



Central New Mexico Rail Park contains 1,420 acres of property located in Los Lunas, New Mexico. The rail-served industrial park has received certification as part of BNSF Railway's Certification Site program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

The Central New Mexico Rail Park is a rail-served industrial park located in the Village of Los Lunas in central New Mexico. The rail park is a 1,420 acre development that is fully entitled and designated to accommodate warehousing, distribution and manufacturing operations.

The size and topography of the site can serve any size rail operations including unit trains up to 10,000 feet. The industrial park will offer sites to purchasers from 5 to over 400 acres.



Site Details:

- 1,420 acres or nearly 2.25 square miles
- Direct access to BNSF
- Adjacent to Highway 6 and 5 miles west of I-25, 22 miles south of I-40
- Sites from 5 to 400+ acres
- Transloading facilities
- Rail car storage

CONTACT INFORMATION

BNSF Regional Manager

Maksim Yashirin

928-289-7230

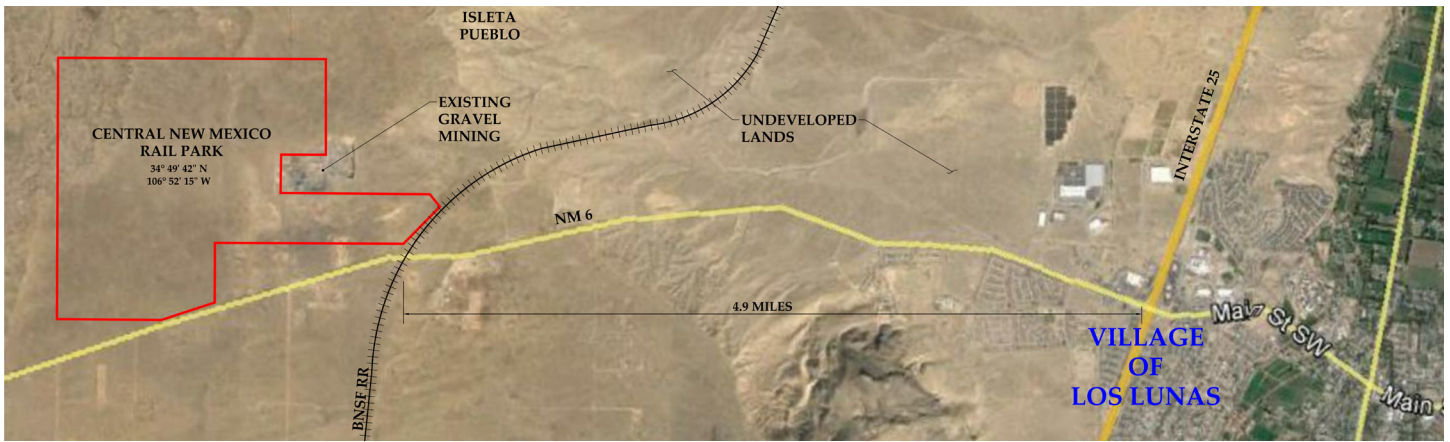
Maksim.Yashirin@bnsf.com

RIO Real Estate Investment
Opportunities, LLC

Robin Dyche

505.296.6388

robin@rio-re.com



SITE PROFILE

Land Area	1,420 acres
Zoning	Industrial, manufacturing, distribution
Owner	Central NM Rail Park, LLC
Price	approx. \$2.75 per square foot (depending upon acreage)

UTILITIES

Electric	Public Service Company of New Mexico
Gas	New Mexico Gas Company
Water	Village of Los Lunas
Wastewater	Village of Los Lunas
Telecommunications	Village of Los Lunas

DEMOGRAPHICS

Los Lunas, a village in Valencia County, is part of the Albuquerque Metropolitan Area which has an estimated population of 887,077.

POPULATION

Los Lunas, NM	14,835
5 mile radius	41,729
10 mile radius	60,352
15 mile radius	96,709

WORKFORCE

Los Lunas attracts commuters from the Albuquerque Metropolitan Area.

Total Wage & Salary Employment	374,230
Annual Mean Wage	\$44,440

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.