

# For Sale Los Morros Business Park

NWQ Interstate 25 & State Highway 6, Los Lunas, NM 87031



Ransom-With

## Details

### Sale Price

Tract J	\$7.00/SF (Entire Tract J)
Pad Sites	\$15-\$16/SF
Tract K	\$9.50-\$12.50/SF Divisible into 5 +/- AC Parcels

## Highlights

- Fully intergrated mixed use office/commercial/medical/retail & light industrial park
- Retail/showroom sites for sale, lease or build-to-suit
- Turnkey development packages available
  - Lease with option to purchase
- Fully improved roadways
- All underground utilities available to pads
- Carefully designed covenants that protect property owners
- Only 17 miles from Albuquerque city limits & 20 miles to ABQ International Airport



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Independently Owned and Operated



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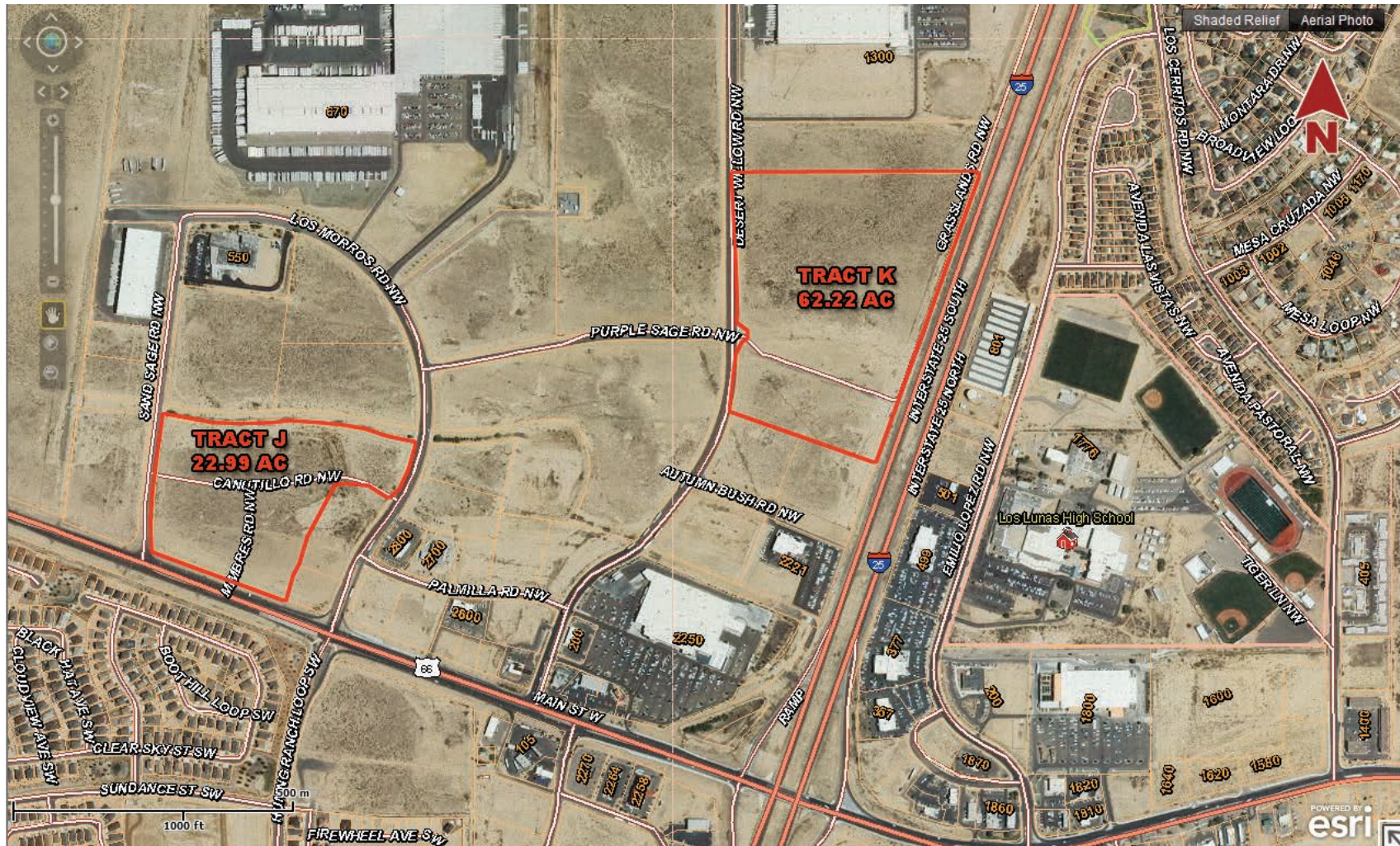
Bordering one of America's fastest growing cities the Village of Los Lunas has been able to grow and diversify its economic base, but still maintain a slow-paced lifestyle.

Being no stranger to continued growth, Los Lunas, an already energetic and resourceful community, is improving ...from new jobs, enhanced services and more shopping opportunities...it's a great place to build a business.

The Los Morros Business Park is a 500-acre park located at the intersection of Interstate 25 and New Mexico Highway 6.

Los Morros is home to Merrillat Industries, a cabinetry manufacturer growing on the Northwest side of Los Morros, and will eventually employ 700 people. Merrillat joins Wal-Mart distribution center, Wal-Mart Super Store, Fresenius, Wal-Colmonoy, Auto Dealers, Banks and support retail.

The new and exciting RailRunner Express has been completed and easy travel to Albuquerque is now available for commuters. Santa Fe is in the plans for the RailRunner Express as well.



**PARCEL MAP**