



Office/Industrial Condo

FOR LEASE

5600 McLeod NE, Suite W

Albuquerque, NM 87109



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LOCATION

- Located at McLeod near San Mateo

AVAILABLE

- Suite W - 2,000± SF
- \$2,000/Month + NNN ±\$351.67/ MO (\$2.11/SF).

FEATURES

- Versatile floor plan, with opportunity to increase or decrease warehouse space as needed
- Clerestory windows
- Drive in door in warehouse
- One block east of San Mateo in the North I-25 trade area (one of Albuquerque's busiest)
- Excellent central location with easy access to North I-25 corridor
- Ample parking
- Signage opportunity

CONTACT

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

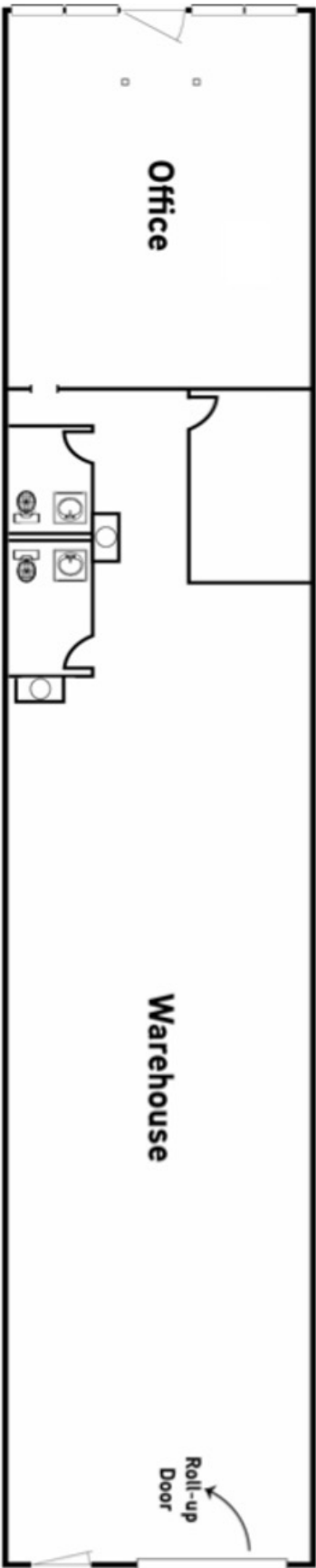


Aerial Map





Floor Plan Suite W





Property Information

PROPERTY TYPE	Office/Industrial
ADDRESS	5600 McLeod NE, Suite W, Albuquerque, NM 87109
CROSS STREETS	San Mateo and McLeod

Property Details

BUILDING SIZE (SF)	44,500 SF
LOT SIZE	2.3 AC
STORIES	1
CONSTRUCTION TYPE	Block
CONDITION	Good
ROOF COVERING	TPO
UTILITIES METERED SEP.	Yes
YEAR CONSTRUCTED	1974
ZONING	MX-H

Suite W Details

AVAILABLE SF	2,000± (±400 SF Office & ±1,600 Warehouse)
WAREHOUSE DOORS	1 Drive in
RESTROOMS	2
HEAT TYPE	Central - Natural Gas
AC TYPE - OFFICE	Refrigerated
AC TYPE - WAREHOUSE	Evaporative
LIGHTING	Fluorescent
PARKING	2.5/1,000
WAREHOUSE CEILING HEIGHT	12'

Lease Details

LEASE TYPE	NNN
EST. NNN CHARGES	±\$351.67/month (\$2.11/SF)
LEASE PER MONTH	\$2,000 (\$12/SF/YR)

Notes: Unit W for lease in office/industrial center. Unit is 2,000± SF. Monument signage available. An excellent location with easy access to I-25. Versatile space for a multitude of uses.

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