

# FOR LEASE



## Industrial Space With Fenced Yard For Lease Near Interstate 25

4019 Edith Blvd NE, Unit 10, Albuquerque, NM 87107



### LOCATION

- On Edith Blvd., In Between Candelaria and Comanche

### AVAILABLE

- Building 10 - 7,000± SF Total
  - Office - 674± SF
  - Warehouse - 6,326± SF

### LEASE INFORMATION

- \$10.95/SF/YR (NNN)

### FEATURES

- 2 Dock High Doors
- 1 Drive-In (Ramp) Door
- 15'-10" Clear Height
- Convenient Central Location with Easy Interstate Access
- Shared Fenced Yard/Truck Court

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NM LICENSE # 19234

[jcrenm.com](http://jcrenm.com)

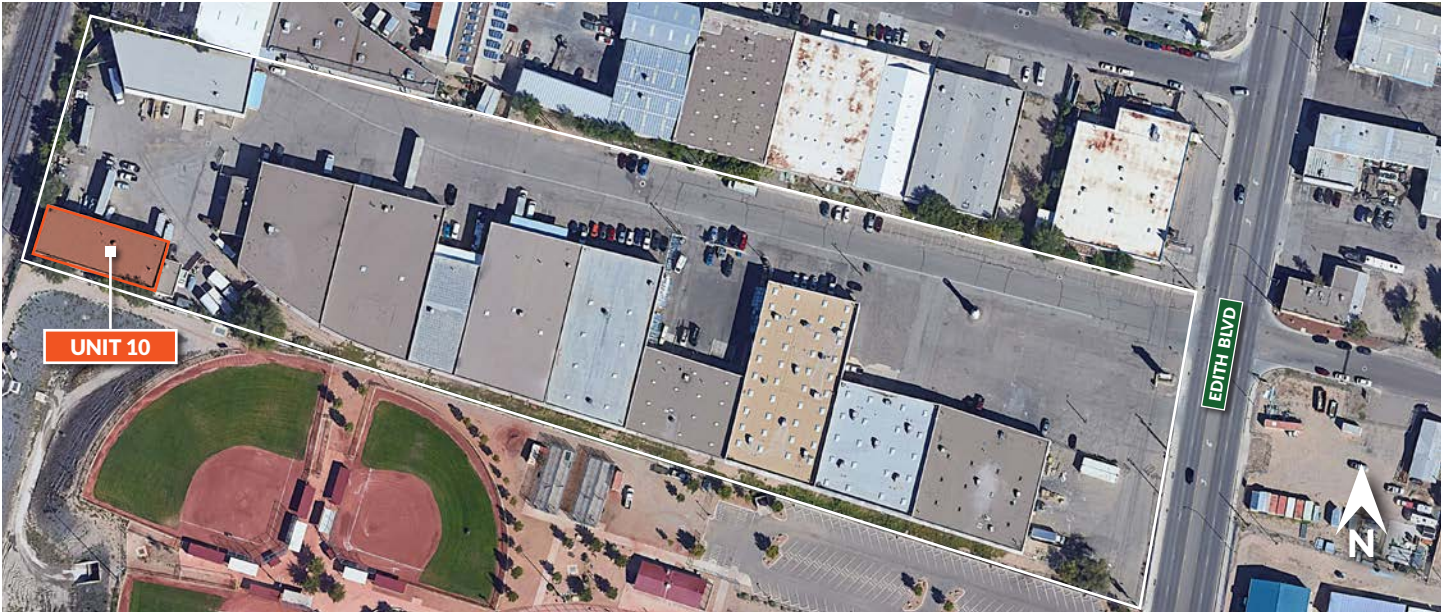
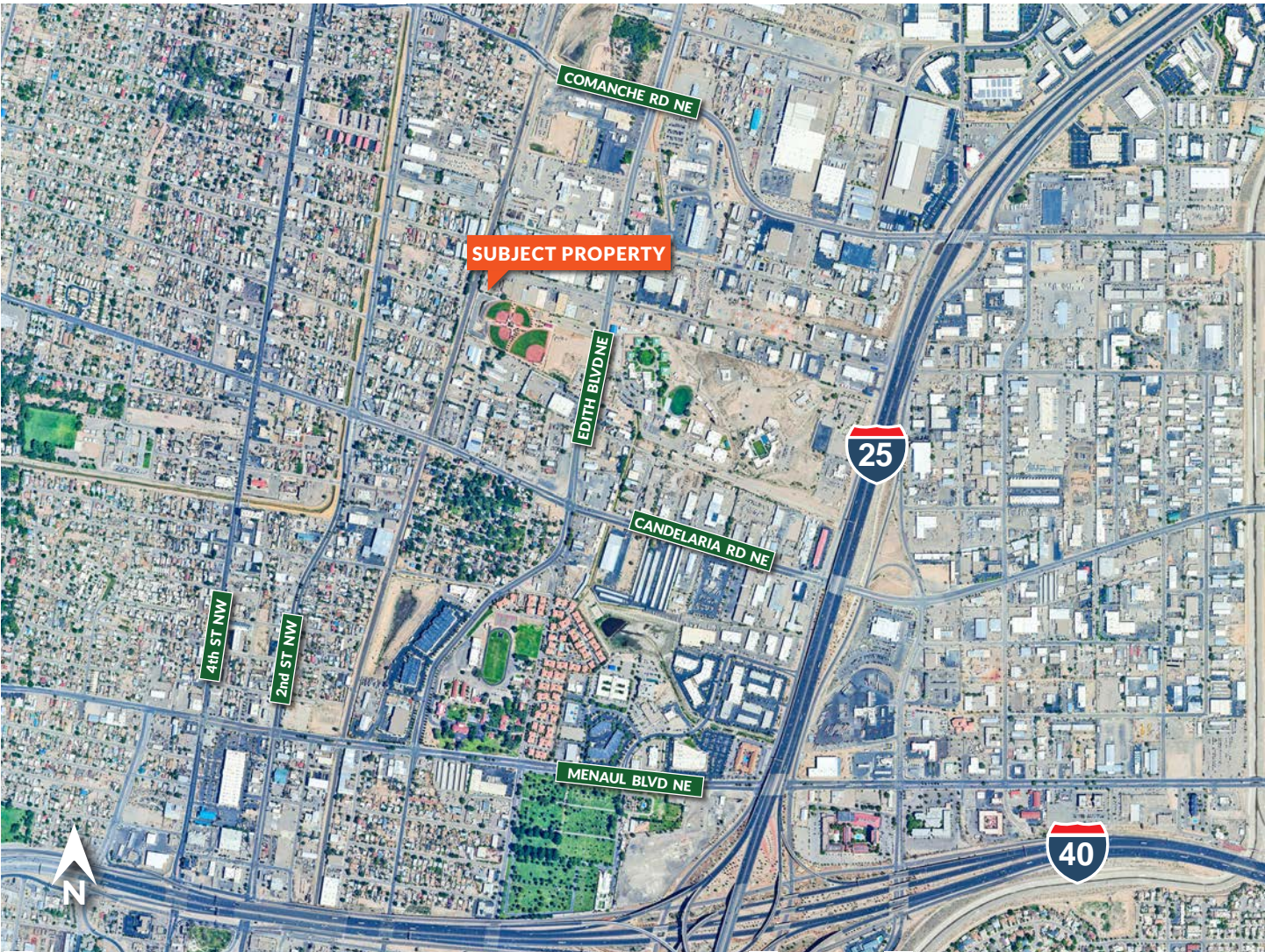
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4811 Hardware Dr NE, Suite C-5  
Albuquerque, NM 87109 | 505-831-3333



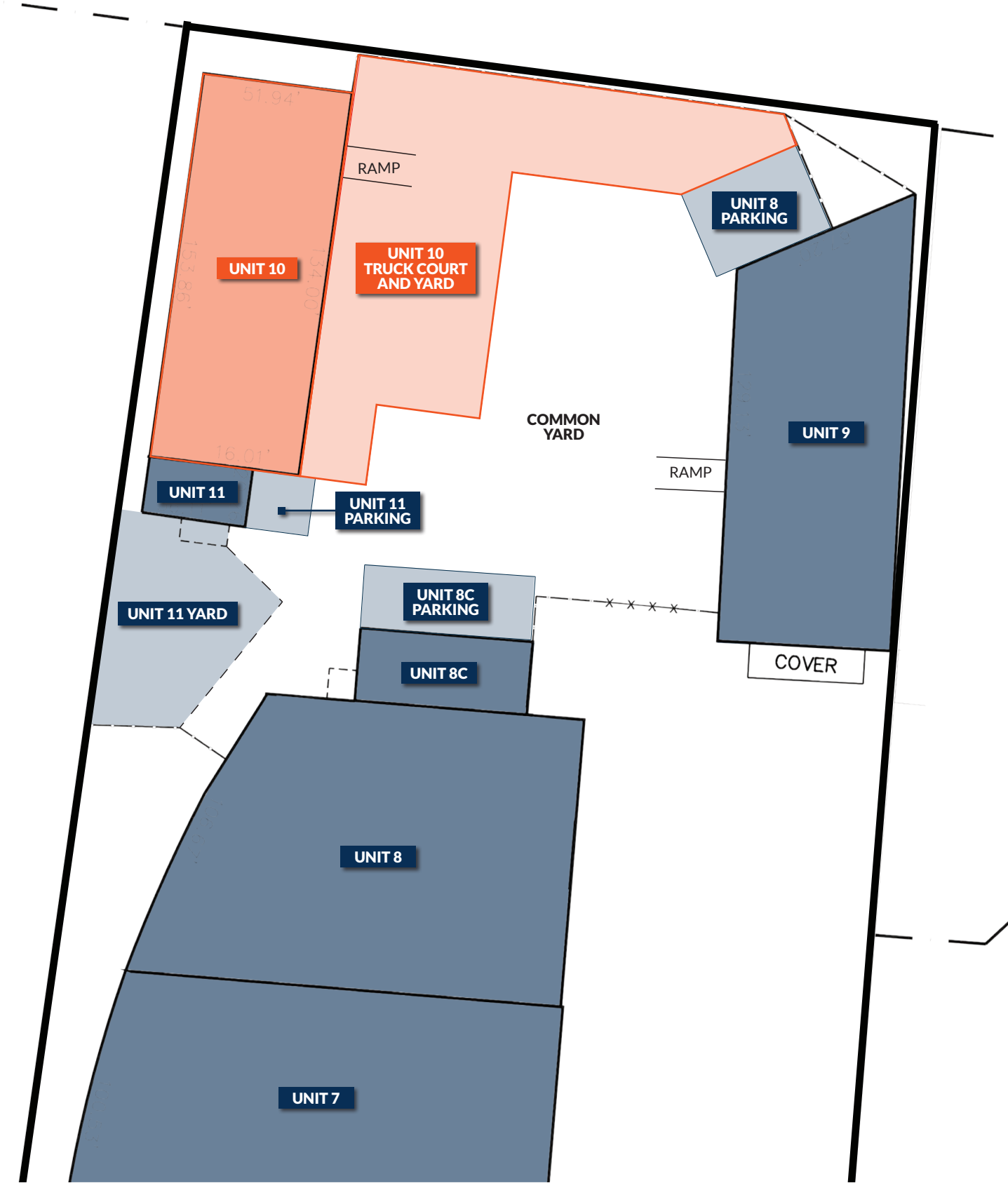


# AERIAL MAP

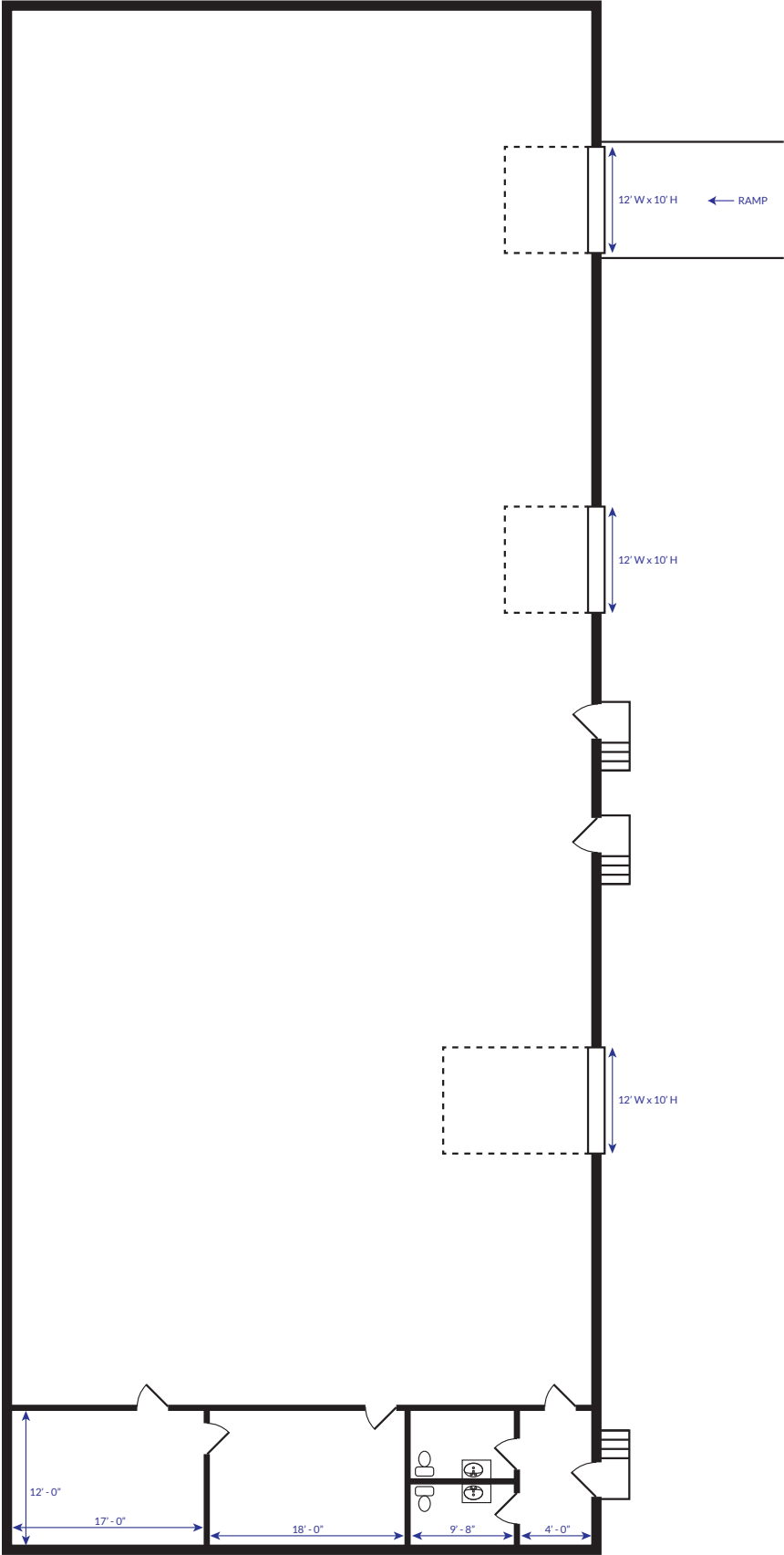




# SITE PLAN



# FLOOR PLAN



# PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	4019 Edith Blvd NE, Unit 10, Albuquerque, NM 87107
CROSS STREETS	Edith Blvd Between Candelaria and Comanche

## Property Details

BUILDING SIZE (SF)	7,000± SF
STORIES	1
CONSTRUCTION TYPE	Masonry
CLEAR HEIGHT	15'-10"
COLUMN SPACING	Clear
ELECTRICAL VOLT AMP PHASE	277/480 400 3 Phase (See Notes)
ROOF	Tar & Gravel
SPRINKLER SYSTEM	None
UTILITIES METERED SEP.	Yes
RAIL SERVICE	None
TRUCK COURT DEPTH	120'±
ZONING	M-1 (Bernalillo County)

## Notes

Great central location with easy access to both I-25 and I-40. Two dock high doors and one ramped drive-in door. Shared, fenced yard available for a tenant's use. Electrical upgrade in process to upgrade existing single phase service to 400 amp, 3 phase service. Service upgrade anticipated to be completed December 2025.

## Tenant's Responsibilities

Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, solid waste, and separately metered utilities. The estimated NNN charges do not include solid waste, as this expense varies based on a tenant's need.

## Landlord's Responsibilities

Landlord pays structural and roof repairs along with common area expenses.

## Suite Details

AVAILABLE SF	7,000± SF
OFFICE SF	674± SF
WAREHOUSE SF	6,326± SF
DOCK HIGH DOORS	2
DRIVE-IN DOORS	1 (Ramp)
RESTROOMS	2
FLOOR COVERING	Slab & VCT
HEAT TYPE - OFFICE	Gas Forced Air
HEAT TYPE - WHSE	Gas Unit Heaters
COOLING TYPE - OFFICE	Evaporative
COOLING TYPE - WHSE	Evaporative
LIGHTING	Fluorescent

## Lease Details

LEASE RATE	\$10.95/SF/Year
LEASE TYPE	NNN
EST. NNN CHARGES	\$1.40/Per SF

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