Planned Industrial Facility

AVAILABLE

- 12,800± SF to 77,500± SF (multiple SF options available)
  - Office Area built to suit

SITE FEATURES

- 4.9995 Acres
- Planned Community Zone District (PC)
- Fenced Truck Courts

FEATURES

- Concrete Tilt Construction
- 28' Clear Height
- 40' x 40' Column Spacing
- ESFR Fire Suppression
- Dock and Drive-In Access (Cross Dock)

The information contained herein is believed to be reliable, however Johnson Commercial Real Estate LC makes no warranty, representation or guarantee as to its accuracy. Interested parties should conduct its own investigations to determine the suitability of its intended use for the property.

FOR **LEASE**

5550 Turing Dr SE

Albuquerque, NM 87106

Located at the NEC of Turing & Fritts Crossing in Mesa del Sol

CONTACT

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Commercial Real Estate
(505) 831-3333 ▪ jcrenm.com
4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109

Aerial View

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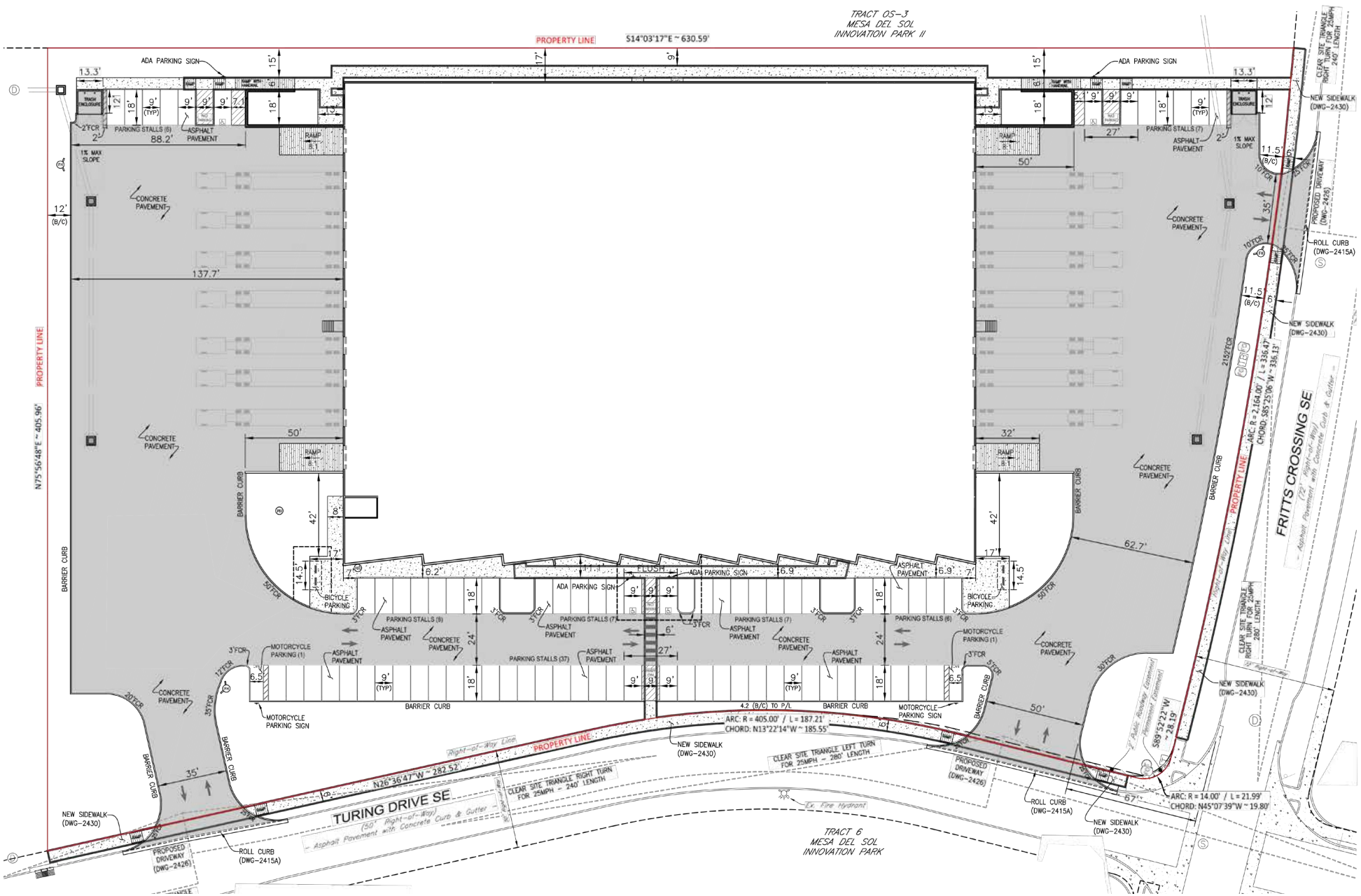
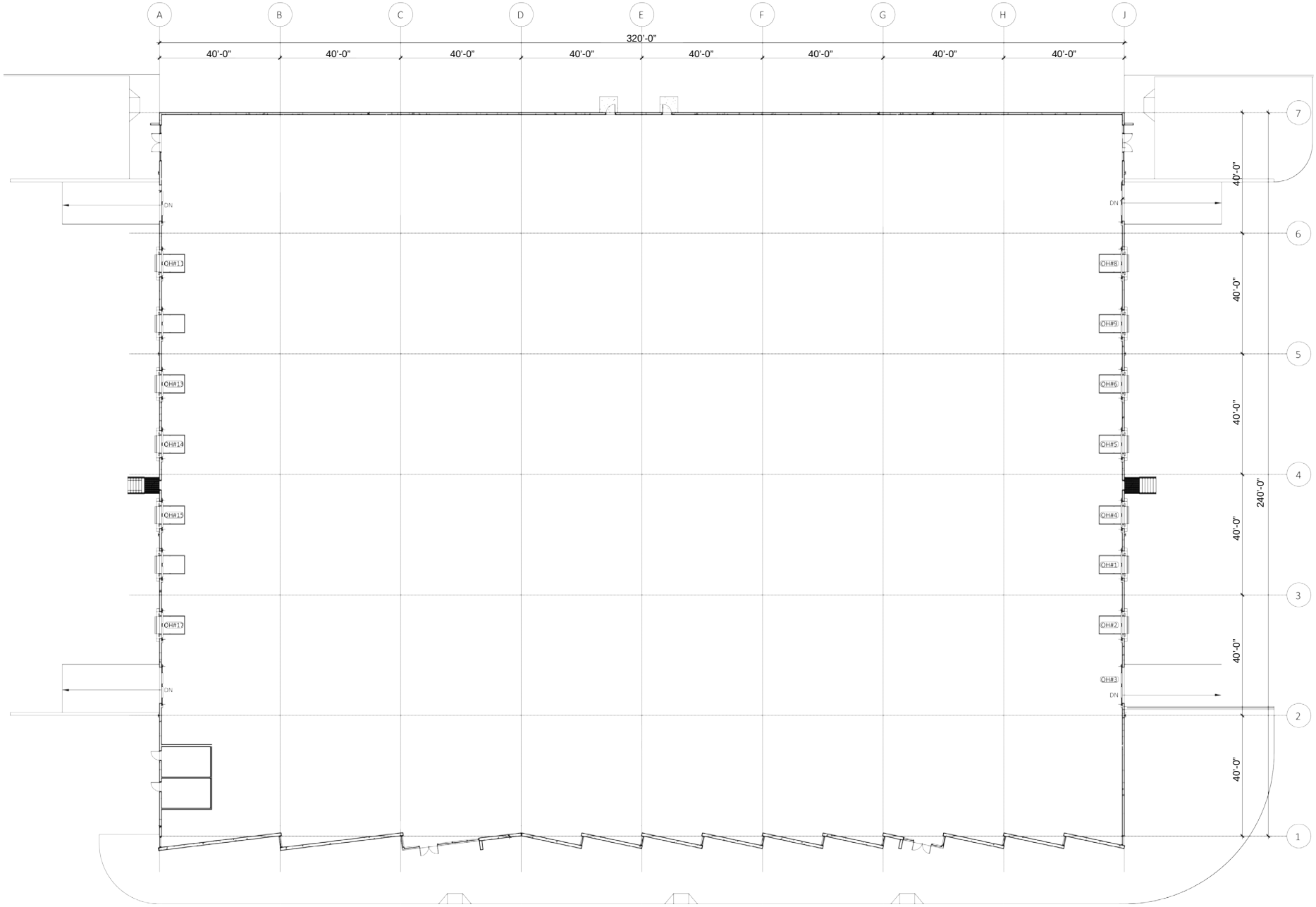
Site Plan


TRACT OS-3
MESA DEL SOL
INNOVATION PARK II
PROPERTY LINE
S14°03'17"E ~ 630.59'
ADA PARKING SIGN
PARKING STALLS (6)
PARKING STALLS (7)
ASPHALT PAVEMENT
CONCRETE PAVEMENT
RAMP
1% MAX SLOPE
BARRIER CURB
BICYCLE PARKING
PARKING STALLS (9)
PARKING STALLS (37)
MOTORCYCLE PARKING (1)
MOTORCYCLE PARKING SIGN
NEW SIDEWALK (DWG-2430)
ROLL CURB (DWG-2415A)
PROPOSED DRIVEWAY (DWG-2426)
CLEAR SITE TRIANGLE RIGHT TURN FOR 25MPH ~ 240' LENGTH
CLEAR SITE TRIANGLE LEFT TURN FOR 25MPH ~ 280' LENGTH
N75°56'48"E ~ 405.96'
N26°36'47"W ~ 282.52'
ARC: R = 405.00' / L = 187.21'
CHORD: N13°22'14"W ~ 185.55'
ARC: R = 2,164.00' / L = 336.43'
CHORD: S85°25'06"W ~ 336.13'
ARC: R = 14.00' / L = 21.99'
CHORD: N45°07'39"W ~ 19.80'
S89°52'22"W ~ 28.19'
TURING DRIVE SE
(50' Right-of-Way)
- Asphalt Pavement with Concrete Curb & Gutter -
FRITTS CROSSING SE
(72' Right-of-Way)
- Asphalt Pavement with Concrete Curb & Gutter -
Ex. Fire Hydrant
TRACT 6
MESA DEL SOL
INNOVATION PARK
TRACT I-2
MESA DEL SOL
INNOVATION PARK II

Shell Floor Plan



Architectual Renderings

Daytime Architectual Rendering

Nighttime Architectual Rendering