

FOR LEASE

\$6.5/SF/YR

1900 7th St NW Albuquerque, NM 87102



Property Features:

- ❖ Zoning: Non-Residential Light-Manufacturing (NR-LM)
- ❖ Location: Sawmill District/Wells Park, 0.6 miles to I-40
- ❖ Parking: Private & Street with High Visibility
- ❖ Power: 3-Phase, 150 Amps, 120-208 Volts

Mark Thompson, CCIM

Qualifying Broker
License # REC-2023-0710
+1(505) 263-5350
mark@epic-rec.com

Alan Sanchez

Associate Broker
License # REC-2024-0217
+1(505) 974-8788
alan@epic-rec.com

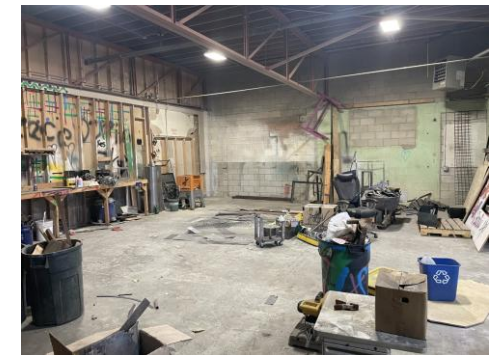
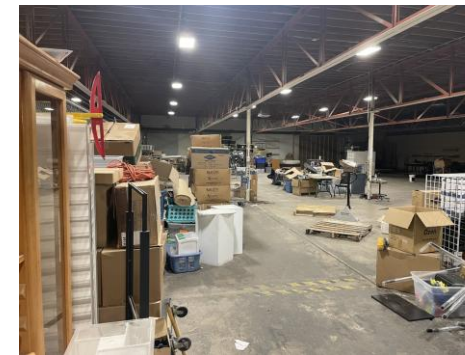
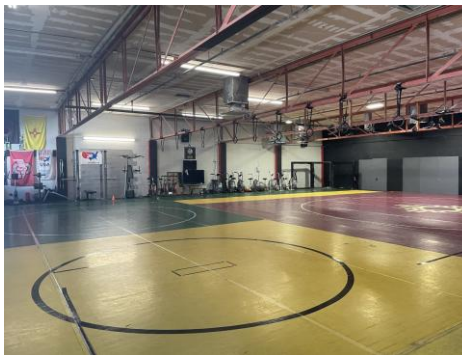
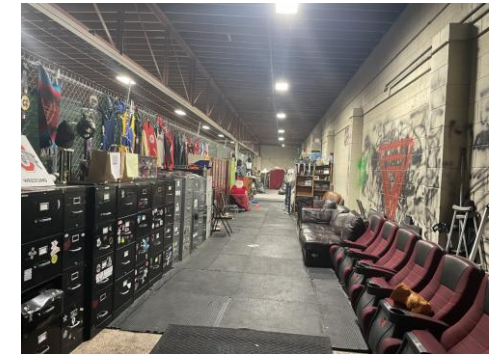
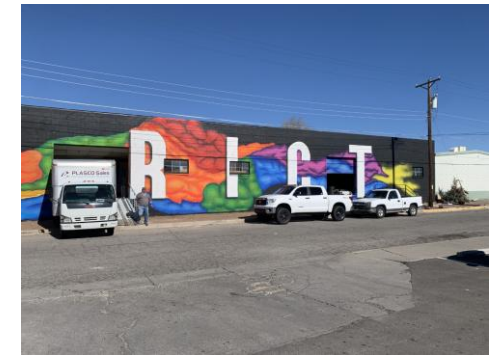
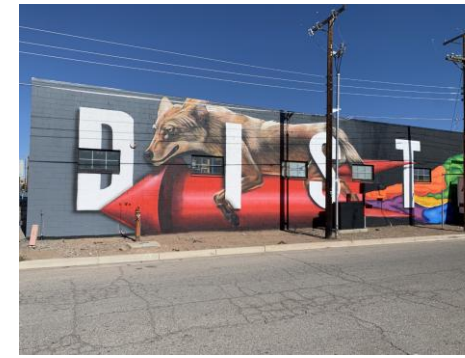


PROPERTY PROFILE

1900 7th St NW Albuquerque

KEY FEATURES

- **Lease Rate:** \$6.50/SF/Year (Modified Gross)
- **Available Space:** 4,750 - 25,200 SF
- **Full Building Availability:** Up to 25,200 SF with 30-day notice to existing tenants (\$8/SF, tenant pays base rent + utilities)
**Verify with broker
- **Strategic Location:** Two blocks from I-40 for seamless transportation access
- **Flexible Use:** Well-suited for industrial, warehousing, manufacturing, or distribution



EPIC Real Estate

+1(505) 263-5350 | www.epic-rec.com
4811A Hardware Drive NE, Suite 5
Albuquerque, NM 87109

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AERIAL

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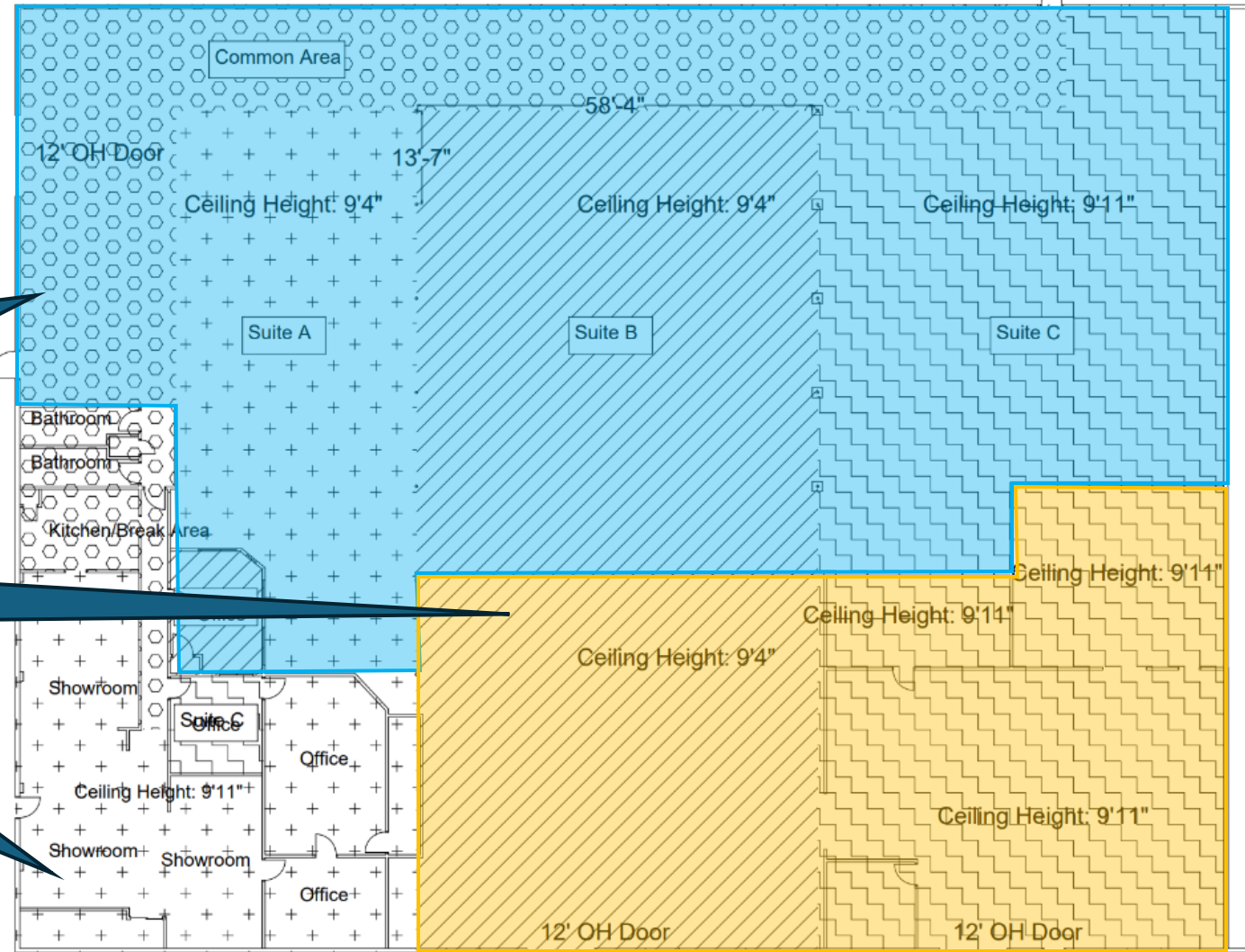
FLOOR PLAN

1900 7th St NW Albuquerque

PREVIOUSLY OUTFITTED
WRESTLING GYM:
~16,000 SF AVAILABLE

PREVIOUSLY METAL
FABRICATION:
~7,000 SF AVAILABLE

PREVIOUSLY
SALES/SHOWROOM:
~2,200 SF AVAILABLE



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BROKER PROFILE

1900 7th St NW Albuquerque



Mark Thompson, CCIM

For 25 years, Mark's broad range of real estate experience has included many commercial and residential opportunities. As a broker, his objective is simply to assist his clients achieve their goals. As an active investor, he maintains confidence in our current market. Mark has developed multiple residential and commercial properties. In the previous 7 years, Mark has closed over 100 transactions and over **\$175,000,000** in sales.

Previous clients include:

Westway Homes	Optimum Building
Dion's Pizza	Dr. Alfredo Lopez, DDS Submaterial
Speridian Technologies PurLife	Tesuque Stucco Co. NaturalRX
Harnick Orthodontics	Chocolate Cartel
SW Women's Oncology	Sawmill Station
Elevated Mechanical	Precision Eye Care Albuquerque Homes
Sawmill Station	Paseo Outdoor RV Storage
Carmel Enterprises Armada Physical Therapy	



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Mark Thompson
Qualifying Broker & Principal