

FOR LEASE



Office / Warehouse For Lease Near Interstate 25

4019 Edith Blvd NE, Unit 2, Albuquerque, NM 87107



LOCATION

- On Edith Blvd., In Between Candelaria and Comanche

AVAILABLE

- Unit 2 - 12,900± SF (Available 1/1/2027)
 - Office - 1,035± SF
 - Warehouse - 11,865± SF

LEASE INFORMATION

- \$12.25/SF/YR (NNN)

FEATURES

- 2 Drive-In Doors
- 16' 11" Clear Height
- 3 Restrooms
- Possible Yard Space
- Convenient Central Location with Easy Interstate Access
- Ample Parking
- Fully Sprinklered

ERICK JOHNSON CCIM | SIOR

Mobile: (505) 710-8501

erick@jcrenm.com

NM LICENSE # 19234

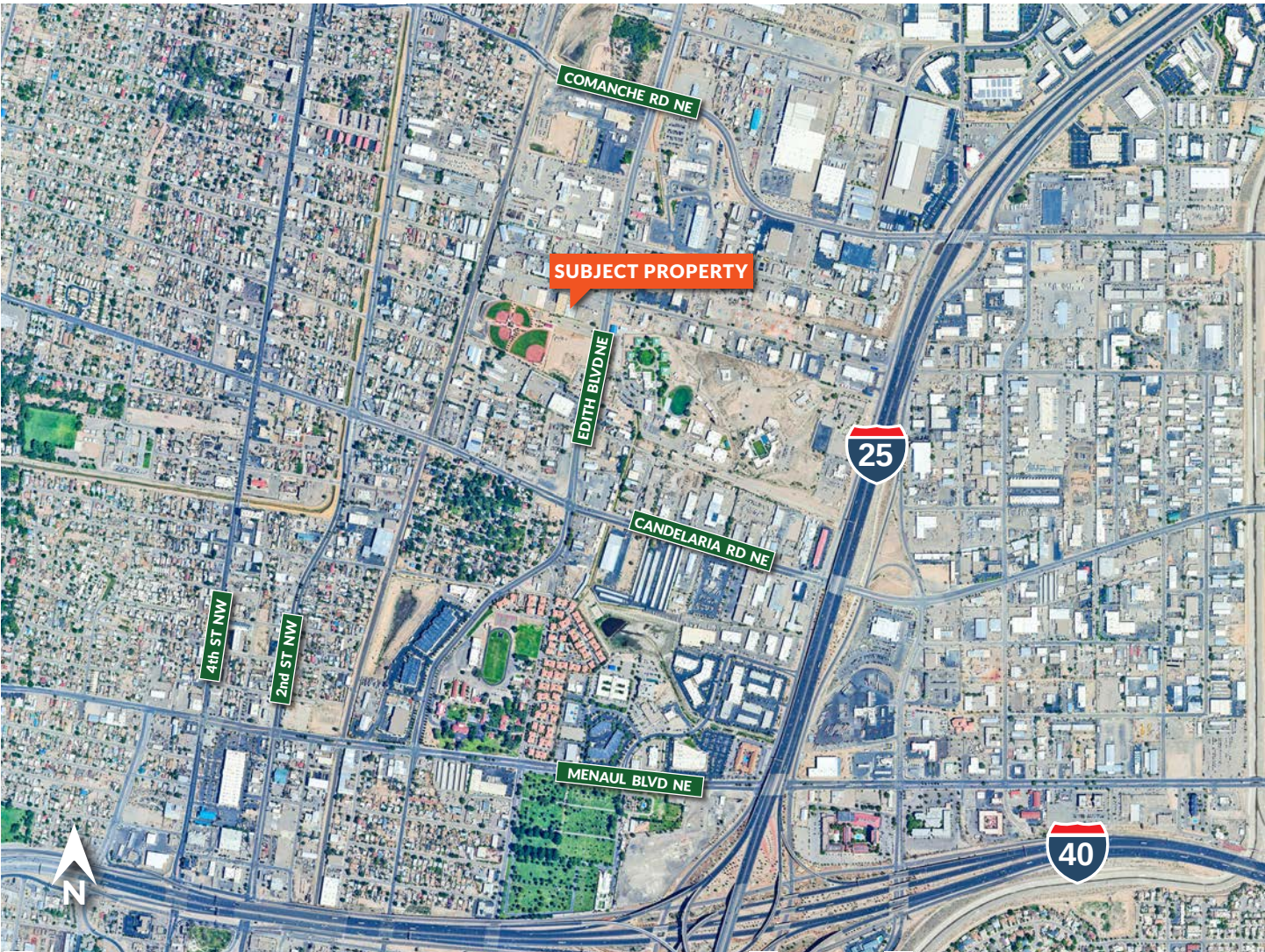
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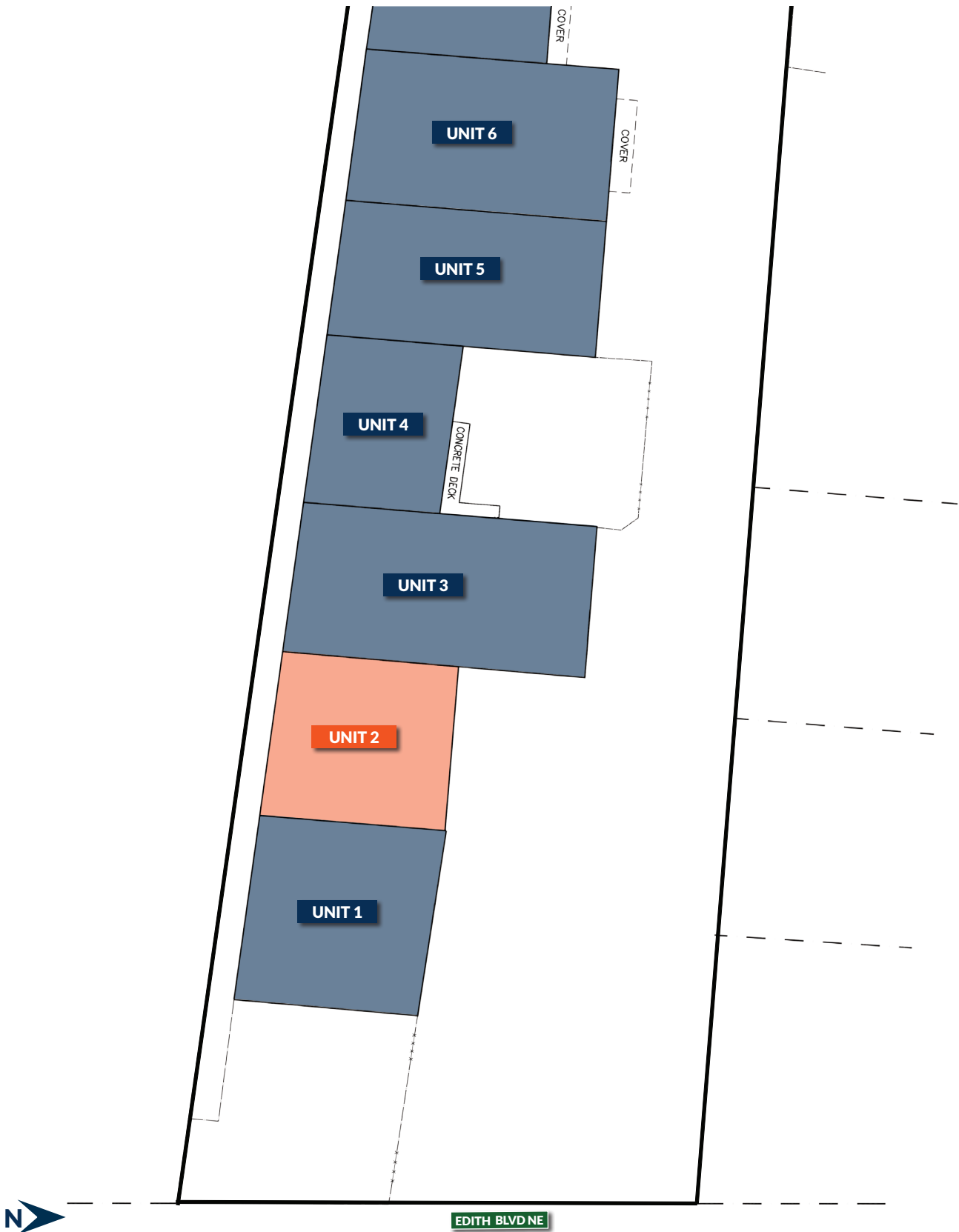
4811 Hardware Dr NE, Suite C-5
Albuquerque, NM 87109 | 505-831-3333



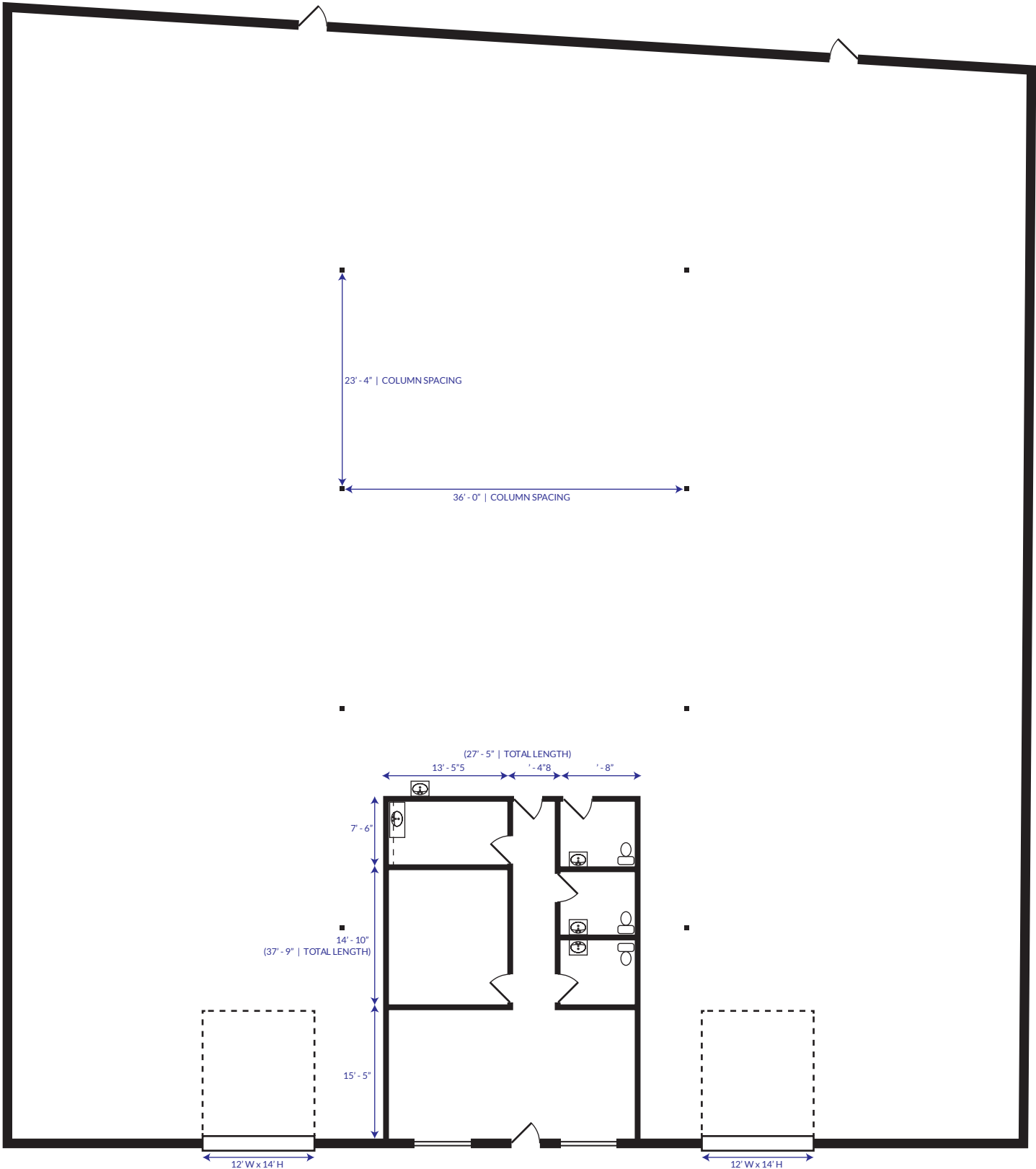
AERIAL MAP



SITE PLAN



FLOOR PLAN



PROPERTY INFO



PROPERTY TYPE	Industrial
ADDRESS	4019 Edith Blvd NE, Unit 2, Albuquerque, NM 87107
CROSS STREETS	Edith Blvd Between Candelaria and Comanche

Property Details

BUILDING SIZE (SF)	142,630± SF
STORIES	1
CONSTRUCTION TYPE	Masonry
CLEAR HEIGHT	16'11"
COLUMN SPACING	23'3" N/S x 36' E/W
ELECTRICAL VOLT AMP PHASE	120/208 3 Phase
ROOF	Tar & Gravel
SPRINKLER SYSTEM	Yes
UTILITIES METERED SEP.	Yes
RAIL SERVICE	None
ZONING	M-1 (Bernalillo County)

Notes

Great central location with easy access to both I-25 and I-40. Two drive-in doors. Both yard space and truck well/dock high access is possible (See Broker).

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.

Suite Details

AVAILABLE SF	12,900± SF
OFFICE SF	1,035± SF
WAREHOUSE SF	11,865± SF
DOCK HIGH DOORS	0
DRIVE-IN DOORS	2 (Grade Level) - 12'x14' Each
RESTROOMS	3
FLOOR COVERING	Slab & VCT
HEAT TYPE - OFFICE	Gas Forced Heat (RTU)
HEAT TYPE - WHSE	Gas Hanging Heaters
COOLING TYPE - OFFICE	Refrigerated (RTU)
COOLING TYPE - WHSE	Evaporative
LIGHTING	LED

Lease Details

LEASE RATE	\$12.25/SF/Year
LEASE TYPE	NNN
EST. NNN CHARGES	\$1.40/Per SF

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