



Industrial Space

FOR LEASE

3101 Menaul Blvd NE, Suite C

Albuquerque, NM 87107



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LOCATION

- Menaul near Carlisle, easy access to I-40 and I-25

AVAILABLE

- 25,000± to 49,953± SF
- Office Area Built to Suit
- Available February 1, 2025 (Possibly Sooner)

LEASE RATE

- \$11.00/SF to \$12.00/SF (NNN)

FEATURES

- Clear Height 16'4" to 20'5"
- 4 Dock High Loading Positions
- 2 Drive-In Doors (12' x 14')
- Fully Conditioned Space
- Ample Parking
- Monument and Building Signage
- Great Interstate Access
- Zoned NR-C

CONTACT

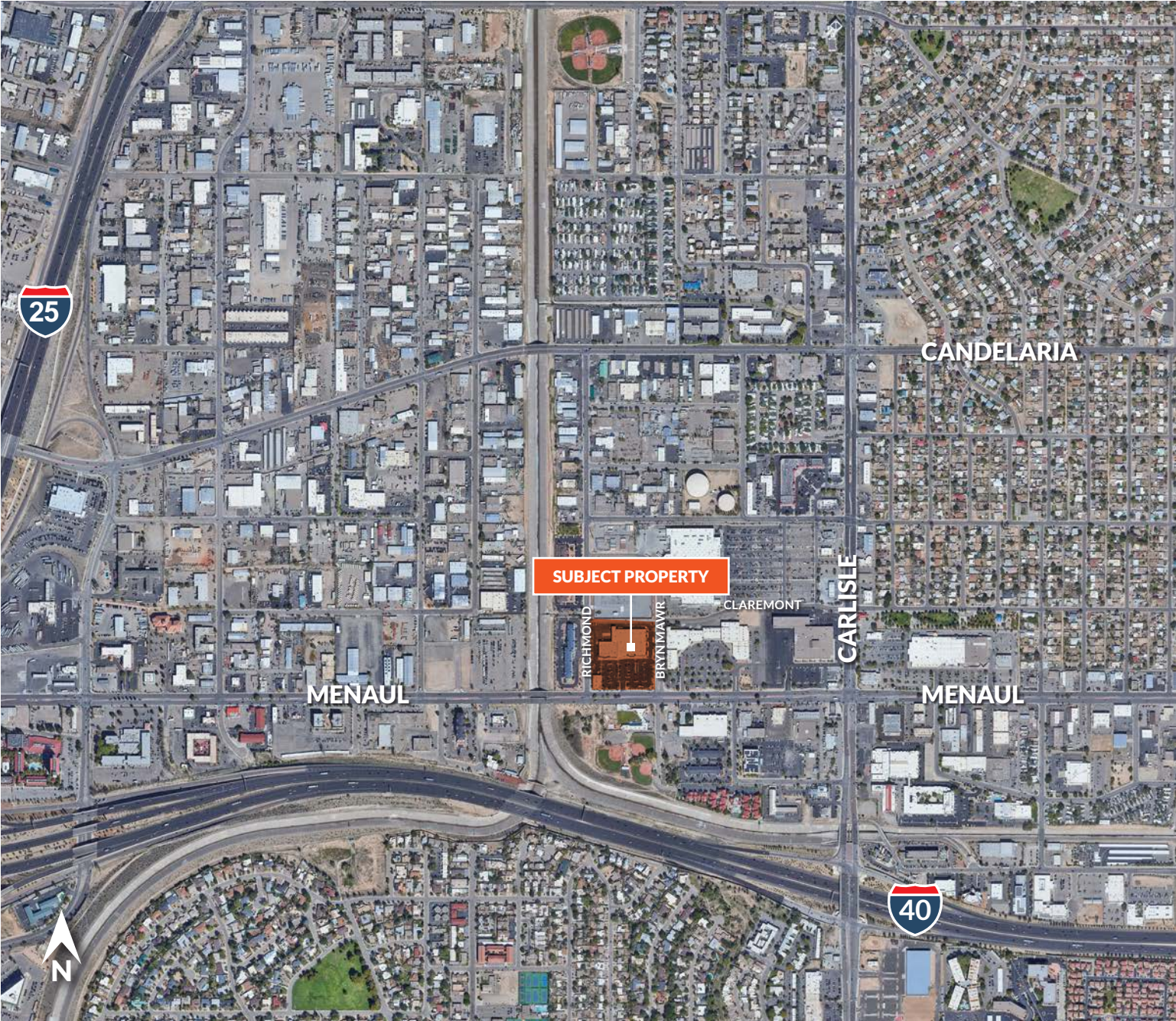
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4811 Hardware Dr NW, Suite C-5, Albuquerque, NM 87109



Aerial Map



TO I-40



TO I-25



TO DOWNTOWN



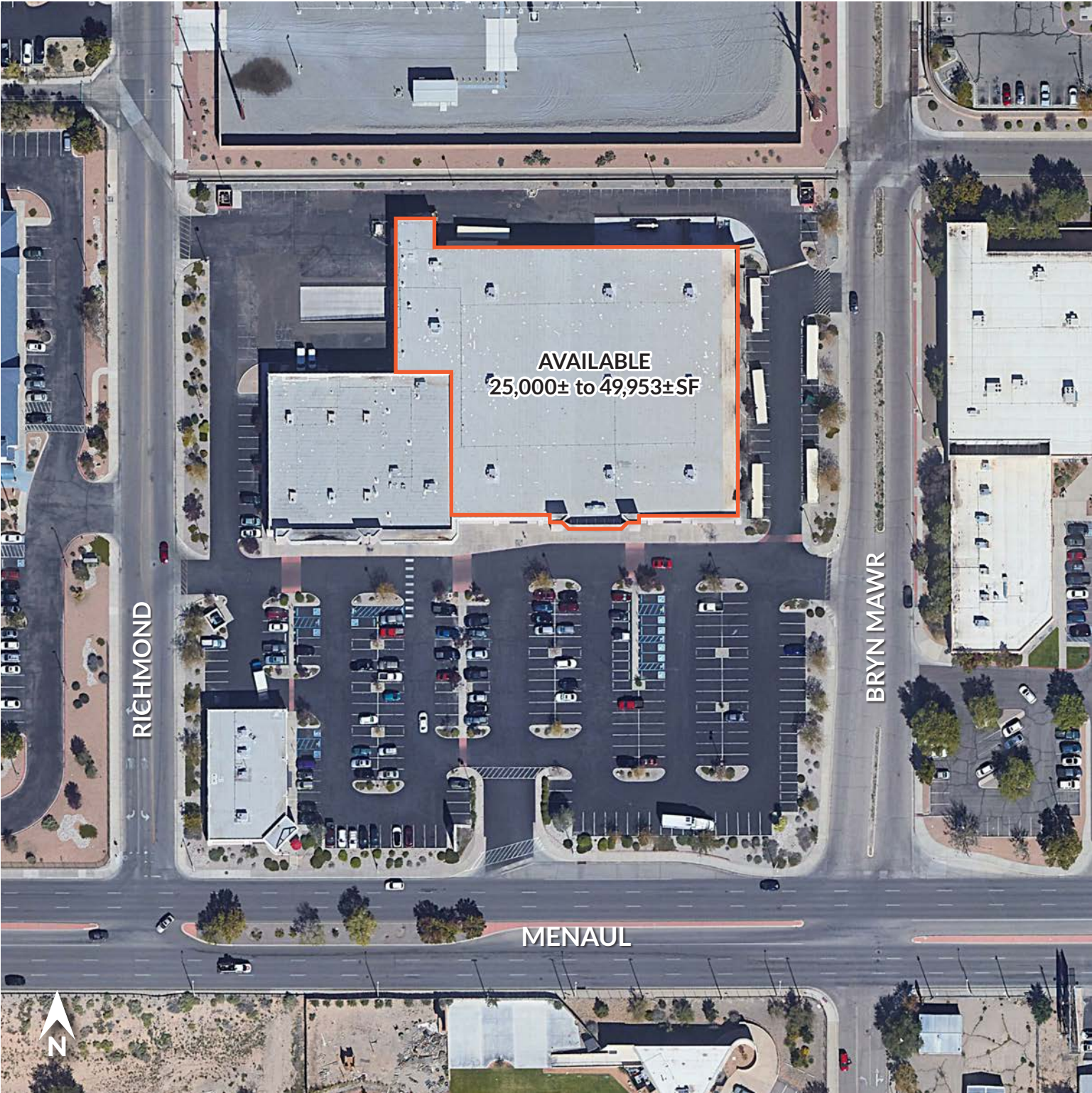
TO UPTOWN



TO ALBUQUERQUE
SUNPORT

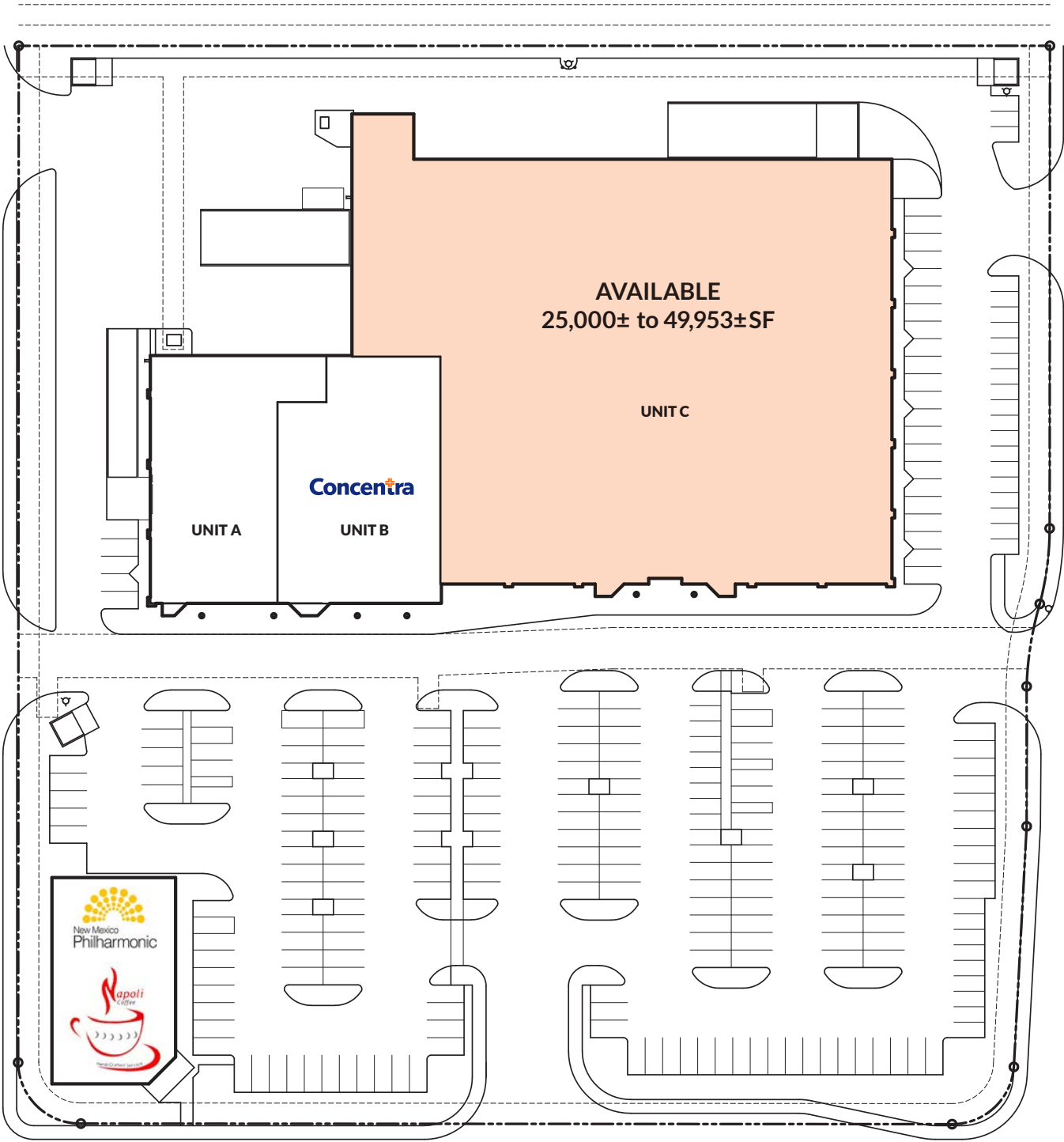


Close-up Aerial Map





Site Plan

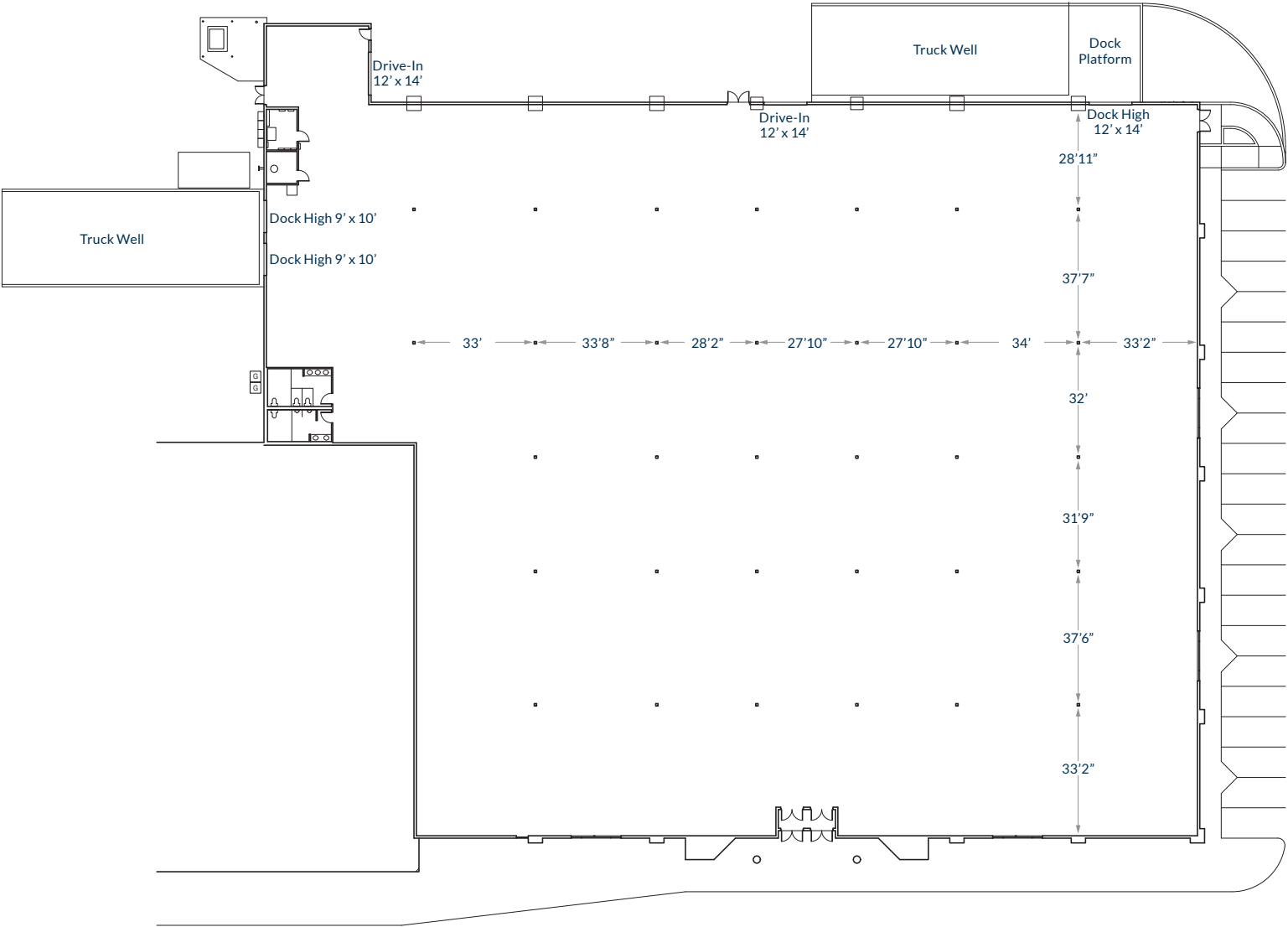


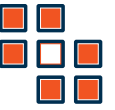
MENAU BLVD NE



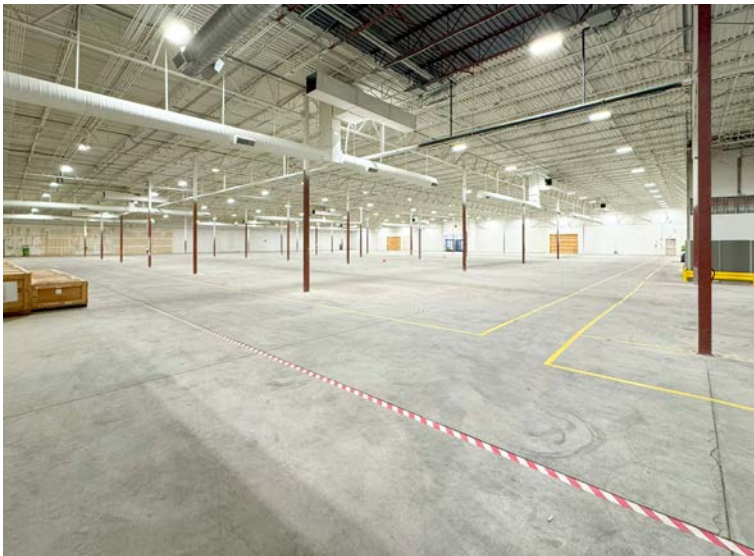


Floor Plan





Property Photos





Property Information

PROPERTY TYPE	Industrial
ADDRESS	3101 Menaul NE, Albuquerque, NM
CROSS STREETS	Menaul and Richmond

Property Details

BUILDING SIZE (SF)	72,506±
BUILDING DIMENSIONS	220'± x 206'±
STORIES	1
CONSTRUCTION TYPE	CMU
CONDITION	Good
CLEAR HEIGHT	16'4" to 20'5"
COLUMN SPACING	Varies (See floorplan)
ELECTRICAL VOLT AMP PHASE	480/277 800 3
LAND AREA (ACRES)	5.922±
SPRINKLER SYSTEM	Yes
ROOF COVERING	Modified Bitumen
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1996
ZONING	NR-C

Suite C Details

AVAILABLE SF	49,953±
OFFICE SF	None
DOCK HIGH LOADING POSITIONS	4
DRIVE-IN DOORS	2
RESTROOMS	2
HEAT TYPE - OFFICE	Central Forced Air
HEAT TYPE - WHSE	Central Forced Air
AC TYPE - OFFICE	Refrigerated
AC TYPE - WHSE	Refrigerated
LIGHTING	LED

Lease Details

LEASE RATE	\$11.00/SF/YR to \$12.00/SF/YR
LEASE TYPE	NNN
EST. NNN CHARGES	\$2.50/SF/YR

Notes: Centrally located property with easy access to both I-40 and I-25. The available space is very flexible and can accommodate a multitude of uses. The open interior space formerly used for retail showroom has a clear height of 16'4" to 20'5". The available space can be demised to units ranging from 25,000± SF to 49,953± SF. There are 4 dock high loading positions serving the available space and 2 drive-in doors. The property is zoned NR-C.

Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area expenses, property management, security, solid waste, and separately metered utilities.

Landlord's Responsibilities: Structural and roof repairs and maintenance.

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