

FOR LEASE

\$10/SF + CAM

AVAILABLE:

Warehouse / 2 Office Spaces: ±19,414 SF

Land: ±4 Acres

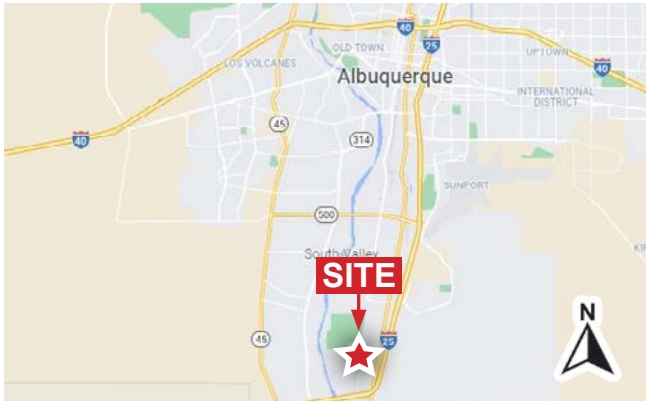
Additional acreage for rent: See Broker

ZONING:

M-1 Bernalillo County

PROPERTY DETAILS:

- ▲ Industrial space close to I-25 and Exit 215
- ▲ 99.5' Loading dock: 1-sliding door, 3-10 x 12' doors
- ▲ Natural gas power generators
- ▲ 2 separate office buildings (±843 and 885 SF)
- ▲ Ceiling height 18 - 40'
- ▲ Water well/septic
- ▲ Semi scale
- ▲ Also leasing commercial lots for storage
- ▲ Office is separate from warehouse
- ▲ Natural gas generator converted to electric



WAREHOUSE SPACE WITH 4.29 ACRES

WITH LARGE LOADING DOCK

8000 Broadway Blvd. SE | Albuquerque, NM 87105



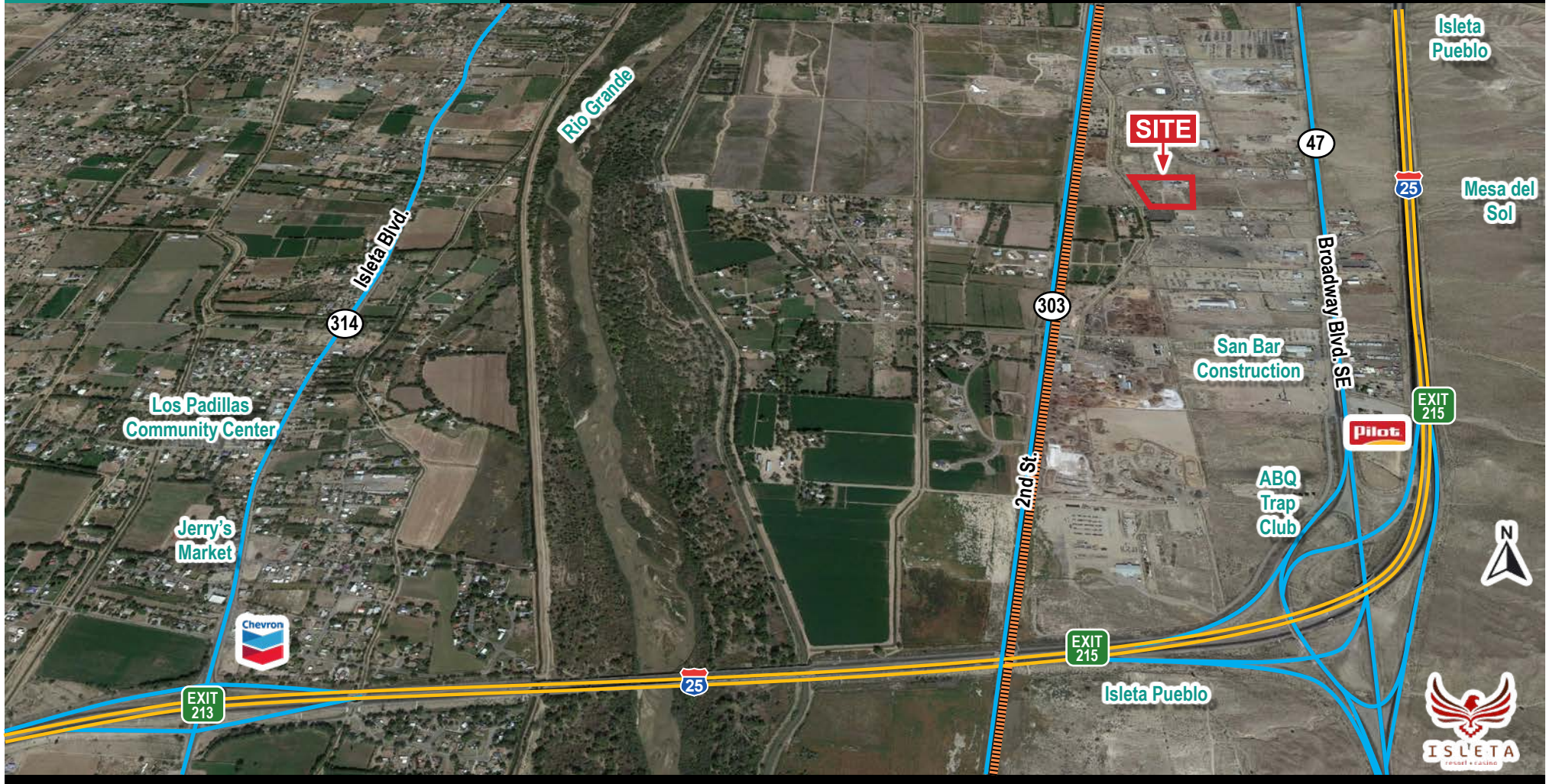
400 RIO GRANDE BLVD. NW | ALBUQUERQUE, NM 87104

JAMES JARAMILLO, OWNER/BROKER
505.480.1602 | 505.730.2170
COBA1@ME.COM

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High-Altitude Aerial

COBA INVESTMENT COMPANY
400 RIO GRANDE BLVD. NW | ALBUQUERQUE, NM 87104

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JAMES JARAMILLO, OWNER/BROKER
505.480.1602 | 505.730.2170
COBA1@ME.COM

LARRY HARVEY, BROKER
505.440.8613
LARRYHARVEY@COBAREG.COM

8000 Broadway Blvd. SE | Albuquerque, NM 87105



WAREHOUSE SPACE WITH 4.29 ACRES WITH LARGE LOADING DOCK

[illegible]

 **COBA** INVESTMENT COMPANY
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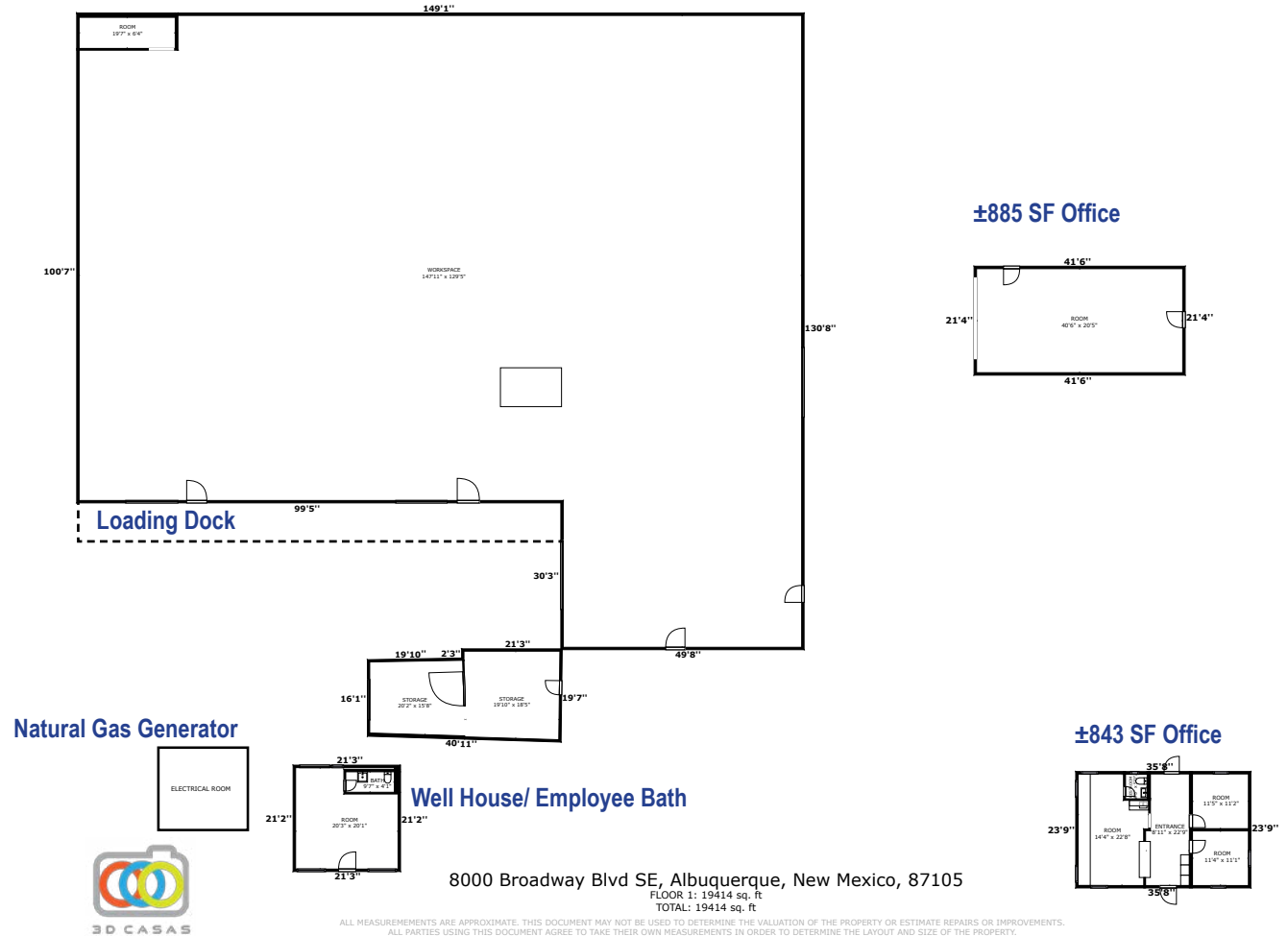
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Site Plan

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