



High Bay Industrial Space

FOR LEASE

540 Silver Creek NW, Suite A-1
Albuquerque, NM 87121



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.

LOCATION

- Meridian Business Park
- One-Half Mile South of the Unser Blvd. & Interstate 40 Interchange

AVAILABLE

- 11,721 SF (Suite A-1)
 - Office - 1,376 SF
 - Warehouse - 10,345 SF
- Available Immediately

LEASE RATE

- \$12.50/SF (NNN)

FEATURES

- 4 Dock High Doors
- 40' x 40' Column Spacing
- Fully Sprinklered
- 28' Clear Height
- Great Interstate Access

CONTACT

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Another fine property by

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

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



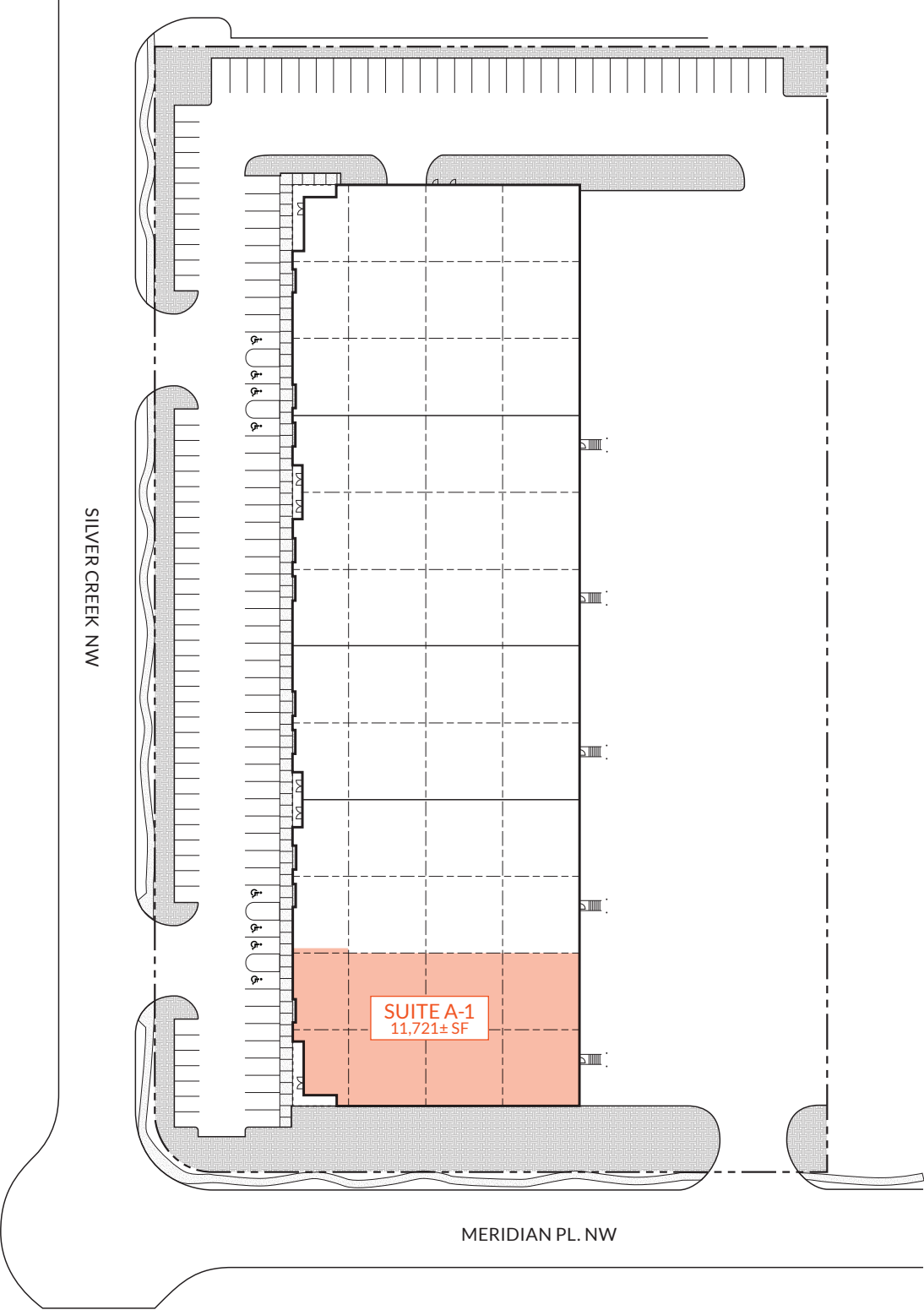
Aerial Map



- Located in Meridian Business Park
- One-Half Mile South of the Unser Blvd. & Interstate 40 Interchange



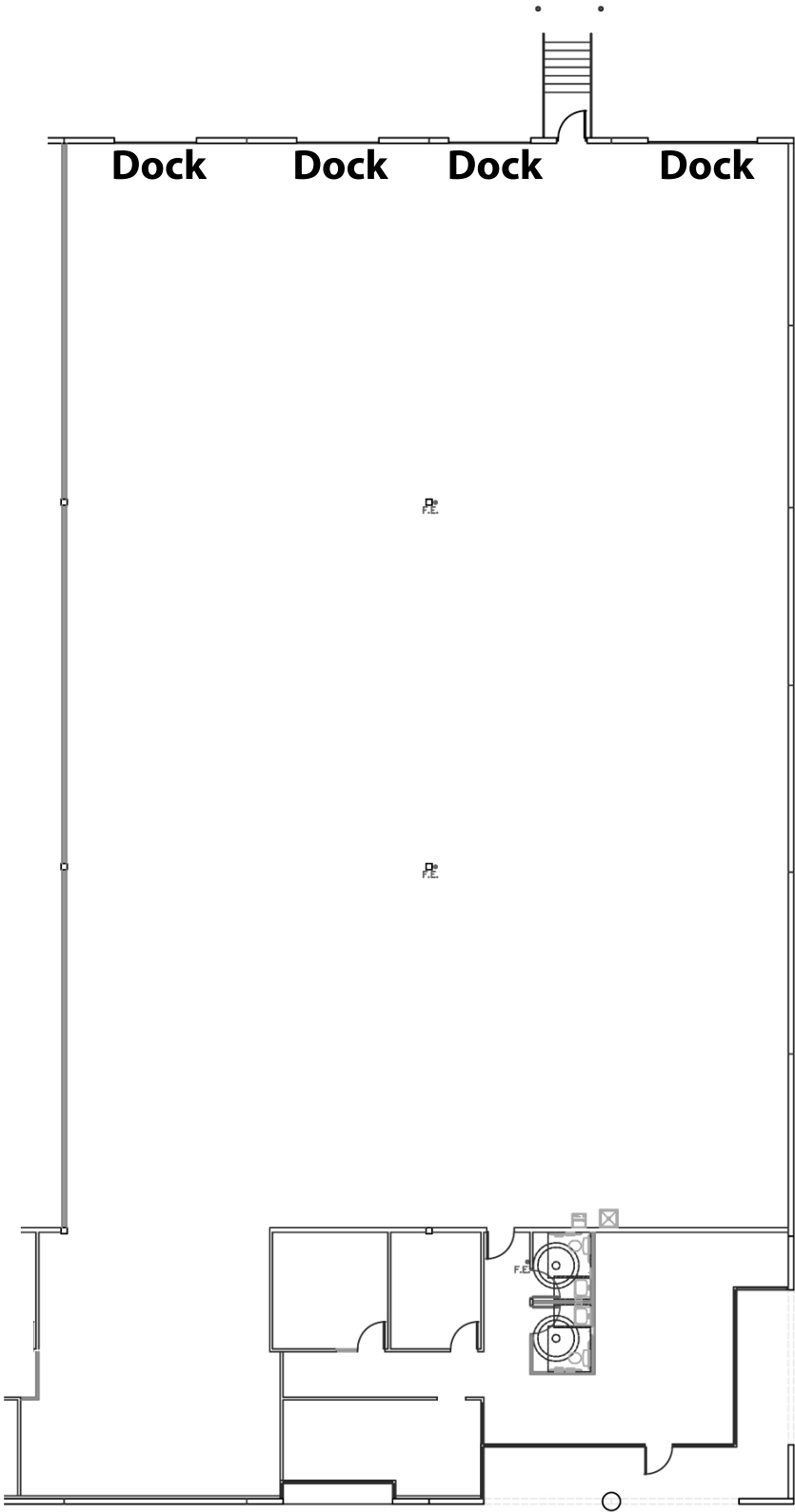
Site Plan





Floor Plan

Suite A-1
11,721 SF





Property Information

| | |
|---------------|---|
| PROPERTY TYPE | Industrial |
| ADDRESS | 540 Silver Creek NW, Suite A-1, Albuquerque, NM |
| CROSS STREETS | Interstate 40 & Unser Blvd. |

Property Details

| | |
|------------------------------------|---------------------|
| BUILDING SIZE (SF) | 70,840 |
| BUILDING DIMENSIONS | 480' x 150' |
| STORIES | 1 |
| CONSTRUCTION TYPE | Concrete Tilt |
| CONDITION | Excellent |
| CLEAR HEIGHT | 28' |
| COLUMN SPACING | 40' x 40' |
| ELECTRICAL VOLT AMP PHASE | 277/480 200 3 |
| LAND AREA (ACRES) | 4.7005 |
| SPRINKLER SYSTEM | Yes (Wet) |
| RAIL SERVICE | None |
| ROOF COVERING | TPO (New in 2016) |
| TRUCK COURT DEPTH | 202' (shared) |
| UTILITIES METERED SEP. | Yes |
| YEAR CONSTRUCTED | 2000 |
| ZONING | NR-BP |

Suite Details

| | |
|--------------------|---------------------|
| AVAILABLE SF | 11,721 |
| OFFICE SF | 1,376 |
| WAREHOUSE SF | 10,345 |
| DOCK HIGH DOORS | 4 |
| DRIVE-IN DOORS | 0 (See Notes) |
| RESTROOMS | 2 |
| FLOORS | Slab, Tile |
| HEAT TYPE - OFFICE | Gas Forced Air |
| HEAT TYPE - WHSE | Gas Hanging Heaters |
| AC TYPE - OFFICE | Refrigerated |
| COOLING TYPE WHSE | Evaporative |
| LIGHTING | Metal Halide |

Lease Details

| | |
|------------------|---------------|
| LEASE RATE | \$12.50/SF |
| LEASE TYPE | NNN |
| EST. NNN CHARGES | \$2.36 per SF |

Notes: Great industrial facility with ample dock access, 28' clear height, and quick access to Interstate 40. Drive-In access would be possible with a new ramp at one of the dock high doors.

Tenant's Responsibilities: Tenant pays base rent plus prorated property taxes, insurance, common area maintenance, property management, refuse, and separately metered utilities.

Landlord's Responsibilities: Structural and roof repairs.

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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