



2407 Commerical St NE

Albuquerque, NM 87102

BERKSHIRE HATHAWAY
NM COMMERCIAL REAL ESTATE



FOR LEASE



WAREHOUSE WITH SHOP SPACE, GATED YARD & DRIVE IN DOOR NEAR THE BIG I



**1st Suite - 8,634 SF
2nd Suite - 4,366 SF
Total in Building - 13,000 SF**



**RATE
\$9.50 PSF + \$1.00 NNN**

Jacob Lopez

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OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, Berkshire Hathaway NM Commercial Real Estate makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS:

- » 3 Offices, A Reception, Open Work Area/ Showroom, Kitchenette, & Shower
- » Open Shop Space
- » Mezzanine Space
- » High Ceilings of 18' Clear Height to Elbow, 20' to Peak
- » 220v 3 Phase Electricity
- » 12' Roll Up Door
- » Water line Stub out in Warehouse
- » Gated Secured Yard/ Lot
- » Electric Gate Opener
- » Right off of Menaul a Bloodline for Eastside of Albuquerque
- » Within Less than Mile from the Interstate I-25 & Interstate I-40



PROPERTY DESCRIPTION:

Presenting an outstanding commercial opportunity for lease at 2407 Commercial St NE, Albuquerque, NM 87102. This 8,684 SF suite sits on .53 acres, zoned MX-M, is ideally located with immediate access from Menaul Boulevard and less than a mile from both Interstate I-25 and I-40. The facility boasts high ceilings with 18' clear height to elbow and 20' to peak, an open shop space, mezzanine space, and a versatile interior featuring 3 offices, a reception area, an open work/showroom, kitchenette, and shower. Equipped with 3-phase power, a 12' roll-up door, water line stub out, and a gated, secured yard with electric gate opener, it offers exceptional functionality. The property includes 10 parking spots (1.49 parking ratio) and is well-positioned in a densely populated area with over 258,000 residents and 206,000 daytime employees within a 5-mile radius. Water, sewer, gas, and electricity are all connected, ensuring a seamless operational setup.

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OFFERING DETAILS:

ADDRESS:	2407 Commercial St NE, Albuquerque, NM 87102
LOT SIZE:	0.53 Acre / 8,684 SF
BUILDING SF:	1st Suite - 8,634 SF 2nd Suite - 4,366 SF Total in Building - 13,000 SF
ZONED:	MX-M
RATE:	\$9.50 PSF + \$1.00 NNN
POPULATION:	258,250 (5 Mile Radius)
AVG. HH INCOME:	\$68,343 (5 Mile Radius)
DAYTIME EMPLOYEES:	206,835 (5 Mile Radius)
WATER, SEWER & ELECTRICITY:	Connected, 220v 3 Phase Electricity
INGRESS/EGRESS:	From East Property Line
PARKING SPOTS:	10 spots / 1.49 parking ratio



SHOP SPACE AND OFFICE

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WAREHOUSE SPACE

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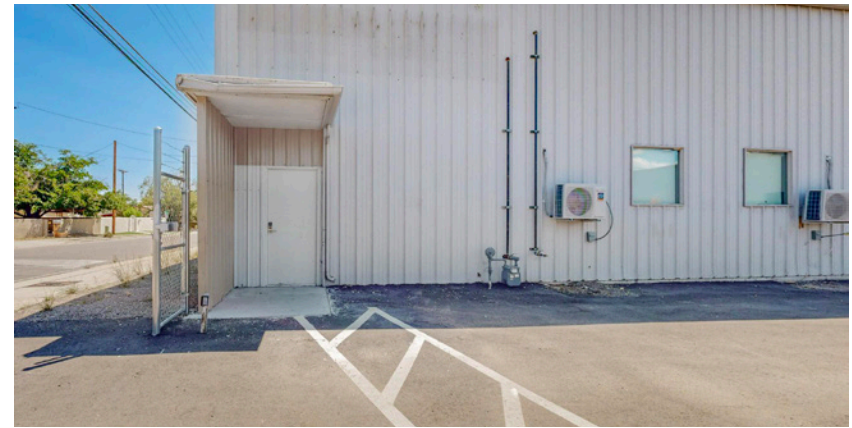


PARKING, LOT & EXTERIOR

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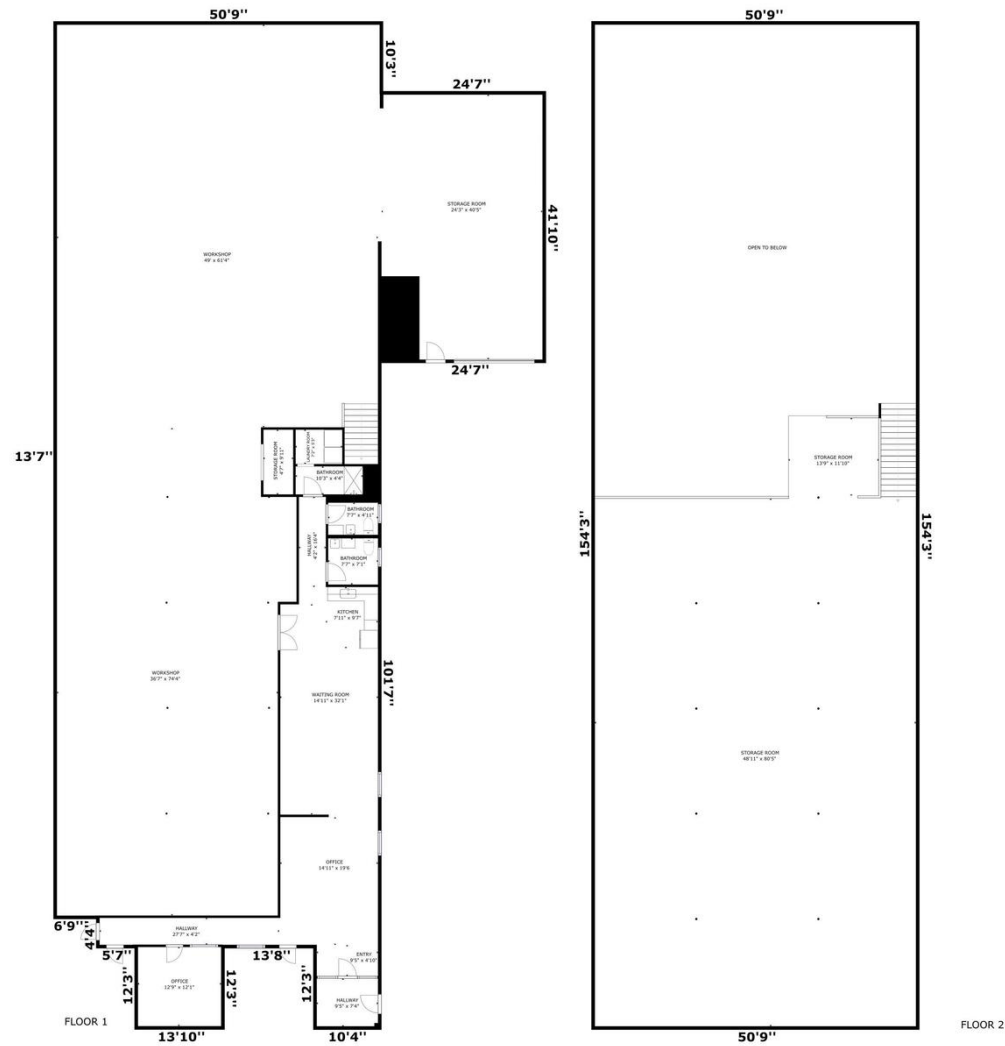


SITE PLAN

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FLOOR 1: 8281 sq ft, FLOOR 2: 4268 sq ft

TOTAL LIVEABLE AREA (BASED ON EXTERIOR DIMENSIONS): 12549 sq. ft

ALL MEASUREMENTS ARE APPROXIMATE. THIS DOCUMENT MAY NOT BE USED TO DETERMINE THE VALUATION OF THE PROPERTY OR ESTIMATE REPAIRS OR IMPROVEMENTS.
ALL PARTIES USING THIS DOCUMENT AGREE TO TAKE THEIR OWN MEASUREMENTS IN ORDER TO DETERMINE THE LAYOUT AND SIZE OF THE PROPERTY.



