



High Bay Industrial Space

FOR LEASE

1239 Bellamah NW, Suite D
aka 1230 Aspen NW
 Albuquerque, NM 87104



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.

CONTACT

Erick Johnson, CCIM, SIOR
 NM Lic. 19234
 Mobile (505) 710-8501
erick@jcrenm.com

Another fine property by

BRUNACINI
 DEVELOPMENT LTD. CO.

LOCATION

- 1/4 Mile South of the 12th Street & Interstate 40 Interchange

AVAILABLE

- Suite D - 45,166 SF
 - Office - 3,080 SF
 - Warehouse - 42,086 SF
- Available for Immediate Occupancy

LEASE RATE

- \$10.50/SF (NNN)

FEATURES

- 6 Dock High Doors
- 24'-26' Clear Height
- 40' x 40' Column Spacing
- Sprinkered
- Functional Warehouse Space
- Great Interstate Access

JOHNSON
 Commercial Real Estate
 (505) 831-3333 ■ jcrenm.com

4811 Hardware Dr. NW, Suite C-5, Albuquerque, NM 87109



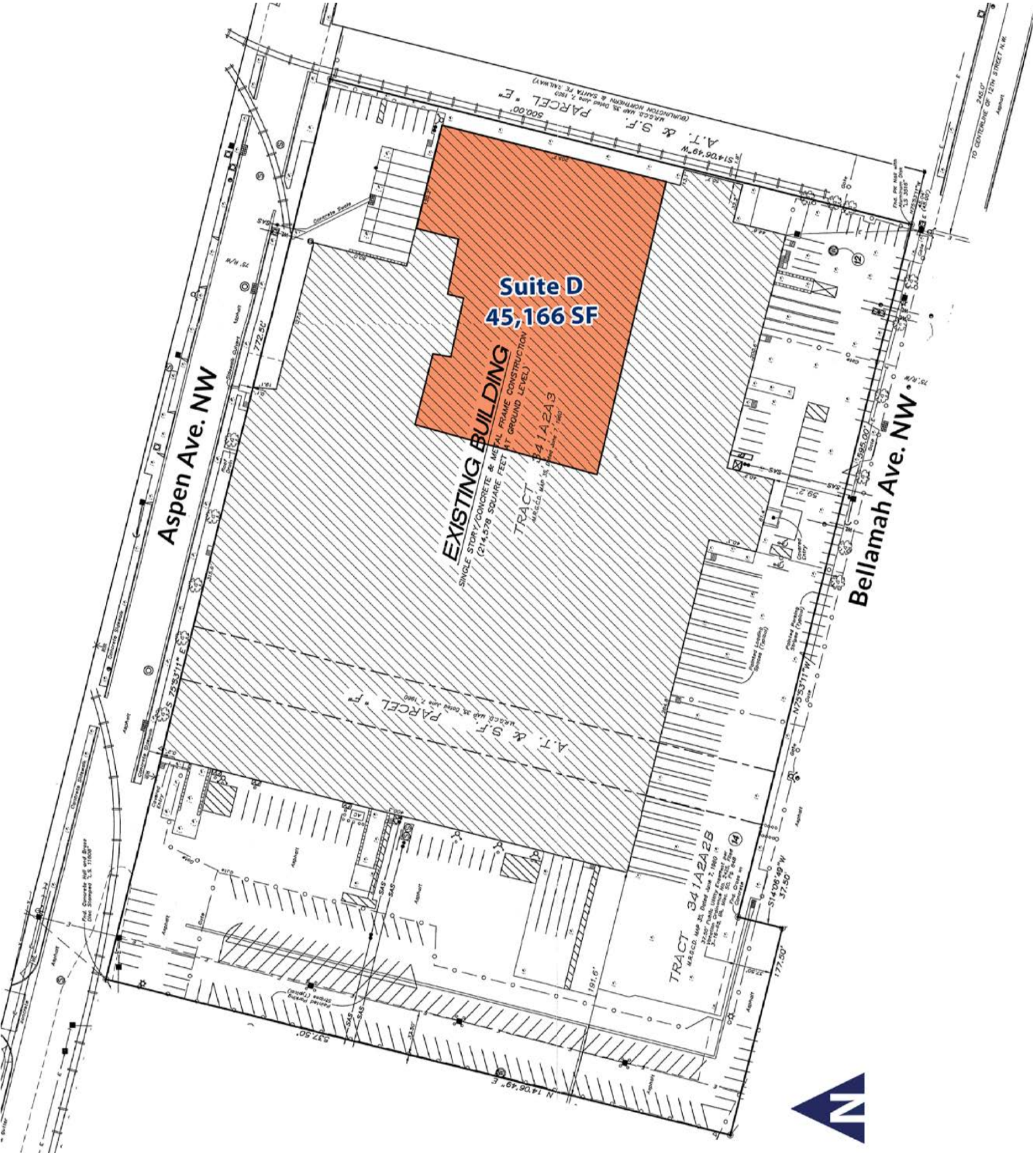
Aerial Map



- 1/4 Mile South of the 12th Street & Interstate 40 Interchange

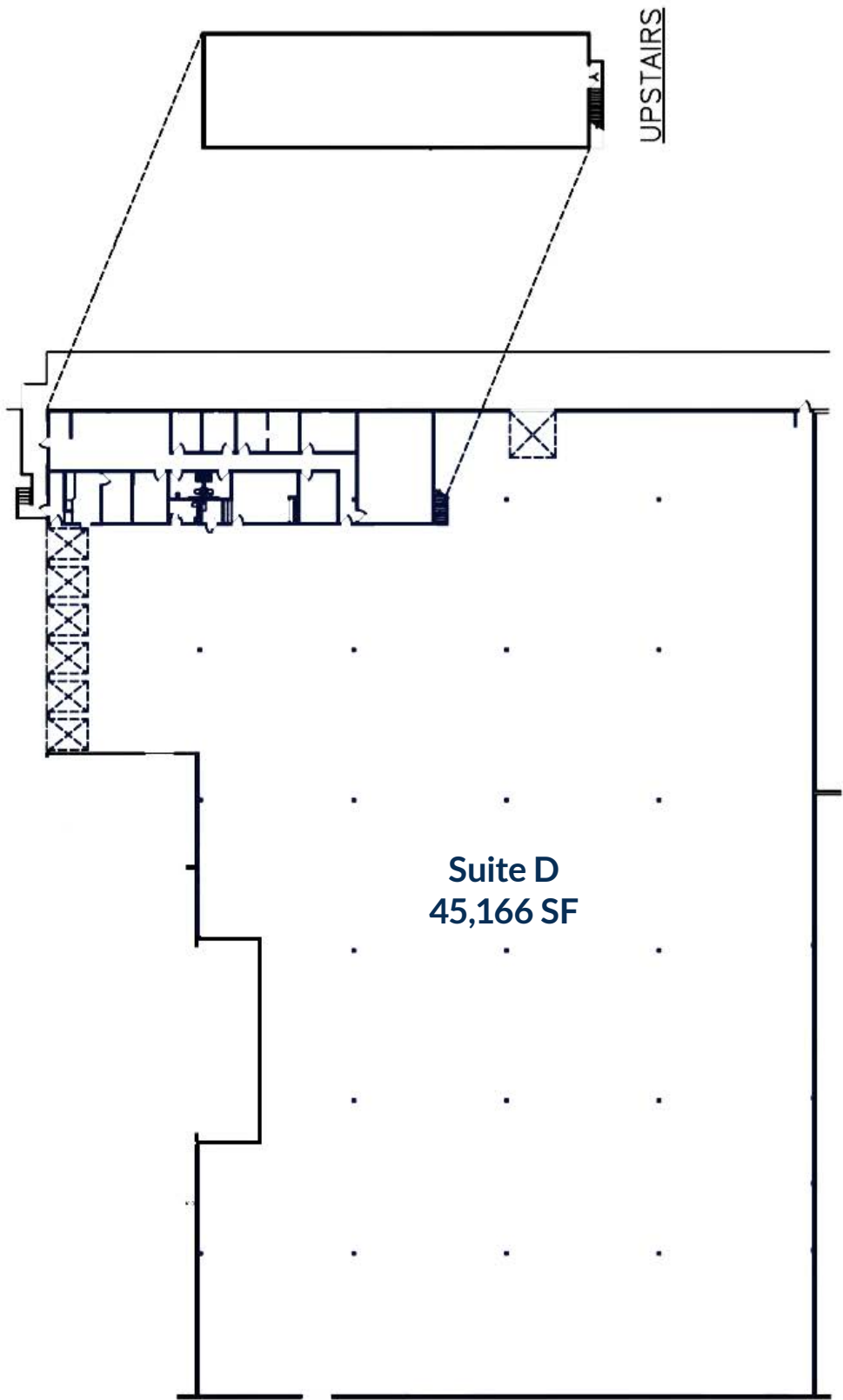


Site Plan





Floor Plan





Property Information

PROPERTY TYPE	Industrial
ADDRESS	1239 Bellamah NW (aka 1230 Aspen NW, Albuquerque, NM)
CROSS STREETS	1/4 Mile South of 12th Street and I-40

Property Details

BUILDING SIZE (SF)	230,773
BUILDING DIMENSIONS	Irregular
STORIES	Single
CONSTRUCTION TYPE	Metal/CMU
CLEAR HEIGHT	24'-26'
COLUMN SPACING	40' x 40'
ELECTRICAL VOLT AMP PHASE	3
LAND AREA (ACRES)	9.5321
SPRINKLER SYSTEM	Yes (wet)
RAIL SERVICE	Yes
ROOF COVERING	BUR
TRUCK COURT DEPTH	110±
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1960± (Renovated 1992)
ZONING	NR-BP

Suite Details

AVAILABLE SF	45,166±
OFFICE SF	3,080
DOCK HIGH DOORS	6
DRIVE-IN DOORS	0
RESTROOMS	2
HEAT TYPE - OFFICE	Gas Forced
HEAT TYPE - WHSE	None
AC TYPE - OFFICE	Refrigerated
COOLING TYPE WHSE	None

Lease Details

LEASE RATE	\$10.50/SF
LEASE TYPE	NNN
EST. NNN CHARGES	\$1.50/SF

Notes: Great location with easy access to Interstate 40. Six dock high doors, 24' clear height and good functional warehouse space.

Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, refuse, and separately metered utilities. Estimated NNN charges do not include refuse, as it varies based on a tenant's need.

Landlord's Responsibilities: Structural and roof repairs.

CONTACT

Erick Johnson, CCIM, SIOR
NM Lic. 19234
Mobile (505) 710-8501
erick@jcrenm.com

Another fine property by

BRUNACINI
DEVELOPMENT LTD. CO.

 **JOHNSON**
Commercial Real Estate
(505) 831-3333 ■ jcrenm.com

7550 Meridian Pl. NW, Albuquerque, NM 87121

Office - Warehouse



Garden - Office



Office- Flex



Distribution Warehouse



Build to Suit



BRUNACINI

DEVELOPMENT LTD., CO.

Brunacini Development develops , constructs, and leases large-scale commercial and industrial properties for national, regional, and local companies. In the past 30 years Brunacini Development has developed approximately two million square feet of distribution warehouse, office/warehouse, office/flex, office and specialized-use facilities in the Albuquerque metro area, with approximately one million square feet in its current portfolio. As a full-service commercial real estate developer Brunacini Development provides a host of customized services such as fast-track built-to-suits, multi-tenant developments, leasing, property management, and building maintenance services.

Brunacini Development has earned a solid reputation as a self-performing general contractor, constructing the highest quality facilities at competitive costs throughout decades of property development in the greater Albuquerque area. With every project, the Brunacini Development team applies a hands-on comprehensive approach, inherent flexibility, extensive experience with an unparalleled commitment to producing the highest quality product. Due to its long-standing local development experience, Brunacini Development has the necessary knowledge of building code administration, zoning, and municipal ordinances to ensure smooth progression through every aspect of the development process.

Established in 1978, Brunacini Development has grown from a general contractor to a fully integrated commercial real estate design/ build construction firm with the following capabilities:

- ◆ Land Acquisition
- ◆ Project Financing
- ◆ Land Entitlement
- ◆ Self-Performing Design & Construction
- ◆ Architectural Design Oversight
- ◆ Project Engineering Oversight
- ◆ Construction & Project Management
- ◆ Asset Management
- ◆ Property Leasing
- ◆ Property Management
- ◆ Building Maintenance Services