

Space Available

1008 Coal Avenue SE ▪ Albuquerque, NM 87106 ▪ spacesolutions@cnm.edu

Industrial Building ▪ 36,611 gsf ▪ site 2.48 acres

Immediate access to I-25 and Coal Ave SE ▪ 1 mile to CNM

private offices, large open spaces, kitchen/dining room
server, electrical and mechanical rooms ▪ raised flooring
4 parking lots ▪ enclosed, gated yard for company vehicles
varied voltages and panels throughout ▪ 120-208, 277-480
new roof, HVAC systems, paved asphalt, flooring, paint

Zoning SU-2, designated for M-1, Light Manufacturing



Parking

Existing Parking Spaces:

Lot 1
32 + 3 ADA parking spaces

Lot 2
11 + 6 ADA parking spaces

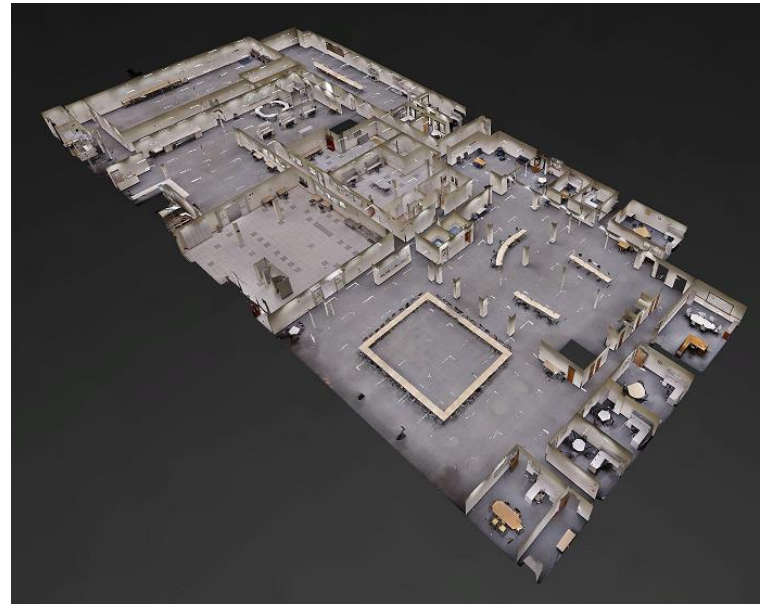
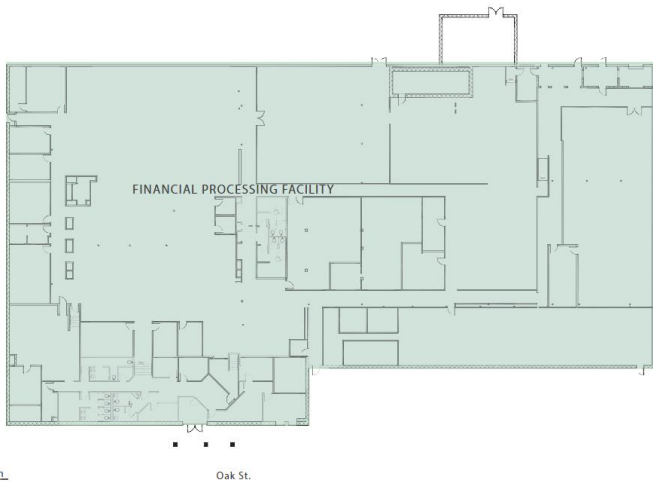
Lot 3
29 parking spaces

Lot 4
48 parking spaces

TOTAL:
120 + 9 ADA parking spaces

Building

36,611 GSF



5-D image (2019)

Former financial processing facility (bank data center).
Current use - diverse office leases, business incubation, and
Props/Film office furnishings and equipment rentals.



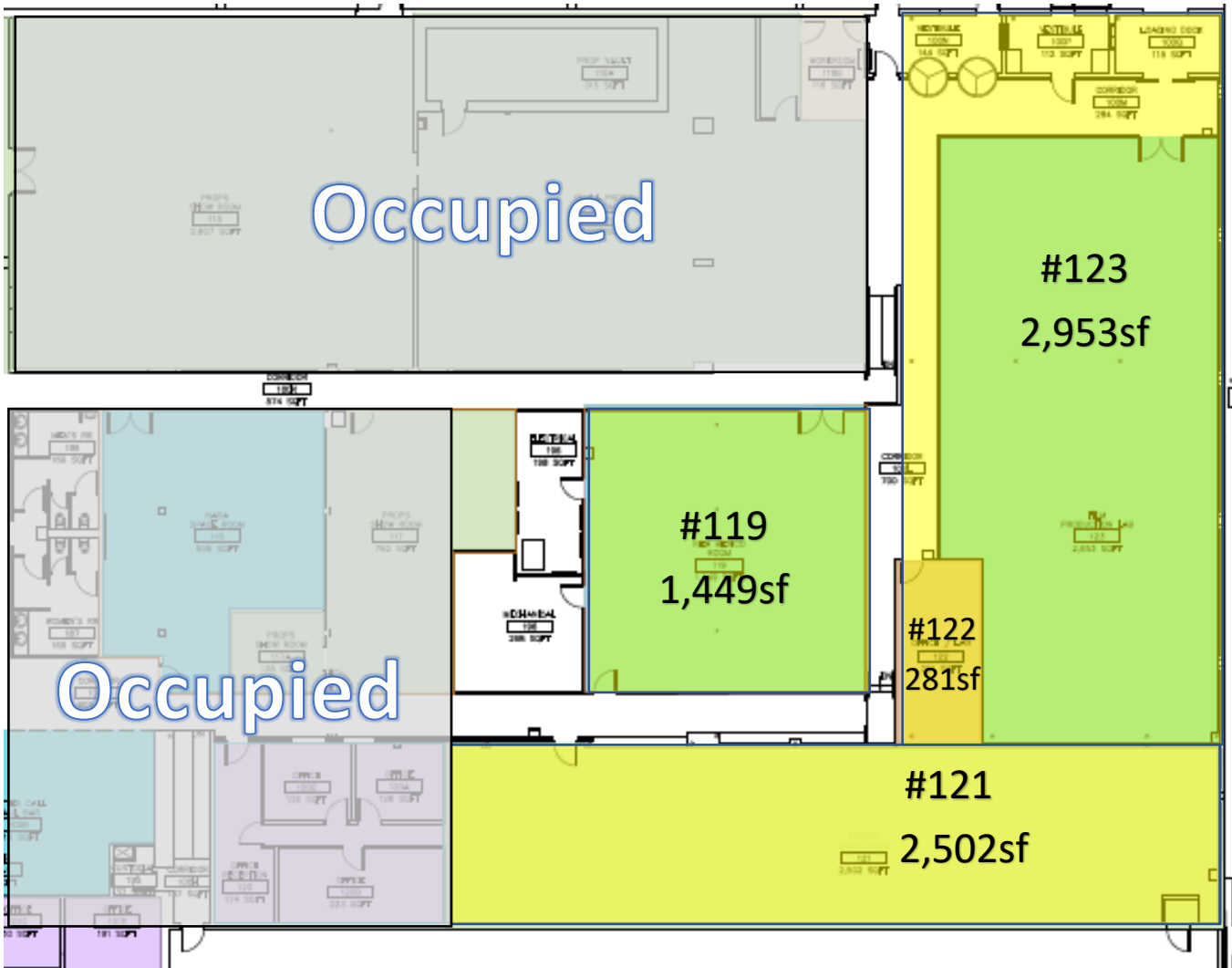
Visit LoopNet for nearby places, public transportation, and demographics near 1008 Coal Ave SE

<https://www.loopnet.com/property/1008-coal-ave-se-albuquerque-nm-87106/35001-101505709918330712/>

TECHNICAL SPECIFICATIONS (work in progress)

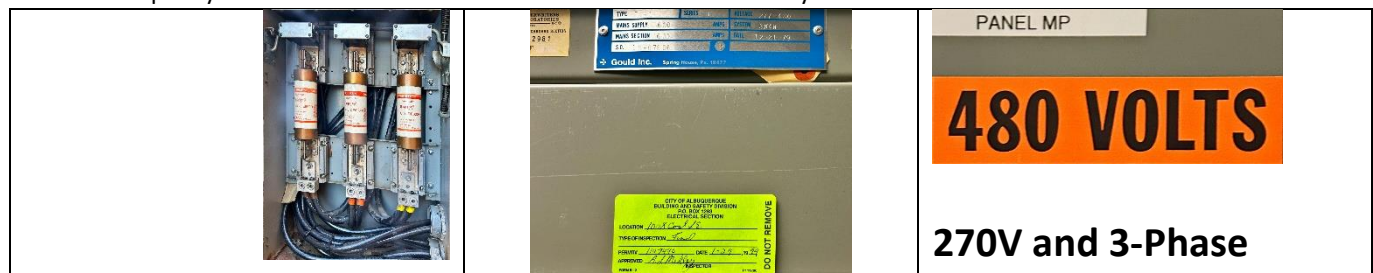
Available Square Footage:

- 2,502 #121 exclusive use (raised flooring)
- 2,953 #123 exclusive use (round level concrete flooring)
- 1,449 #119 shared as instructional, event or demonstration room (40 seats)
- 281 #122 pending continued occupancy



Electrical:

480 volts and 600-amp fuses, approximately 500kva of power is available for the entire building. Additional capacity is available in the transformer for new clean electricity.



HVAC:

6 existing, and entire replacement of 15 roof top units (RTU's) is in progress
5-10 tons per unit capacity
Brand new electrical wiring from unit to disconnect point, and gas-piping is re-routed
Site map with thermostats and label for each unit (in progress)
Coldest is approximately 68 degrees on very hot days
Load calculations for cleanroom or IT application with upgraded specialty units are available upon request
2 Mini Splits installed in server room and kitchen break room (April 2025)
Travers Mechanical Services



Contracted Climate Solutions:

1-ton Spot Cooler (Oceanaire or MovinCool)
400-500 sq. ft. coverage
Delta 20 degrees
110V plug
Needs drop ceiling

5-ton Spot Cooler (Oceanaire)
1600-2000 sq. ft. coverage
Delta 20 degrees
208-230V single phase power
Needs drop ceiling

12-ton AC (KwiKool)
208V or 480V versions
Can sit inside or outside of building
2-12" supply vents so can split into separate areas

Power & HVAC branch can provide larger units to sit outside of building

Michael Padilla
Branch Manager - Climate Solutions 686

