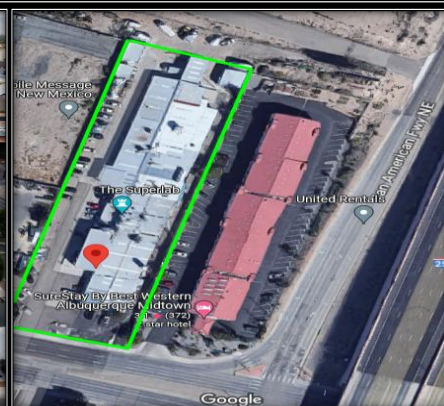




SYCAMORE
ASSOCIATES LLC

FOR SALE

**1617 Candelaria NE
Albuquerque, NM 87107**



Property Highlights
Building Total: Approx. 25,889 SF
Main Building: 24,593 SF
Repair Shop: 716 SF
Shed: 580 SF
Fenced Yard
1.73 Acres
13' Warehouse Ceiling Height
Drive In Loading Doors
Evaporative Cooling
Zoning: NR-GM
3 Phase Power
**Seconds from I-25 & I-40 via
Comanche/Candelaria Exit**
LEASE RATE: \$6.50/SF/NNN
\$1,650,000.00
\$63.75/SF

DO NOT DISTURB TENANT
24-hour notice needed for showing
Contact Brokers for more information.

Contact Agents

Office: 505.345.5075

Mike Leach

Greg Leach

cell: 505-975-3068

cell: 505-238-6481

mdl@sycamore-associates.com

greg@sycamore-associates.com

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License #: 7070

License #20093

P O Box 90608

Albuquerque

NM

87199

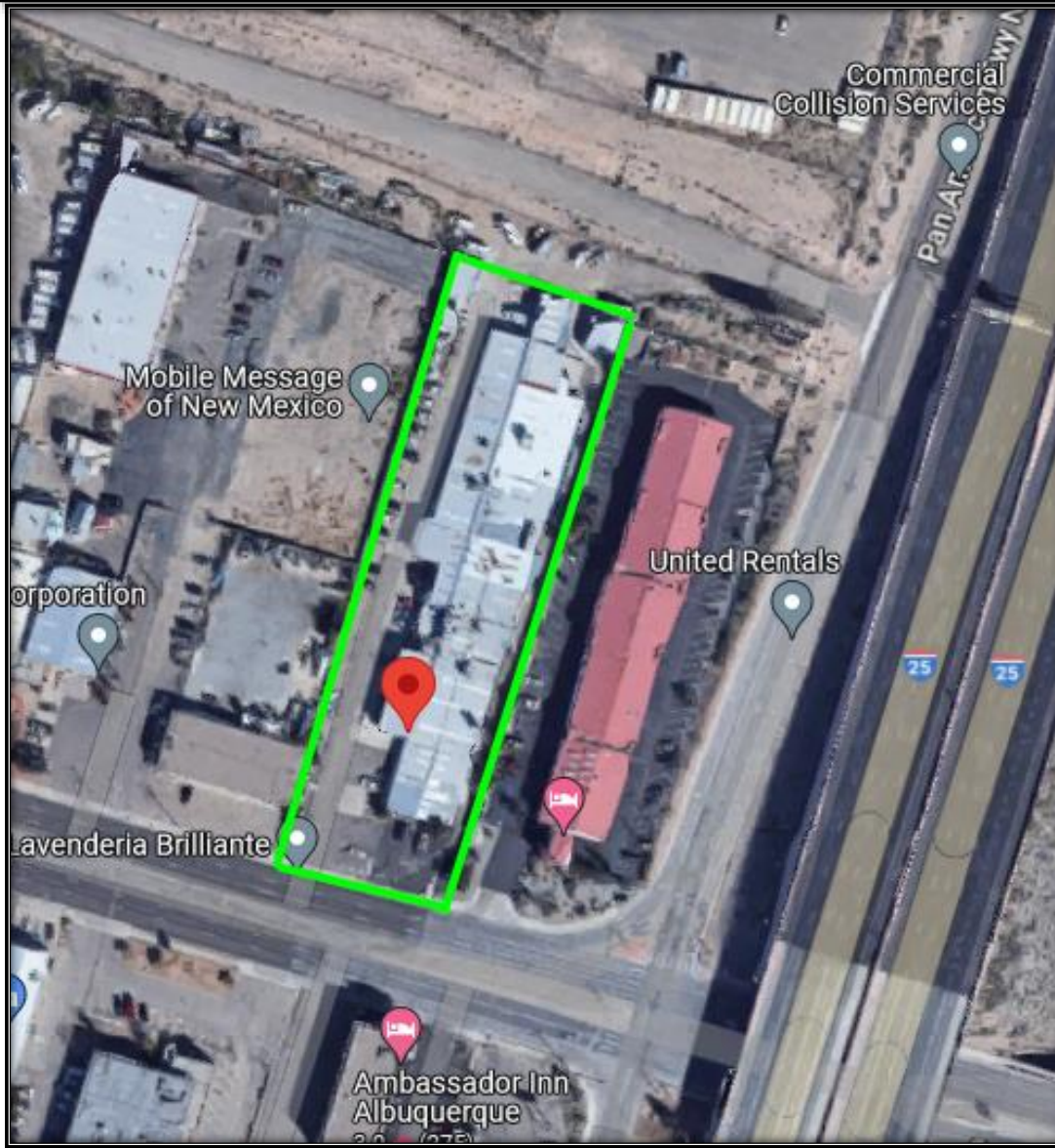
THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED IN OUR OPINION TO BE RELIABLE BUT NO REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. Rev. 5/1/25



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ASSOCIATES LLC

Site

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Albuquerque, NM 87107



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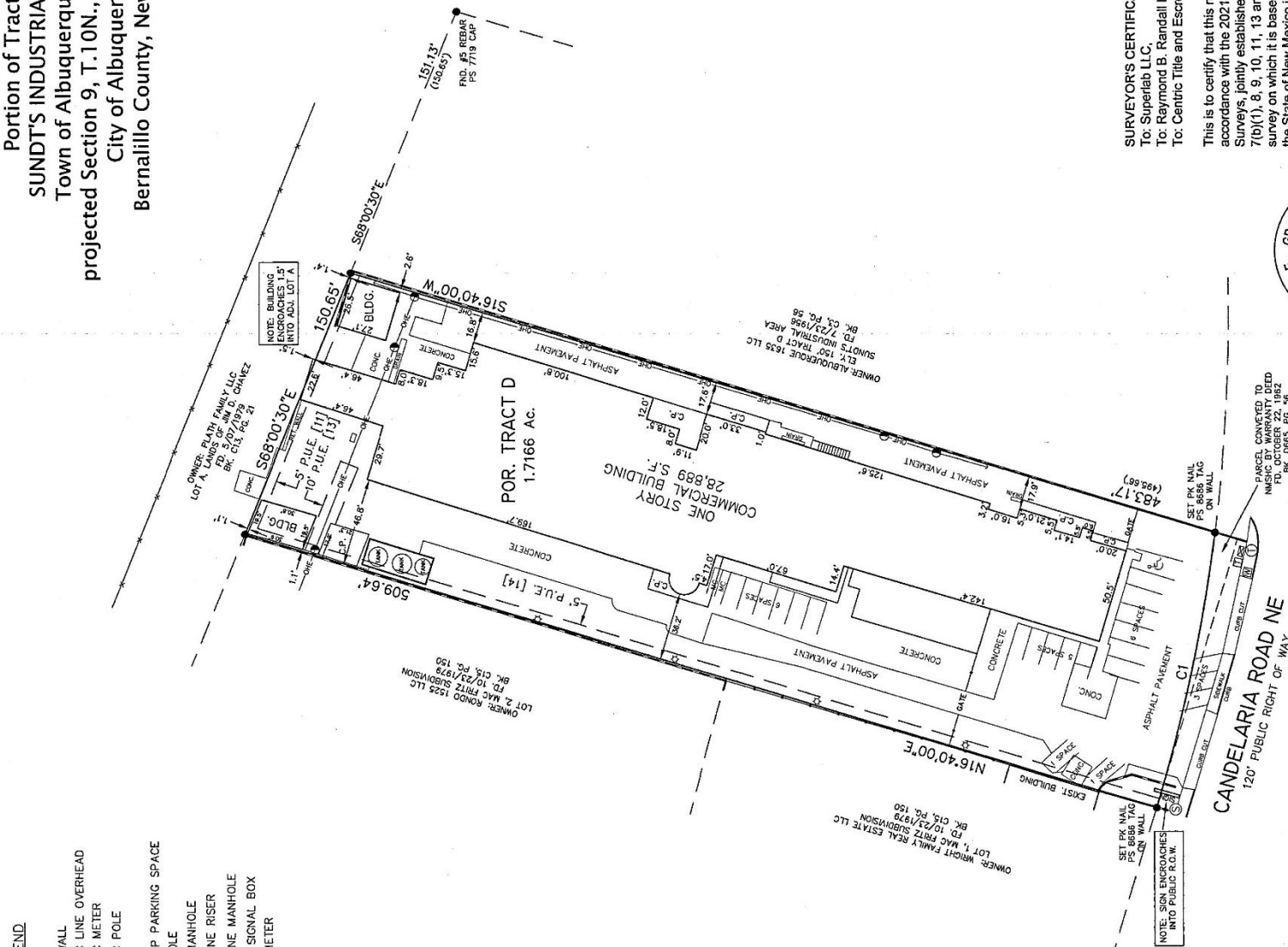
ALTA/NSPS Land Title
Portion of Tract C
SUNDT'S INDUSTRIAL
Town of Albuquerque
Projected Section 9, T. 10N., R.
City of Albuquerque
Bernalillo County, New

To: Superlab LLC,
To: Raymond B. Randall III a
To: Centric Title and Escrow.

This is to certify that this map, in accordance with the 2021 Millage Rate Survey, jointly established by the State of New Mexico in accordance with 7-1-8, 9, 10, 11, 13 and 14, is correct and to the best of my knowledge and belief.

Date of certification: September 2011

Gary E. Gritsko
Gary E. Gritsko, N.M.P. Professor



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD

 $\theta = 50^\circ$

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L i c e n s e # : 7 0 7 0

L i c e n s e # 2 0 0 9 3

P O B o x 9 0 6 0 8

A l b u q u e r q u e

N M

8 7 1 9 9

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