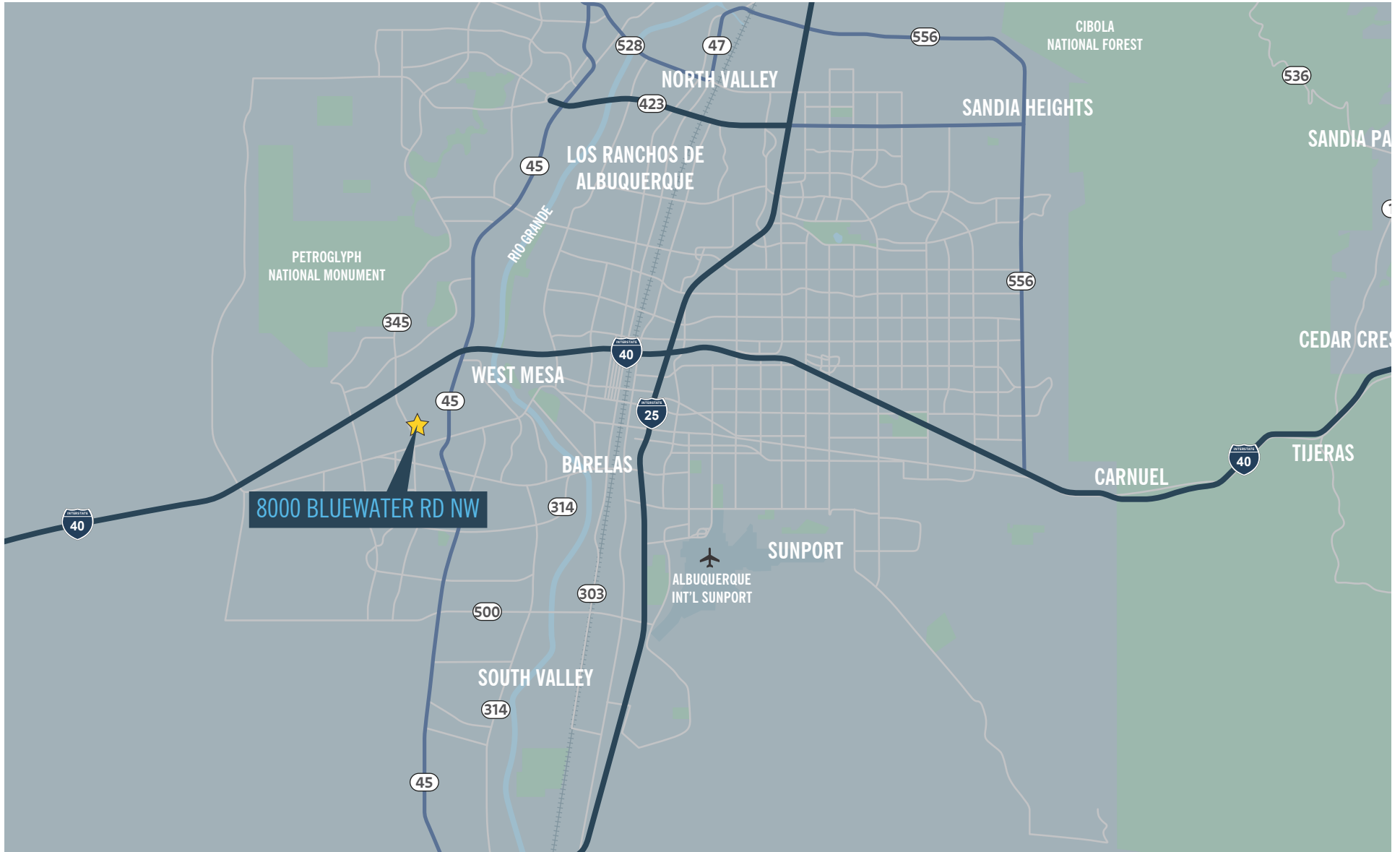


HISTORIC TREND OF DWINDLING SUPPLY IN SMALL BAY SPACE

UNDER SUPPLIED PRODUCT TYPE WITH HIGH BARRIERS TO ENTRY & LIMITED DEVELOPMENT PIPELINE

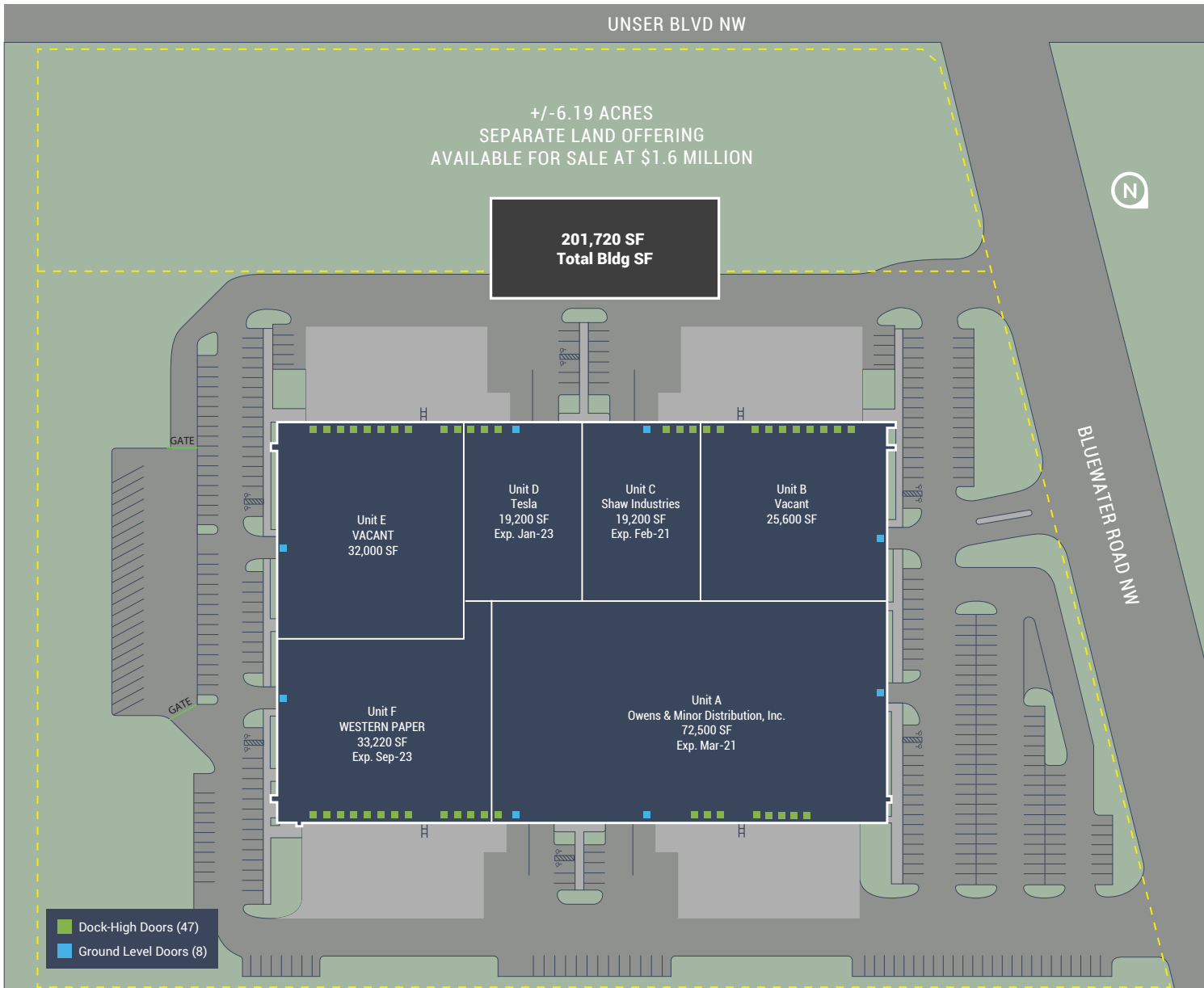


Albuquerque, NM Regional Map





Site Plan



8000 BLUEWATER ROAD | ALBUQUERQUE, NEW MEXICO

EJM Sandia Distribution Center

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