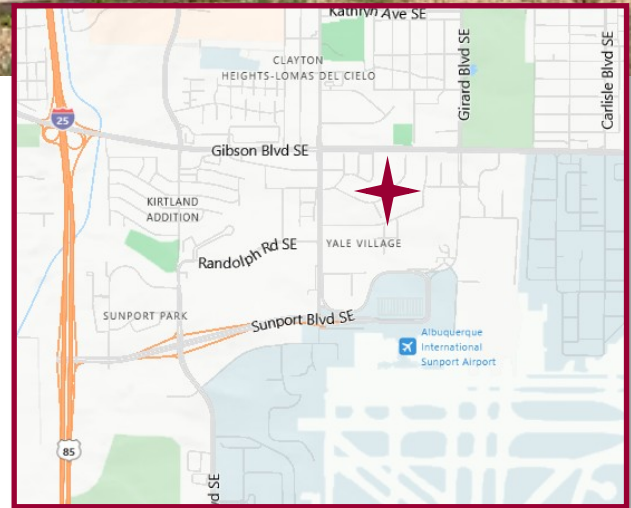


WAREHOUSE / MANUFACTURING SPACE

2601 Baylor Dr. SE, Albuquerque, NM



Lease Rate: \$10.50 PSF NNN
Sale Price: \$3,700,000* (\$124/Sq. Ft.)
Building Size: 24,852± SF Warehouse
3,648± SF Office
29,761 SF Total
Land Size: 1.99 AC (86,684.4 SF)
Zoned: NR-LM (former M-1)
Comments: Ample off street parking
2 dock and 4 drive-in doors
±1,600 Amps
480 Volt 3 phase power
18-20' Ceiling height
8-12" Concrete Slabs
21 Off Street Parking Spaces
Great Airport Location
Easy Access to Interstate 25 and the Big I
*Cell Tower Included in Sale (\$24,000 NNN Income/Year)

Life is great...



505.296.6388

7615 Indian School Rd. NE | Albuquerque, NM 87110

www.rio-re.com

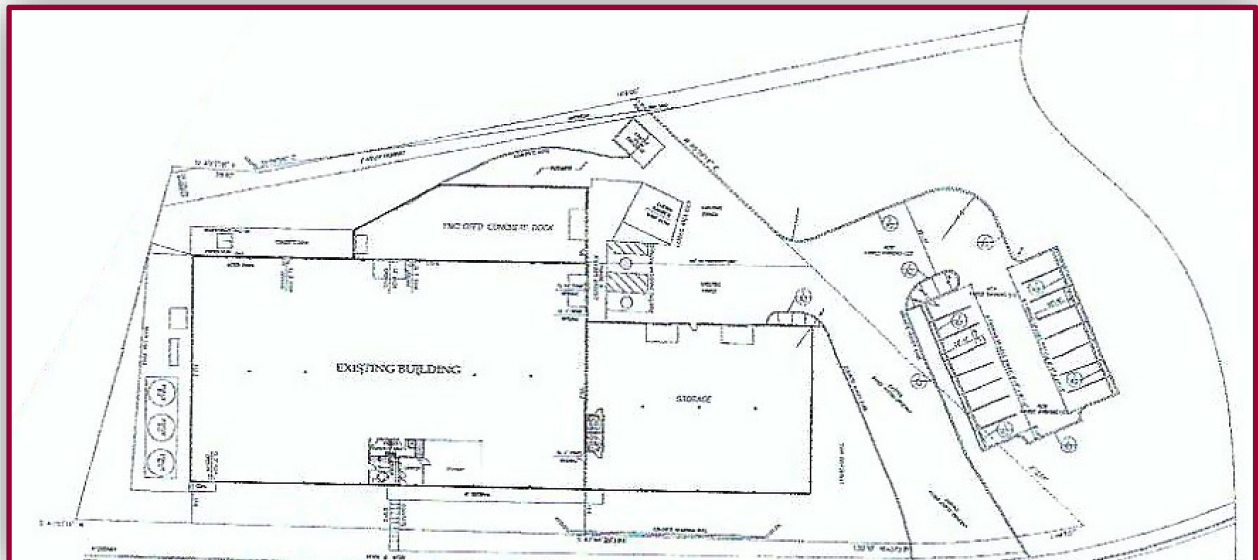
Tim MacEachen, CCIM SIOR

timmac@rio-re.com

505.239.5555

FOR SALE OR LEASE

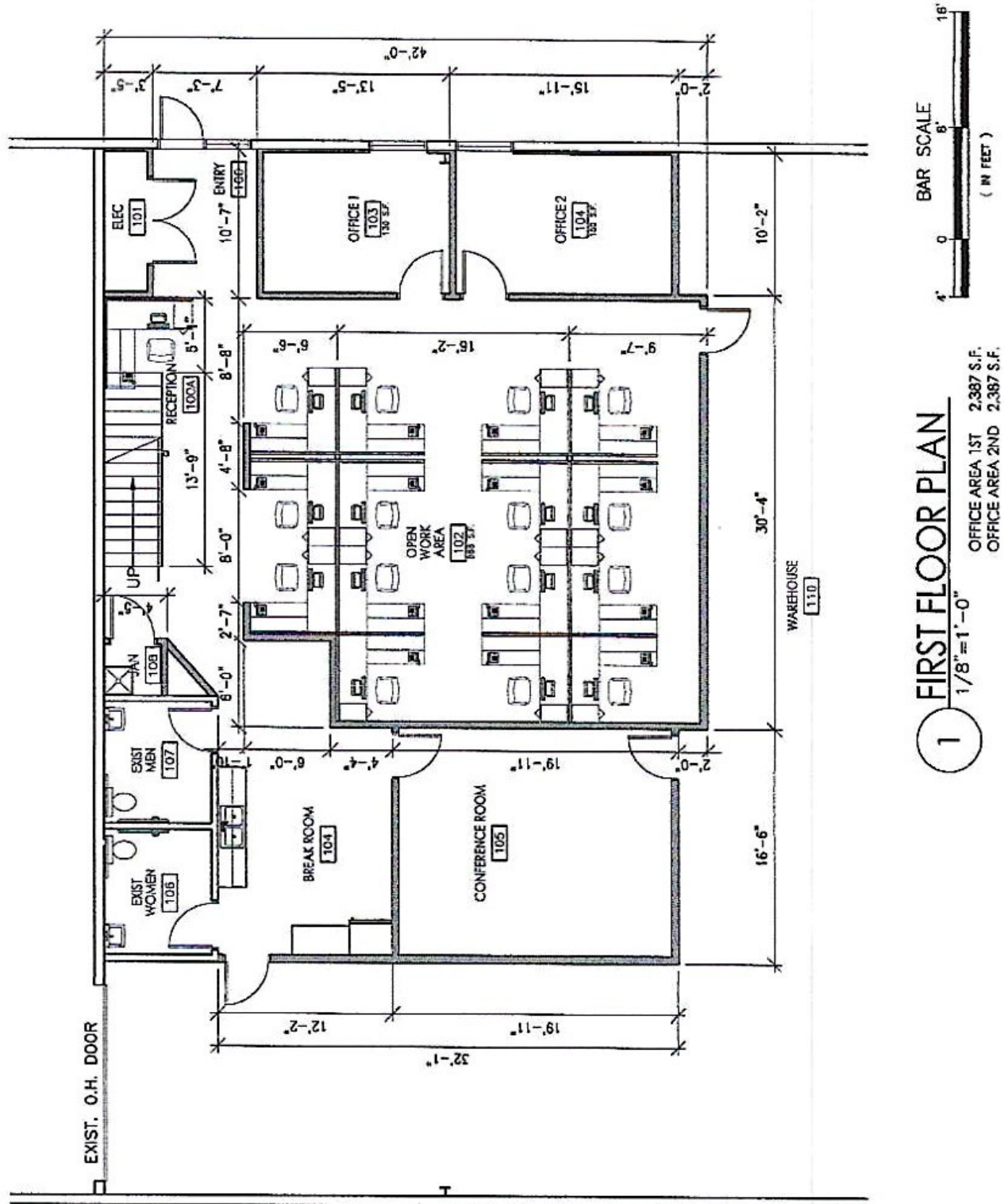
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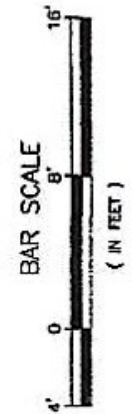
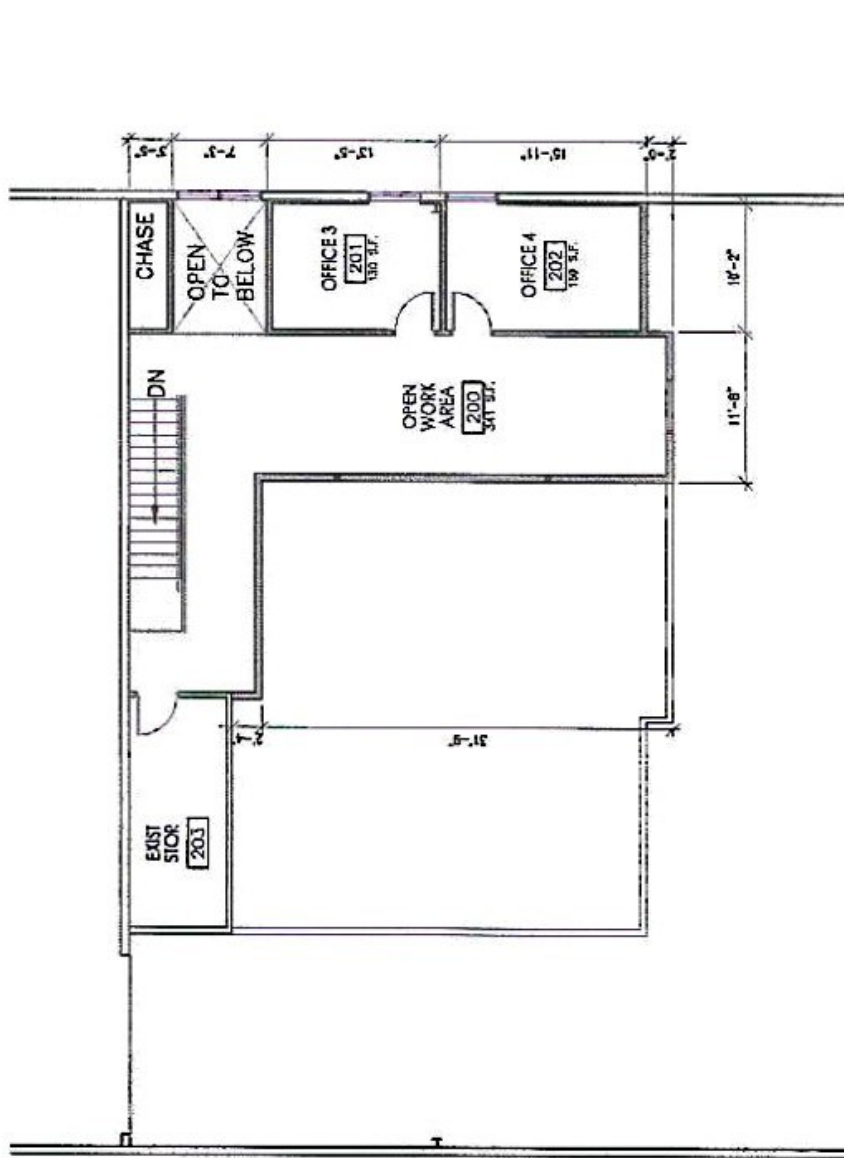
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1 SECOND FLOOR PLAN
 $1/8" = 1'-0"$
 OFFICE AREA 1ST 2,387 S.F.
 OFFICE AREA 2ND 1,261 S.F.

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