



Improved Industrial Land

FOR SALE OR LEASE OR BUILD TO SUIT

7601 Los Volcanes NW, Unit D

Albuquerque, NM 87121

Located 0.35 mile southeast of the Interstate 40 & Unser Interchange.



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

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Another fine property by

BRUNACINI
DEVELOPMENT LTD. CO.

AVAILABLE

- 1.5041 AC
(with Existing Site Improvements)

SALES PRICE

- \$729,317 (\$11.13 / SF)
- Land Value - \$524,149
(\$8.00 / SF)
- Improvement Value - \$205,168
(\$3.13 / SF)

LEASE RATE

- \$4,862 / month (NNN)

FEATURES

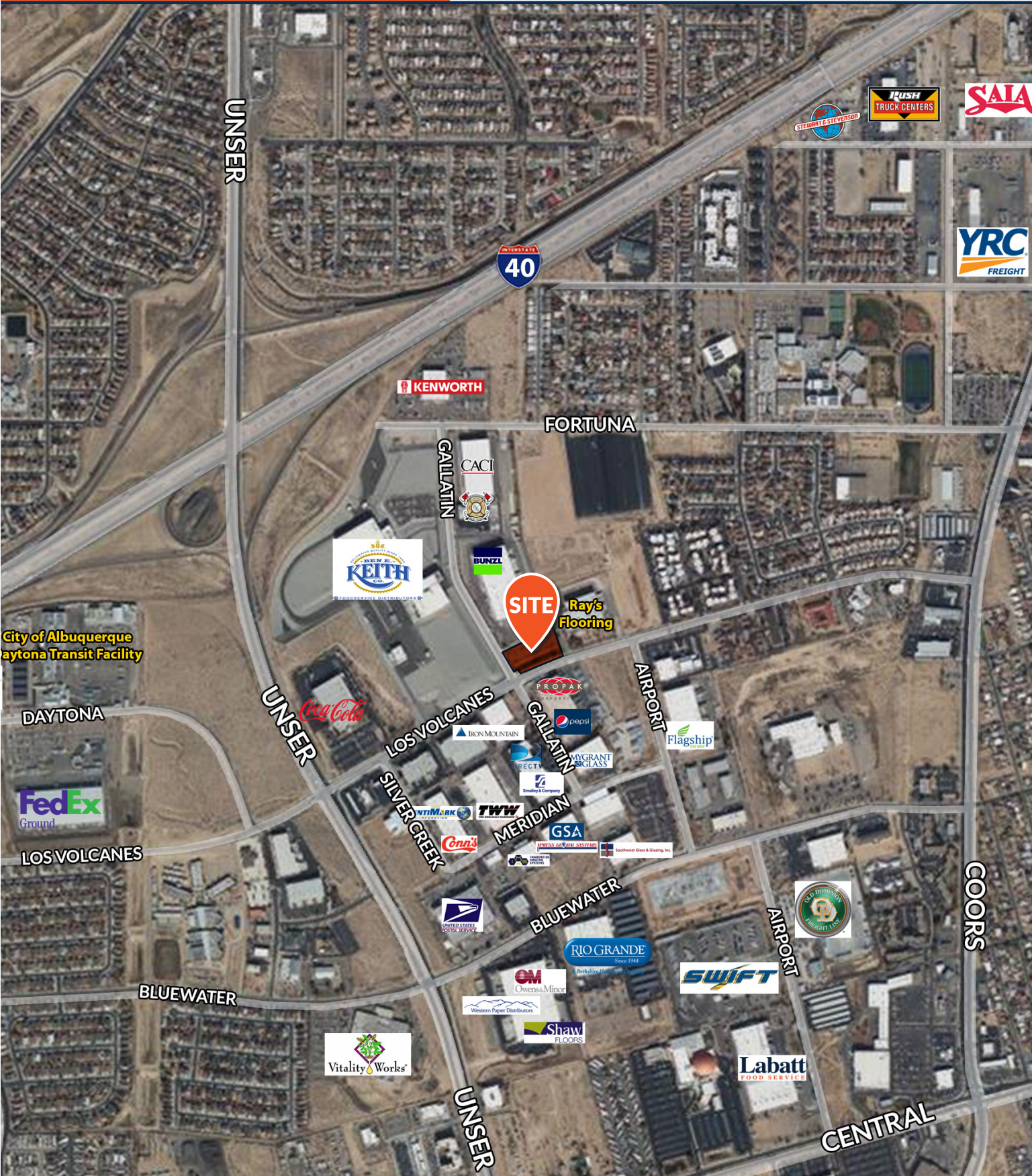
- Fully Paved with 150± parking spaces
- 8' Wrought Iron Fencing on west and south sides of property and 8' Chain Link Fencing on east side
- Readily supports a 14,755± SF Building (see conceptual site plan)
- Water and Sewer on property
- Security Access Gate
- NR-BP Zoning (City of Albuquerque)
- Easy Access to I-40

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

4811 Hardware Dr NE, Suite C-3, Albuquerque, NM 87109

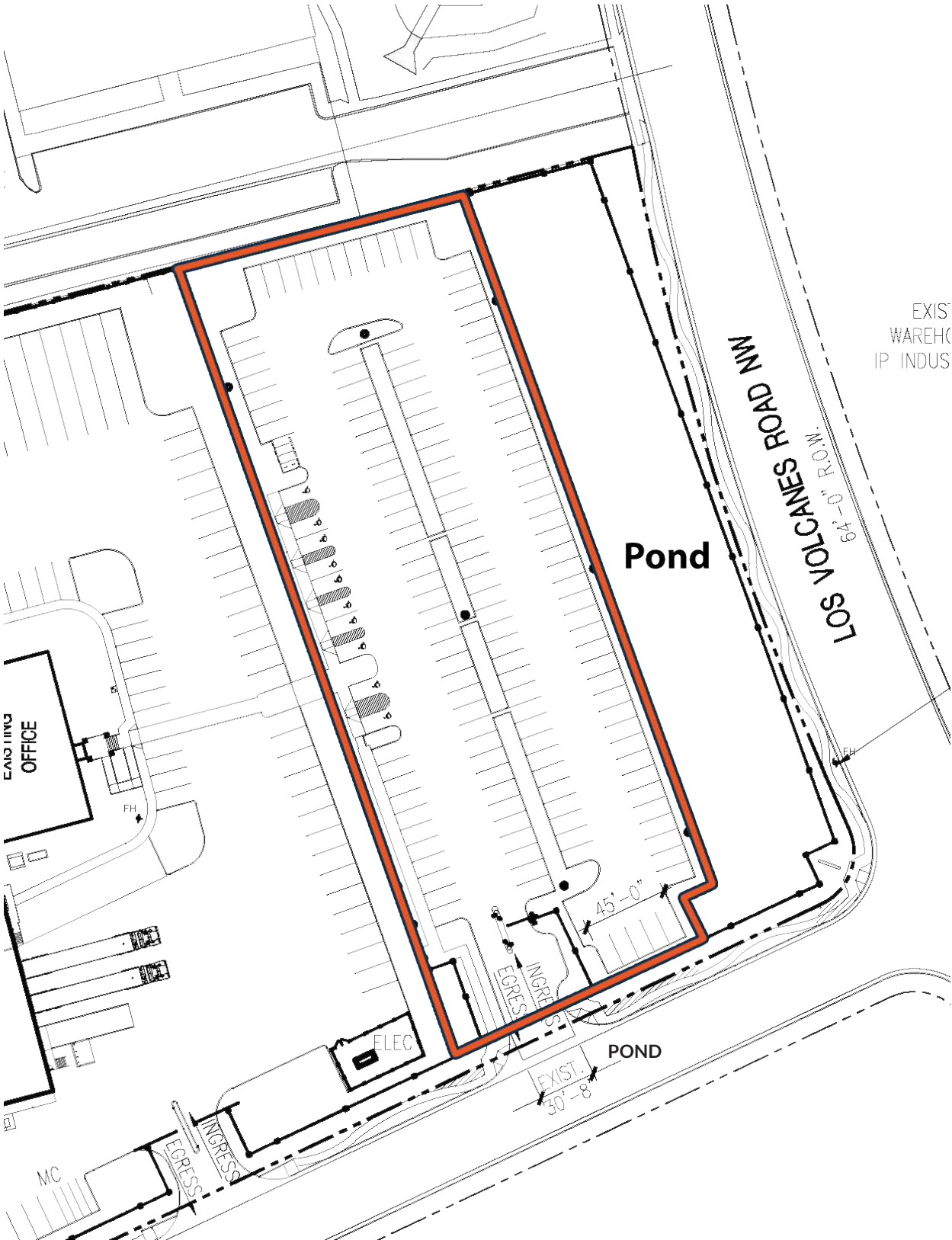


Aerial Map



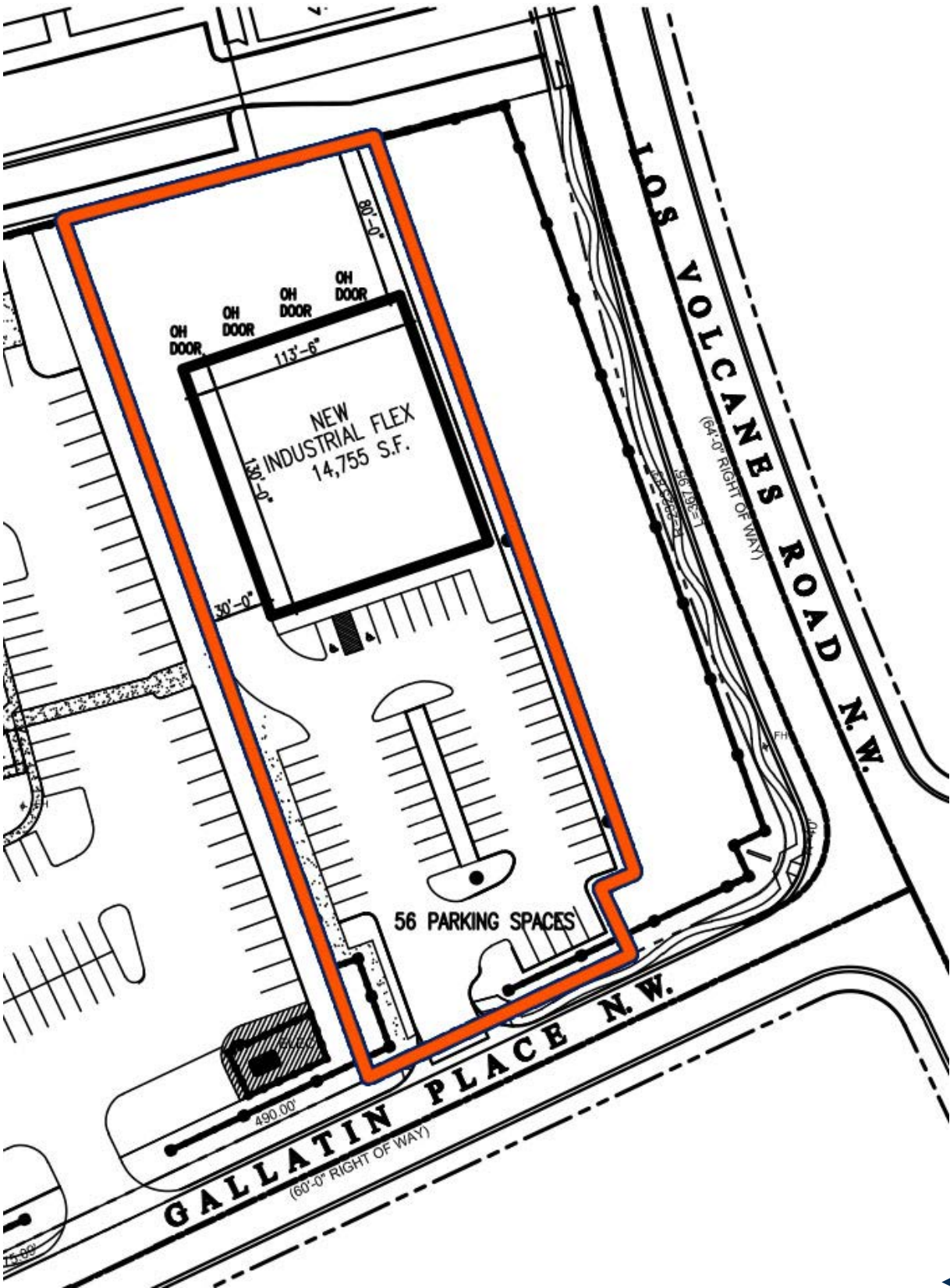


Existing Site Plan





Conceptual Site Plan



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