

JEFFERSON BUSINESS CENTER

4904 JEFFERSON NE SUITE A ALBUQUERQUE, NM 87109

FOR LEASE

± 3,600 SF

LEASE RATE

\$10.50 PSF + \$2.64 NNN



Thomas Mortensen
Associate Broker
505.263.3159
Thomas@AllenSigmon.com

Allen Sigmon Real Estate Group, LLC

9201 Montgomery Blvd NE, Bldg 1

Albuquerque, NM 87111

505.884.4699 | Fax 505.503.1381

www.AllenSigmon.com



SITE PLAN

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PROPERTY OVERVIEW

4904 JEFFERSON NE SUITE A ALBUQUERQUE, NM 87109



AVAILABLE SF:
3,600 Sq Ft



ACCESS
Near I-25



TYPE:
Office/Warehouse



CLEAR HEIGHT:
18-19 ft.



PARKING
1.8:1,000



ZONING:
NR-LM

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FLOOR PLAN

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3,600 ± SF
Rate
\$10.50 PSF
+ NNN



LAYOUT
2 Offices
2 Restrooms
1 Breakroom

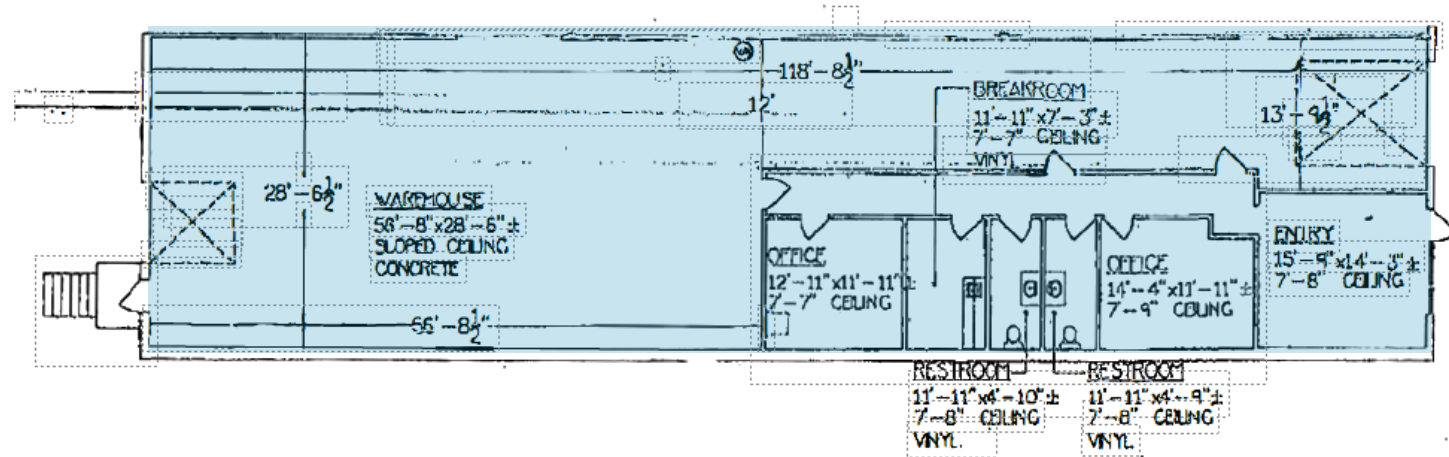


CLEAR HEIGHT
18-19'



DOORS
1 Grade Level Door
2 Dock High Doors

SUITE A



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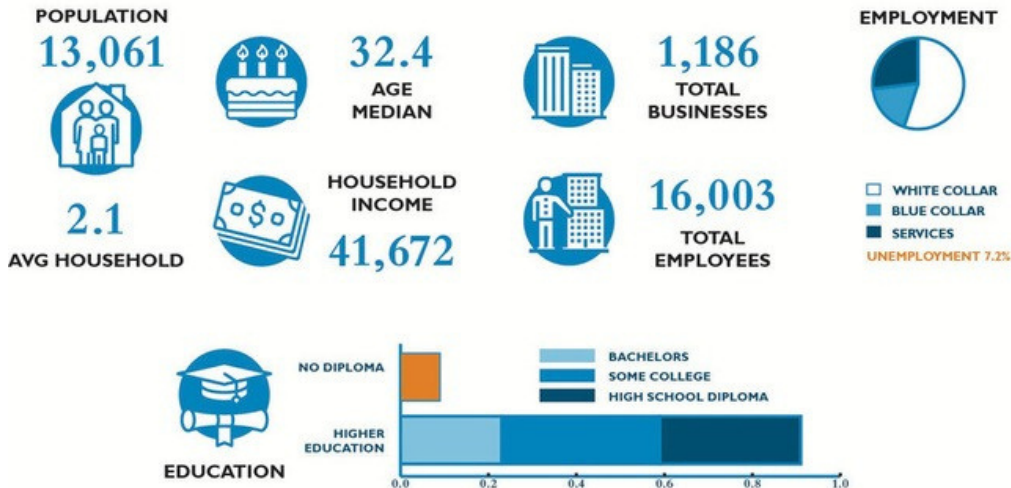
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DEMOGRAPHICS

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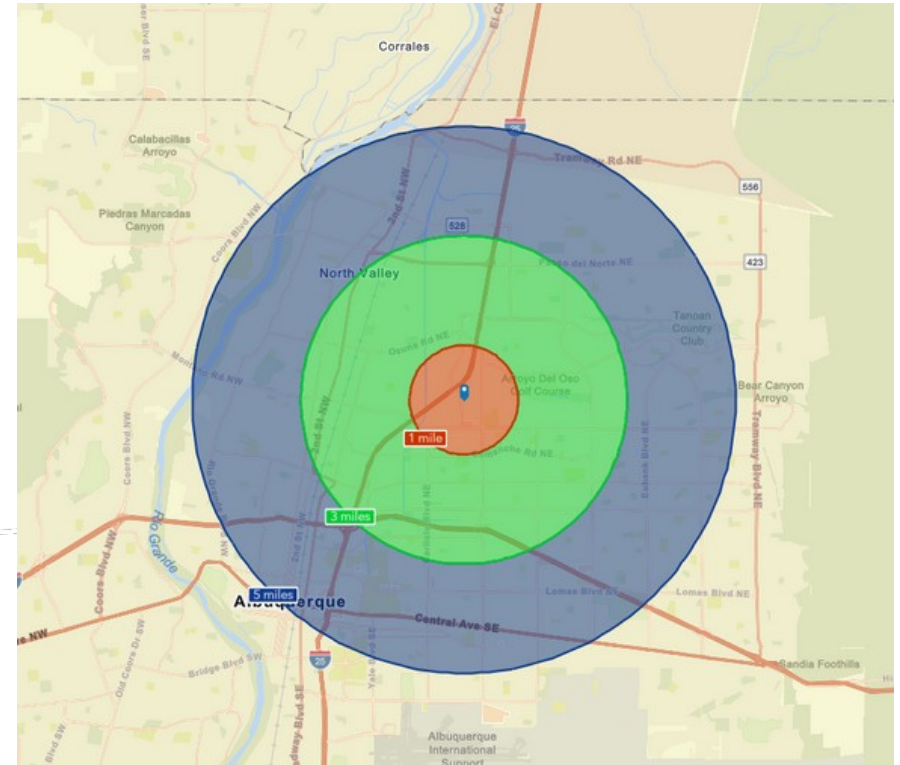
1 MILE STATS



4904 Jefferson St / 4615 McLeod NE, Albq, NM 87109 - 2023

2023 Demographics

	1 Mile	3 Miles	5 Miles
POPULATION:	11,247	58,833	127,045
HOUSEHOLDS:	3,413	19,417	45,839
AVERAGE HH INCOME:	\$76,299	\$83,251	\$79,591



The information contained is believed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumption or estimated users are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on many factors which should be evaluated by your tax, financial, and legal counsel. You and your counsel should conduct a careful independent investigation of the property to determine that it is suitable to your needs.



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AERIAL MAP

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